

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

Thursday, January 5, 2023

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. December 13, 2022 Planning, Zoning and Appeals Board Minutes
 - New Business:**
 - 4. FLUMA 2023-01 Requesting to amend the Future Land Use Map of the Comprehensive Plan for the 4.8 +/- acre portion of the 6.74± acres of land, Owned by Gpr1 LLC, located at 901 E Moody Blvd, Bearing the Parcel ID: 10-12-30-0850-00180-0000 from "Public (PUB)" to "Industrial (IND)" Future Land Use category.**
 - 5. ZMA 2023-01 Requesting to change the official zoning map for 4.8 +/- portion of the 6.74± acres site, owned by Gpr1 LLC, located at 901 E Moody Blvd, Bearing Parcel ID: 10-12-30-0850-00180-0000 from the "O-1, Office, Medical and Related Services District" to the "L-1, Light Industrial District".**
 - Old Business: None**
 - 6. Public Comment**

Comments regarding items not on the agenda. Citizens are encouraged to speak; however, comments should be limited to three minutes.
 - 7. Board comment**
 - 8. 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

December 13, 2022 Planning, Zoning and Appeals Meeting 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, December 13, 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**
Chair Lilavois called the meeting to order at 6:00pm and led the Pledge of Allegiance.

Present: Carl Lilavois, Chair; Gary Masten, Co-Chair; Lyn Lafferty; Manuel Madaleno; Nealon Joseph
Absent: N/A
Non-Voting: City Attorney Becky Vose; Community Development Coordinator Adrian Calderin; Community Development Director Bernadette Fisher
 2. **Disclosure of Ex-Parte communications.**
None
 3. **Approval of Minutes**
 - a. **November 1, 2022 Planning, Zoning and Appeals Board Minutes**
Motion: Approve the November 1, 2022 Planning, Zoning and Appeals Board Meeting Minutes.
Moved By: Gary Masten
Seconded By: Nealon Joseph
Board Discussion: None
Public Discussion: None
Roll Call Vote:
 - Carl Lilavois – Yes
 - Gary Masten – Yes
 - Lyn Lafferty – Yes
 - Manuel Madaleno – Yes
 - Nealon Joseph – Yes**Vote:** Motion carried by unanimous vote
 4. **New Business:**
PZA 2022-85 Requesting to change the official zoning map for 6.68± acres of land, owned by Jeremy and Jill Barton, Bearing the Parcel ID: 16-13-30-0000-01020-0010 from Flagler County AC(F) Agriculture to City of Bunnell AG&S, Agricultural & Silviculture District.
Community Development Coordinator Calderin introduced and explained the item. The subject property, along with several surrounding parcels, were annexed into the City during the mass annexations between 2005 and 2009. During that process, the zoning of the parcel was not changed by the owner or the City. This request is to apply a City

of Bunnell zoning designation to this parcel so the applicant can build a single-family residence on the subject property.

Motion: Approve PZA 2022-85 Requesting to change the official zoning map for 6.68± acres of land, owned by Jeremy and Jill Barton, Bearing the Parcel ID: 16-13-30-0000-01020-0010 from Flagler County AC(F) Agriculture to City of Bunnell AG&S, Agricultural & Silviculture District.

Moved By: Manuel Madaleno

Seconded By: Lyn Lafferty

Roll Call Vote:

Carl Lilavois – Yes

Gary Masten – Yes

Lyn Lafferty – Yes

Manuel Madaleno – Yes

Nealon Joseph – Yes

Vote: Motion carried by unanimous vote

5. PZA 2022-86: Ordinance 2022-XX Requesting to change the official zoning map for 1.45± acres of land, owned by Professional Services of Bunnell & Palm Coast LLC, Bearing the Parcel ID: 10-12-30-0850-02650-0010 from the "B-1, Business District" to the "B-2, Business District."

Community Development Coordinator Calderin introduced and explained the item. The applicant would like to move their school from Palm Coast to Bunnell. Under the current zoning, the use is not permitted by right but possibly by special exception. In the proposed zoning designation, it is permissible by right.

The Board discussed a prior case of a school that tried to get established in the area. They recalled this building being formerly known as the City hall for Bunnell.

Board Member Lafferty asked if the special exception that was used for the prior school carries over. Community Development Director Fisher explained special exception permissions are granted to an applicant, not the land, and expire when the existing use has been inactive for at least 12 months or if the use of the land changes.

Co-Chair Masten asked what the significant difference is between the B-1 and B-2 designations, other than B-2 allowing for the use of schools. Community Development Director Fisher said the intensity levels differ from both districts, with B-2 being the more intense zoning than B-1. It was asked if all adjacent property owners were notified of this agenda item and meeting. Community Development Coordinator Calderin replied all required notices and postings required per local notice requirements were completed.

Public Comment:

Portia Hubbert asked how this would affect her property value and the traffic in the area. Chair Lilavois explained how the traffic pattern flowed when the building was formerly used as a school.

Erika Rodriguez, the subject property owner, explained how the traffic related to the school will remain on her side of State Highway 11, opposite of Portia Hubbert's residence.

Christine Soares explained the traffic will come from S. Bay St onto W. Court St towards S. Forsyth St. and then exit to the right onto State Highway 11.

Community Development Director Fisher explained when the applicant reaches the site development stage, a site plan will be required that will need to address the traffic circulation.

Board Member Lafferty asked if there was a way to prohibit a use for the proposed zoning if use of the land was to change in the future. Board Attorney Becky Vose explained that you cannot restrict uses if they are permissible by right in that specific zoning. If it was a special exception, then you would be able to do so. Board Member Lafferty expressed her concerns of approving the rezoning request with a gas station being a possible use for the proposed zoning and have it abutting residential districts.

Board Members Lafferty and Joseph asked if rezoning the property is a faster process than applying for a special exception. Community Development Director Fisher explained a special exception would actually be quicker as it only needs to be approved by the Planning, Zoning and Appeals Board compared to a rezoning which needs to go through two hearings by the City Commission if the Planning, Zoning and Appeals Board approves the request.

Erika Rodriguez said they would have gone through the special exception process but were advised to go ahead with the rezoning. Board Member Joseph asked the owner what their timeline is for their project. Erika Rodriguez said as soon as possible.

Board Member Lafferty asked if they would be able to meet the deadlines for the next scheduled meeting. Community Development Director Fisher said they would need to pull their application and submit a new one for a special exception.

Board Member Joseph explained the applicant's options to meet the timeline for their project.

Portia Hubbert asked if the special exception changes the zoning. Chair Lilavois explained the if the school were to cease its operations in a few years that it will open the doors to a greater use that is allowed by the proposed zoning versus a special exception that is no longer valid if the use of the land changes.

Community Development Director Fisher explained the requirements for a special exception application submittal and the process that goes with it.

The applicant formally withdrew their application

6. PZA 2022-81 Grand Reserve Planned Development Agreement Modification to allow a modification to the number of lots approved for Phase(s) 3, 5 and 6

Community Development Director Fisher introduced and explained the item. There have been modifications proposed to the existing PUD Agreement to change the number of lots per Phase. They are moving 5 lots out of phase 6, 3 of which are going into phase 3 and the other 2 into phase 5. The total number of lots for Grand Reserve would increase from 686 to 690.

Co-Chair Masten asked if the Board can be shown on a map where these lots are being moved to. Community Development Director Fisher showed the changes on the map included in the agenda.

Board Member Joseph asked about a portion of the agreement that states "...Nassau Street will be dedicated to the City of Bunnell if requested..." and wanted to know if this

can be requested as part of the approval. Chair Lilavois and Community Development Director Fisher said that road has been changed and taken off the plans.

Motion: Approve PZA 2022-81 Grand Reserve Planned Development Agreement Modification to allow a modification to the number of lots approved for Phase(s) 3, 5 and 6

Moved By: Nealon Joseph

Seconded By: Gary Masten

Roll Call Vote:

Carl Lilavois – Yes

Gary Masten – Yes

Lyn Lafferty – Yes

Manuel Madaleno – Yes

Nealon Joseph – Yes

Vote: Motion carried by unanimous vote

7. **PZA 2022-82: Preliminary Plat Approval Request for Grand Reserve Phase 3**
Community Development Director Fisher introduced and explained the item. The number of lots previously approved for this phase has been increased from 57 lots to 60 lots.

Co-Chair Masten asked if the developer is held to the same standard as residents when it comes to disturbing conservation lands in relation to land being cleared in phase 3. Board Members discussed the differences between state agencies recognizing conservation land and developers labeling land as conservation. Community Developer Director Fisher explained that it on the plans what is approved is called out as a conservation easement while what was mentioned is not called out as such.

Gary Gardner mentioned the tract in question by Co-Chair Masten was discussed at the most recent Grand Reserve CDD meeting.

Motion: Approve PZA 2022-82: Preliminary Plat Approval Request for Grand Reserve Phase 3.

Moved By: Manuel Madaleno

Seconded By: Gary Masten

Roll Call Vote:

Carl Lilavois – Yes

Gary Masten – Yes

Lyn Lafferty – Yes

Manuel Madaleno – Yes

Nealon Joseph – Yes

Vote: Motion carried by unanimous vote

Old Business: None

8. **Public Comment**

None

9. **Board comment**

Co-Chair Masten mentioned to put on the agenda for January the reappointment for the chair position.

10. Adjournment of Planning and Zoning Meeting

Motion: Adjourn

Moved By: Gary Masten

Seconded By: Nealon Joseph

Roll Call Vote:

Carl Lilavois – Yes

Gary Masten – Yes

Lyn Lafferty – Yes

Manuel Madaleno – Yes

Vote: Motion carried by unanimous vote.

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: 12/9/2022
Department: Community Development
Subject: FLUMA 2023-01 Requesting to amend the Future Land Use Map of the Comprehensive Plan for the 4.8 +/- acre portion of the 6.74± acres of land, Owned by Gpr1 LLC, located at 901 E Moody Blvd, Bearing the Parcel ID: 10-12-30-0850-00180-0000 from "Public (PUB)" to "Industrial (IND)" Future Land Use category.
Property Address: 901 E. Moody Blvd
Zoning Designation: O-1 (Office, Medical and related Services)
Future Land Use Designation: PUB (Public)
Agenda Section: New Business

ATTACHMENTS:

Description	Type
Attachment A-Location Map	Exhibit
Attachment B-Current Future Land Use	Exhibit
Attachment C-Proposed Future Land Use Map	Exhibit
Attachment D-Development Application	Exhibit
Attachment E-Ordinance 2023-XX FLUM Amendment for 901 E Moody Blvd	Exhibit

Summary/Highlights:

The applicant, Duane is requesting a small scale Future Land Use Map amendment to the City of Bunnell Comprehensive Plan to adjust the Future Land Use Map (FLUM) designation of 4.8± acre portion of the property from the "Public (PUB)" to the "Industrial (IND)" Future Land Use designation.

There is a companion rezoning request to amend the official zoning map designation of the subject portion of the property from the "O-1, Office, Medical and Related Services District" to the "L-1, Light Industrial District".

In accordance with the Florida Statutes, this item was advertised in the December 22, 2022 edition of the Palm Coast Observer, sign was posted on the subject site and letters were sent to the adjacent property owners within 300 feet of the subject property.

Background:

The matter presented by the applicant, Duane Sizemore is an application for an amendment to the Future Land Use Map (FLUM) for 4.8 + acre portion of the 6.74 ± parcel. The 4.8 ± acre portion is currently designated as PUB (Public). The applicant request is to change the 4.8 ± acres as previously mention to L-1, Light Industrial Designation and while maintaining the COMM-M, Commercial Medium on the remaining 2.2 ± acre portion of the site abutting State Road 100, commonly known as East Moody Boulevard.

If approval is granted for this request, the applicant has stated plans to operate a welding and fabrication shop.

In determining consistency and compatibility with the adopted Comprehensive Plan and Adjacent Uses, in support of the proposal there are several Comprehensive Plan Objectives and Policies which should be considered;

FLU Objective 2.2, which reads, " The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as compact and contiguous developments within the existing urban area.

This applies to the subject request, due to the subject property being positioned in the area defined as the urban area of the City.

Furtherly, FLU Policy 3.2.1 reads, "The City shall continue to implement the recommendations for the City of Bunnell Community Redevelopment Area (CRA).

The applicant referenced in the Project Narrative that accompanies the Future Land Use Map Amendment application, in the Community Redevelopment Area Plan, the subject site is referenced as a top priority for reuse of subject property.

Additional support is found in FLU Policy 3.2.2, of the Comprehensive Plan, that gives direction for the City to actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality. To achieve referenced policies, the redevelopment activity is said in concert with the request, IND Future Land Use category accommodates light to heavy commercial, business and industrial uses. One of the appropriate uses include mixed-use non residential uses. In concert with the Policies and Objectives mentioned throughout the adopted 2035 Comprehensive Plan, is Goal 8, Employment Center Overlay, FLU Obiective 17, which express the intent of this overlay district is to allow for mix of businesses, commercial industrial and residential uses that support the surrounding land uses in way of providing a transition among each use type.

The applicant Duane Sizemore, provided a statement of purpose, for the site with plans to utilize the subject property as a welding and fabrication shop, but when in the process of conducting research of the property, discovered was that in order to achieve the rights to operate the use of interest, a Future Land Use Map Amendment approval is required.

The parcel's current Future Land Use designation is "Public (PUB)". This land use, under FLU Policy 12.1, is intended for accommodating public and semi-public services including but not limited to government administration buildings, public schools, essential public services and

facilities, etc. The maximum intensity allowed is 0.6 FAR.

The proposed Future Land Use designation is "Industrial (IND)". This land use category accommodates for light and heavy commercial, business, and industrial uses under FLU Policy 10.1.

The parcel is separated into two different pieces, one that has a current Future Land Use of Commercial-Medium (COM-M) and the other has the Public (PUB) land use. The applicant is retaining the Commercial-Medium land use on the piece of the parcel abutting East Moody Boulevard and amending the land use to Industrial (IND) on the other that abuts Canakaris Street and South Chapel Street.

The surrounding area for which this amendment is taking place contains many intense uses that the proposed land use can justifiably flow with the adjacent uses. The subject site has a main right of way access point off of East Moody Boulevard called Honor Way, and it is owned by the property owner. Future Land Uses abutting the subject site are Commercial-Medium, Multi-Family, Public, and Single Family-Medium Density.

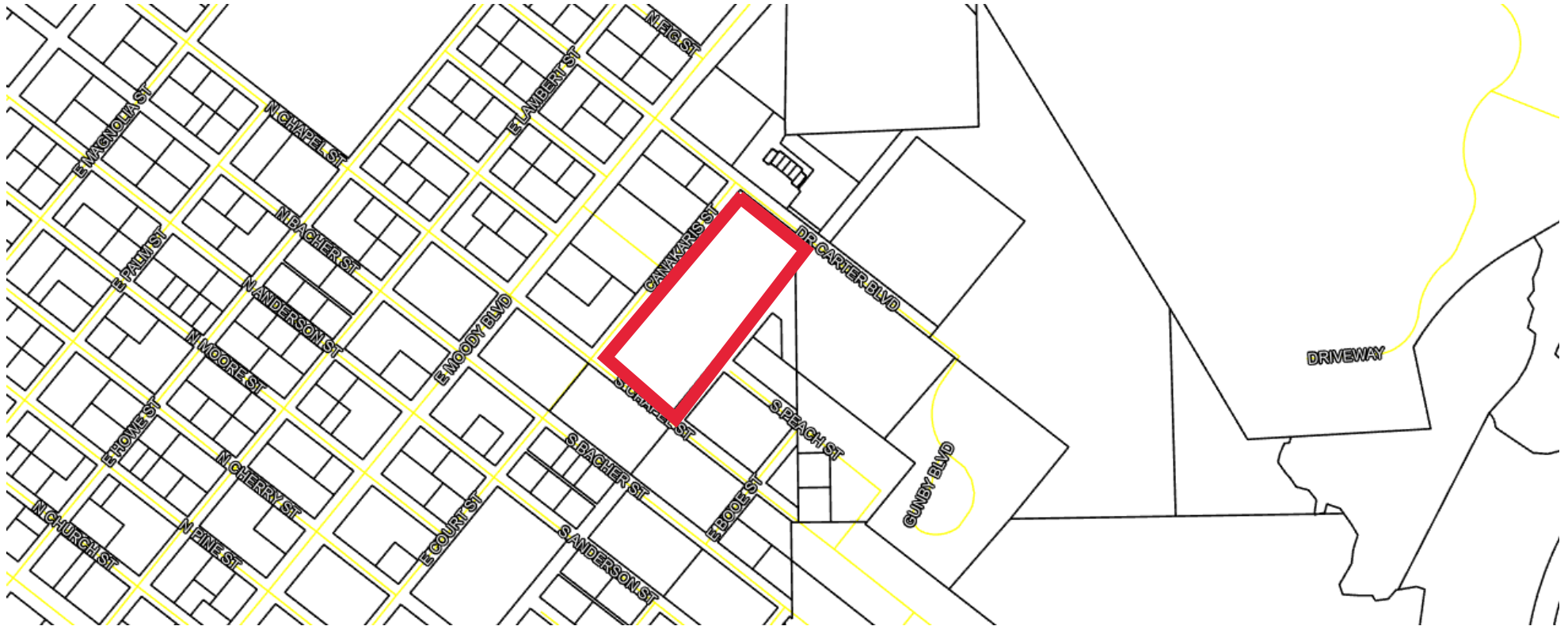
The site formerly operated as the Flagler County Sheriff's office back in 2014 but has been vacant since the operations have relocated in 2021. Upon further investigation it appears there have been many uses over the years since it was first established as the old Flagler Memorial Hospital. This property is located in the CRA (Community Redevelopment Area) and is defined as a high ranked priority and according to FLU Policy 19.1.2, it states the City shall work towards support that encourages commercial and industrial development within the city and surrounding area.

Staff Recommendation:

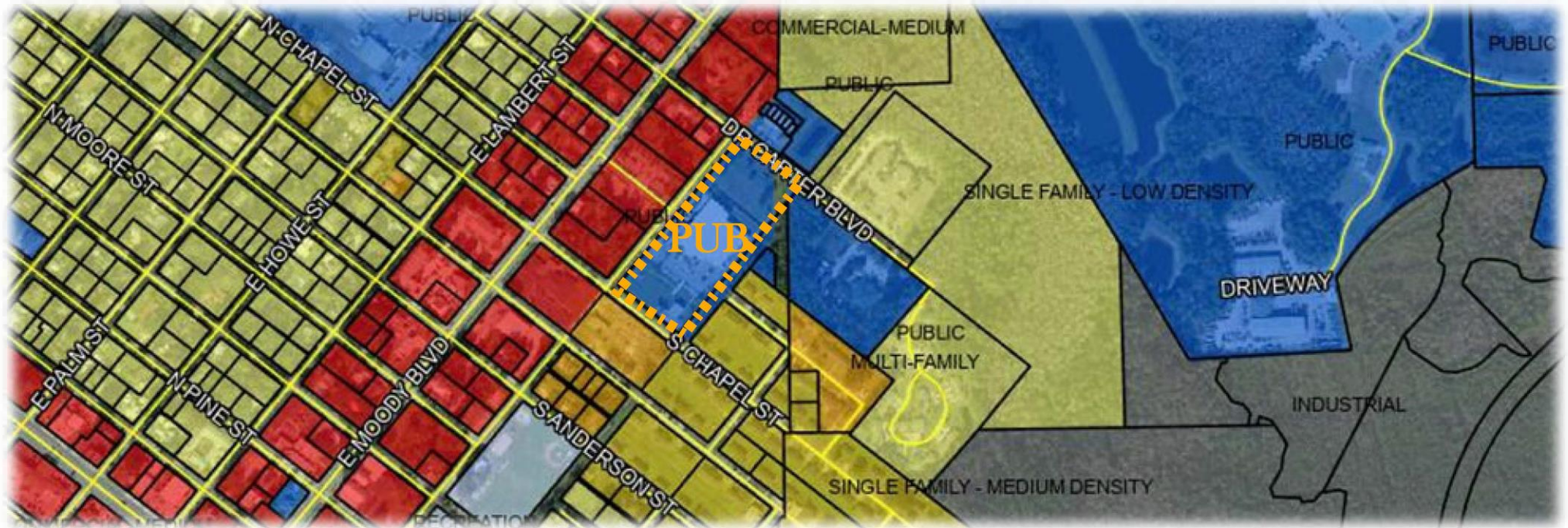
The applicant is requesting approval for the propose Future Land Use Map Amendment from "PUB (Public)" to "IND (Industrial)" While staff agrees with tis being an ideal amendment. However, after analyzing the subject property and surrounding and potential uses allowed by right in the requested land use designation, staff is recommending a change in the amendment for consideration of approval to COMM-M (Commercial Medium) future land use designation, which will eliminate the ability of uses that are not compatible with the surrounding land use designation as COMM-M from potentially locating on the subject site, if the use relocates in the future, it will not leave the potential for adversity.

City Attorney Review:

Reviewed and approved for legal sufficiency



LOCATION MAP



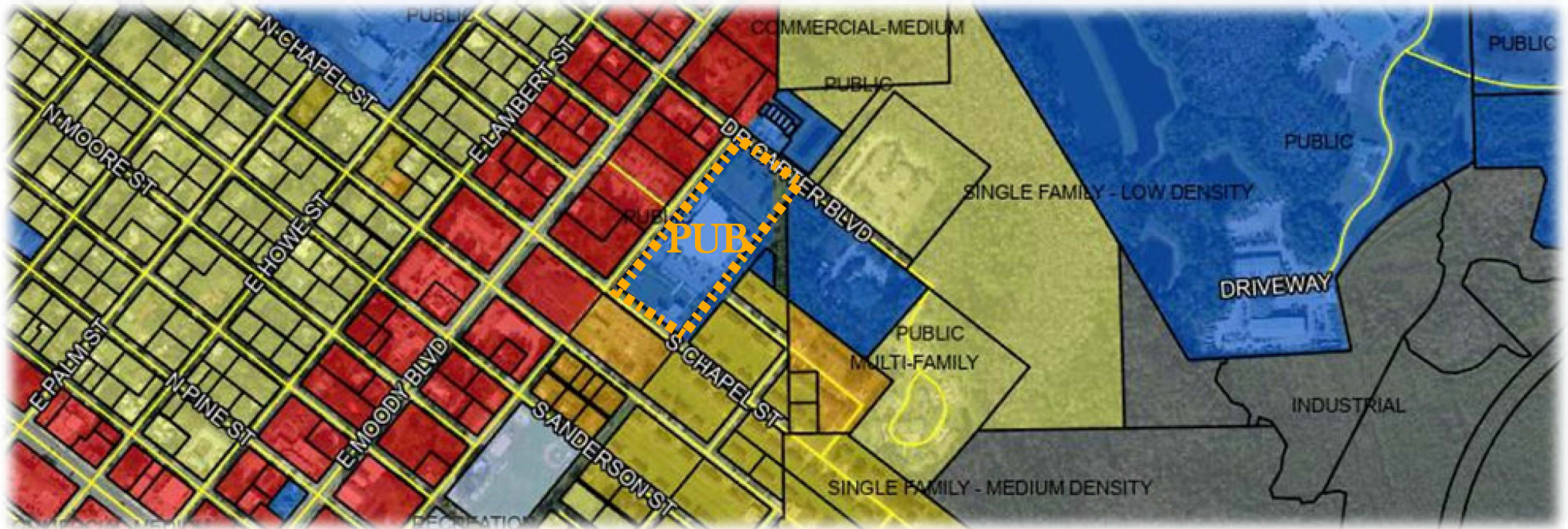
CURRENT FUTURE LAND USE

PUB (8)




PROPOSED FUTURE LAND USE

IND ()



CURRENT FUTURE LAND USE

PUB ()

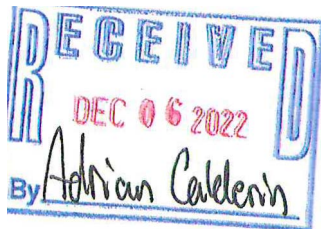


Development Application

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>\$ 1,500.00</u>
Date Received:	<u>12/6/22</u>
Fees:	<input checked="" type="checkbox"/> Check Number <u>12276</u>
	<input type="checkbox"/> Credit Card
	<input type="checkbox"/> Cash
Received by:	<u>Adrian Catelein</u>

APPLICATION FOR REVIEW
CITY OF BUNNELL, FLORIDA COMMUNITY
DEVELOPMENT DEPARTMENT

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

APPLICANT INFORMATION

Applicant: *Bunne Sizemore*

Contact: *Duane Sizemore*

Address: *920 Fallberry Ct.*

City: *Bunnell*

State: *FL*

ZIP: *32110*

Phone: *386-503-5626*

Fax:

Email:

CONSULTANT INFORMATION

Engineer / Surveyor:

Contact:

Address:

City:

State:

ZIP:

Phone:

Fax:

Email:

PROPERTY OWNER INFORMATION

Owner: *GPR1, LLC*

Contact: *Gary Roberts*

Address: *7 Sunshine Blvd.*

City: *Ormond Beach*

State: *FL*

ZIP: *32174*

Phone: *386-566-0696*

Fax:

Email:

- 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): <i>Part of 10-12-30-0850-00180-0000</i>			
Project Name (required): <i>Sizemore Welding + Fabrication</i>			
Project Address is Known (required): <i>901 E. Moody Blvd.</i>			
Current Zoning (required): <i>0-1</i>	Current Land Use (required): <i>PUB</i>		
Intended Use of Property (required): <i>Welding + Fabrication shop</i>			
Source of Water: <input type="checkbox"/> well <input checked="" type="checkbox"/> city water	Source of Sewer: <input type="checkbox"/> septic <input checked="" type="checkbox"/> city sewer		
PROJECTTYPE (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 type="checkbox"/> Minor Site Plans (Technical Review Plans Only) <ul style="list-style-type: none"> • Residential: < 4 new dwelling units on one parcel not exempted single-family development • Non-residential: new < 5000 sqft impervious improvement • Non-residential expansion/replacement: > 1000 sqft but < 2000 sqft impervious area 	\$ 800.00*	
	<input type="checkbox"/> Major Site Plans (PZA Approval Required) <ul style="list-style-type: none"> • Residential: structure having ≥ 4 new dwelling units on one parcel • Non-residential: new ≥ 5000 sqft impervious improvement • Non-residential expansion/replacement: ≥ 2000 sqft impervious area • Any new development requiring special exception approval 	\$1,000.00*	
	Site Plan Re-submittals	1 st Resubmittal	No Cost
		2 nd Resubmittal	\$ 100.00
3 rd Resubmittal		\$ 250.00	
4 th 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 checked="" type="checkbox"/> Small Scale Land Use Change (less than 10 acres of property)	From: <u>PUB</u> To: <u>IND</u> \$ 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 checked="" type="checkbox"/> ReZoning	From: <u>O-1</u> To: <u>L-1</u>	\$ 750.00 **
	<input checked="" type="checkbox"/> Small Scale Land Use Change (less than 10 acres of property) <input type="checkbox"/> Large Scale Land Use Change (ten or more acres of property)		\$ 1,500.00 **
	<input type="checkbox"/> PUD Zoning Only (not in conjunction with Agreement)	From: _____ To: _____	\$ 800.00 + **
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 st Resubmittal	No Cost
		2 nd and all subsequent Resubmittals	\$ 250.00 per submittal
	<input type="checkbox"/> Final Plat with Preliminary Plat		\$ 500.00 + \$25 each new parcel created after Prelim Plat approval + **
	<input type="checkbox"/> Final Plat without Preliminary Plat		\$ 1,500.00 + \$25 each new parcel created + **
	Final Plat Resubmittals	1 st Resubmittal	No Cost
2 nd and all subsequent Resubmittals		\$ 250.00 per submittal	
<p>**the applicant is responsible for costs of required advertising, notifications and recording costs</p> <p>***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.</p>			
<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			

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

PO Box 756, Bunnell, FL 32110

Office: (386) 437-7516

APPLICANT'S SIGNATURE

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.

Duane J. Sizemore

Applicant's Signature:

Duane Sizemore

Printed Name:

12/5/2022

Date:

FOR OFFICE USE ONLY

ADDITIONAL NOTES

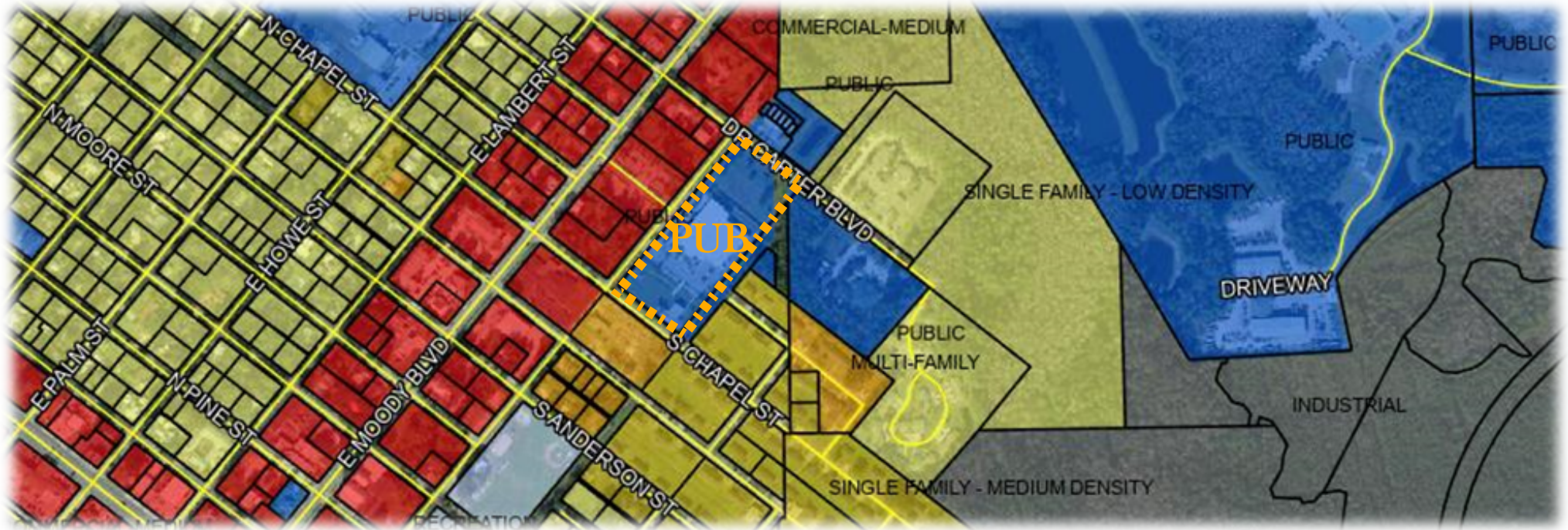
SIZEMORE WELDING & FABRICATION OF BUNNELL, FLORIDA
FUTURE LAND USE MAP AMENDMENT
901 East Moody Boulevard
PROJECT NARRATIVE

As the Contract Purchaser, Sizemore Welding & Fabrication Incorporation, is proposing a Small-Scale Comprehensive Plan Amendment and an associated Zoning Map Amendment with the intent to designate the rear 4.70 +/- acre portion of the property located at 901 East Moody Boulevard (SR 100) bound by Dr. Carter Blvd. to the north, South Chapel Street to the south, Canakariss Street to the west; from PUB (Public) to IND (Industrial) [4.70 acre portion to the rear of subject property] (Attachment A-Existing Land Use & Attachment B-Proposed Land Use) are being presented by means of updating the rear portions to initiate consistency with the future land use and repurpose improvements. The reference land use update for consistency and reuse of the property is concerning 74% being PUB in accordance with the FLUM layer displaying the current adopted Future Land Use Map of Bunnell designation. The site formally operated as the Flagler County Sheriff's Office in 2013, which has been vacant since the operations relocated to the Kim C. Hammond Justice Center in June of 2018. Further details show that, the site has operated in many different uses over the years, which started in 1979 as Memorial Hospital Flagler. The current interest is to repurpose the site as a welding and fabricating facility, which is a different use than the uses earlier mentioned, but when conducting due diligence, discovered was information indicating there were gas tanks found on the site, which alludes to the fact that a more intense business operated on the property historically. In such findings, amending the future land use designation to the requested IND is consistent with FLU Objective 10.1, which stated is this land use shall accommodate light to heavy commercial and industrial uses. Additionally, this subject property is located in the defined CRA (aka "Community Redevelopment Area"), which has cited the subject property as a high ranked priority (See Attachment C, titled, "X. Appendix B: Prioritized Project Ranking, Reuse of the Old Hospital, under the Project/Activity column"). As a means of expressing interest with investing in the City and following policies established that supporting this initiative, FLU Policy 19.1.2, furthers these actions stating that the City shall work towards support that encourages industrial development within the City. The proposed Small Scale Future Land Use Map Amendment and accompanying Rezoning application demonstrate the appropriateness of creating one overall IND Future Land Use designation that is consistent with the intent of Light Industrial. The intent for such designation is to serve the needs of the community for industrial activity no offensive to nearby commercial and residential uses. According to smart growth principles more intense mix of uses or other strategic locations call for this form of development or redevelopment. Additionally, the change of Future Land Use for the subject property will play a role in emphasizing high quality redevelopment that is reinforcing Bunnell's strong community identity and its reputation of a desirable place to live, work, learn and play. One more consideration when deciding on presenting this request is a means of reinvestment of revitalizing the subject property in ways that meet the needs of current and future residents and businesses. This initiative will help to improve what already exists and create a more desirable, complete community ultimately.


While pursuing the land use change from the current designations of PUB to IND, during the project preparation, it was well noticed that the proposal is in compliance with the redevelopment and revitalization efforts including aesthetic improvements to encourage industrial investment. Additionally, the proposed reuse of the site supports and promotes strengthening and diversifying the local economy, which has emphasis on the quality of life. (See Attachment D) When noting

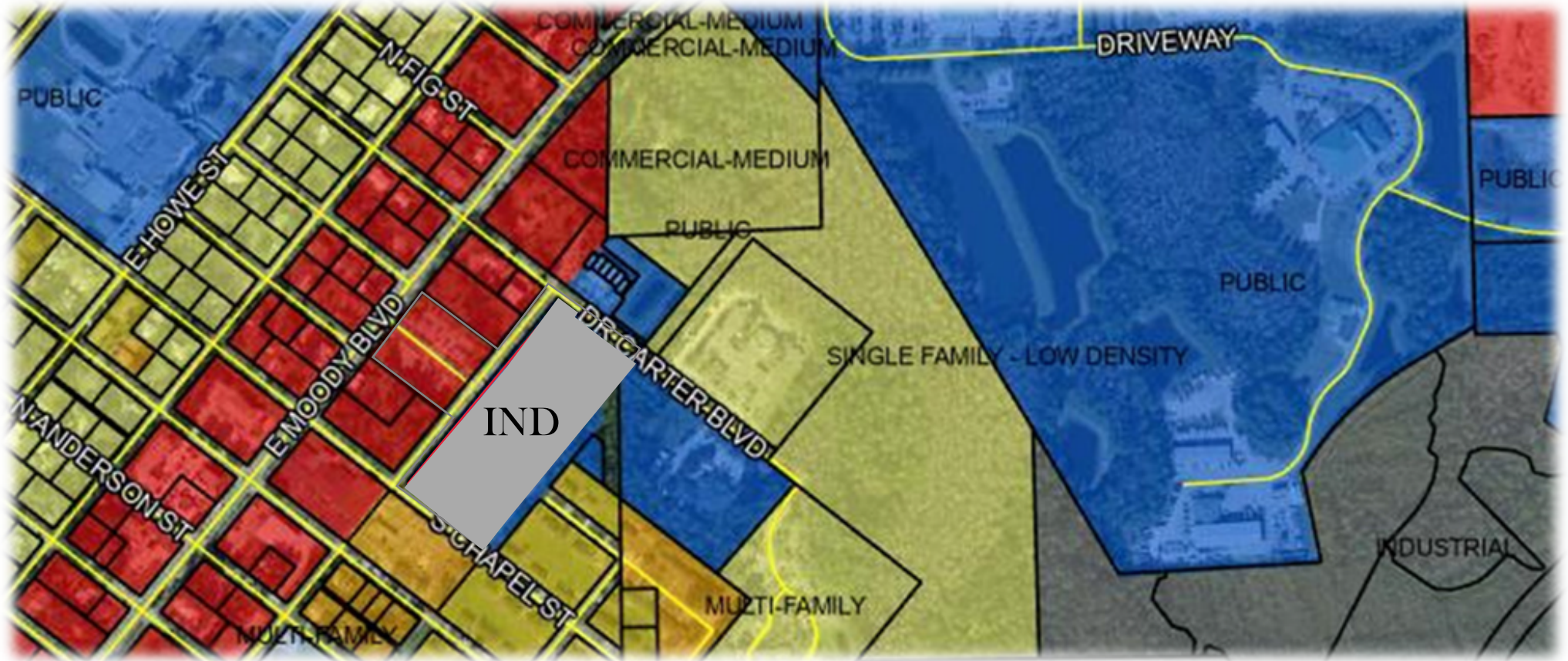
such, in efforts to contain and maintain a positive legacy on a continuing basis effort is being put forth to improve the property within the set community guidelines.

Though this is a site-specific amendment, it is found to adhere to the consideration mentioned of purpose of the L-1 zoning district is to provide areas for light manufacturing, and fabricating. This district is also mentioned to permit and regulate uses so that noise, odor, dust, and glare or each operation is controlled to prevent becoming a nuisance to adjacent land uses. Also note that granting the change to the current future land use of PUB to IND, does allow for the use of manufacturing and fabricating, but not by right. Therefore, upon being granted approval of this Future Land Use request, additional steps afterwards require an approval from the Technical Review Committee (TRC), which is the City's quality control committee that provides technical review of project plans, based on the adopted Comprehensive Plan, Land Development Regulations, Florida Building Codes and other professional related requirements stated in the City of Bunnell, Land Development Code (LDC), Section 34-120(c)(6) that is for other uses and structures that with certain restrictions can be compatible with permitted uses. In closing, to perform the land use of activity of interest on the site, with the property having direct access to East Moody Boulevard (SR 100) enables easy distribution of traffic notably, further enhancing the benefits of industrial development close to a major arterial highway, facilitates infill development, prevents sprawl, promotes smart growth, and capitalizes on its proximity and suitability for this location in the downtown. In summary, the subject property is the best location for the proposed land use designation as it will advance the principles of growth management and sustainable urban development. On a final note, favorable approval of this request to amend the Future Land Use designation from PUB to IND is being requested, which is for the southern portion of the subject property. This request is as best as possible for redevelopment of the property to address the potential of blight, loss of revenue or job opportunities for locals. In doing so, this use will be a unique attribute to the area, but in a more appealing manner. To give a more justifiable reason for approval of the request to modify the land use designation from PUB (Public) to IND (Industrial) Goal 8 Employment Center Overlay, FLU Objective 17, express the intent of this additional policy layer is to provide for a mix of uses which mentions industrial, commercial and residential uses in means of supporting transitions to surrounding land uses. Whereas FLU Policy 19.1.2 furtherly expounds on the commitment of the City to work towards a variety of policies and codes that support and encourage commercial and industrial mix of uses in the historic area to promote accessibility to a variety of uses. This reference policy supports more of what has been stated which is the strengthening and diversity the local economy; and to encourage commercial and industrial investment within the City. Hopefully, this information brings the decision to a conclusion that 901 East Moody will certainly be an ideal location for a local business to reuse and improve a local property.




CURRENT FUTURE LAND USE

PUB ()



PROPOSED FUTURE LAND USE

IND ()

Bunnell CRA Visioning & Action Plan



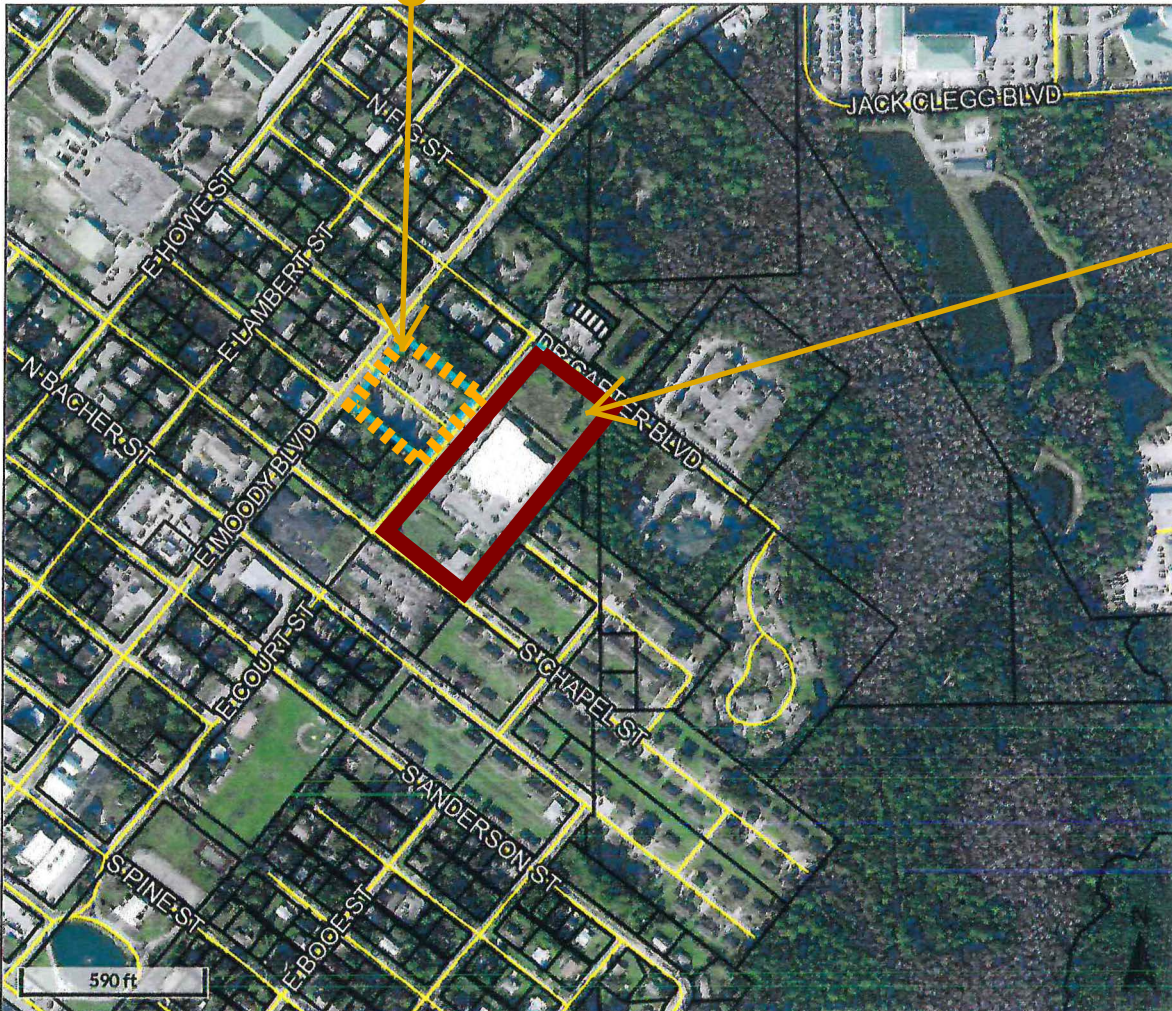
X. Appendix B: Prioritized Project Rankings

Project/Activity	Priority Scores			Tally	Rank	Price Tag Range
	1	2	3			
Seek Potential Outside Funding Sources	9	1	4	52	1	\$
Commercial Incentives (Loans, Grants & Cash Incentives)	4	5	2	37	2	\$\$\$
Attract People to Downtown	4	3	2	31	3	\$
Reuse of the old Flagler County Courthouse	3	2		21	4	\$\$\$
Sanitary Sewer Retrofits - Residential and Commercial	1	5	1	21	4	\$\$\$\$\$
Provide Historic Preservation Grants/Loans	2	2	2	18	5	\$\$\$
CRA Director	3			15	6	\$
Enhance Voluntary Code Enforcement Programs	2	1	2	15	6	\$\$
Underground Overhead Utilities throughout Downtown	1	2	3	14	7	\$\$\$\$\$
Residential Rehabilitation Program	2	1		13	8	\$\$\$\$
Create Zoning Overlay-Infill/Redevelopment District	1	2	1	12	9	\$
Regional Stormwater Pond	1	1	3	11	10	\$\$\$\$
Amend Zoning Map -To Accommodate CRA Vision	2			10	11	\$
Automotive Row Façade Improvements	1	1	2	10	11	\$\$\$
General Streetscaping in Downtown	1	1	2	10	11	\$\$\$\$\$
Flagler Central Commerce Park	2			10	11	\$\$\$
Monthly Farmer's Market		2	2	8	12	\$\$
Complete CRA Visioning Plan		2	1	7	13	\$
Recruit Businesses and Developers to CRA		1	4	7	13	\$\$
Bunnell Branch Library Demo, Renovation or Relocation		2		6	14	\$\$\$\$\$
Commercial Façade Program	1			5	15	\$\$\$
Create Design Guidelines for CRA	1			5	15	\$\$
Mapping of Historical Elements (Original Plat, 1943 Aerial, Biz Locations and	1			5	15	\$
Assist the Housing Authority with redeveloping dilapidated housing		1	1	4	16	\$\$\$\$
Landscape Moody Boulevard		1	1	4	16	\$\$\$\$
CRA Director's Assistant		1		3	17	\$
Enhance Community Policing Efforts		1		3	17	\$\$
Reuse of the Old Hospital - Crossroads Business Center - Commercial		1		3	17	\$\$\$\$
Purchase and Rehab Vacant/Dilapidated Facilities/sites		1		3	17	\$\$\$\$
Gateway Feature (N,S,E)		1		3	17	\$\$\$
Consultants			1	1	18	\$
South Side Residential Incentives			1	1	18	\$\$\$

Reuse Opportunities

The City of Bunnell and the CRA have successfully completed several reuse and renovation projects including the Holden House Museum, the City Hall building and the Flagler Playhouse facility. The City and the CRA have identified several additional opportunities for reusing and redeveloping properties and buildings located within the CRA. Appendix E: Downtown Design Components presents design concepts and components, prepared by the City of Bunnell for the Railroad Street Pedestrian Plaza area and for different areas of the Downtown Bunnell CRA. These components show potential future land uses and reuse opportunities. Appendix E also shows the proposed locations for streetscape improvements (landscaping, crosswalks, parking locations and pedestrian features), civic infrastructure (railroad platform, parks, band-shells, and stormwater facilities) and roadway improvements. The purpose of revitalizing and reusing these sites includes the historic preservation of culturally significant structures, redeveloping underutilized facilities and also stimulating private sector investment in the Downtown Bunnell area. The CRA has identified several buildings for potential redevelopment and reuse including the historic Stephenson Survey Building, the Old Flagler Courthouse, the Bunnell branch of the Flagler County Library system, the Old Hospital building, the old Train Depot building and, the facility known as the Old, Old Hospital. These reuse opportunities sites are shown on the Conceptual Vision Plan and in Appendix E to present their proximity to other community resources and planned community improvements.

2.0 +/- Acre portion that will remain with COMM-M FUTURE LAND USE DESIGNATION



Overview

4.8 +/- Acre Portion for the requested Future Land Use

Legend Map Amendment

- Parcels
- Roads
- Streams and River

Parcel ID	10-12-30-0850-00180-0000	Owner	GPR1 LLC 7 SUNSHINE BLVD ORMONDBEACH, FL 32174	Land Value	\$489,882	Last 2 Sales							
Prop ID	10326	Physical Address	901 E MOODY BLVD	Ag Land Value	\$0	Date	8/13/2020	Price	\$766,700	Reason	I	Qual	U
Class Code	OFFICE BUILDING			Building Value	\$1,469,174	9/16/2013	\$1,230,000	I				U	
Taxing District	14			Misc Value	\$203,709								
GIS sqft	293,382.240			Just Value	\$2,162,765								
				Assessed Value	\$1,613,994								
				Exempt Value	\$0								
				Taxable Value	\$1,613,994								

Date created: 11/21/2022
Last Data Uploaded: 11/21/2022 8:13:40 AM

ORDINANCE 2023-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR AMENDMENT TO THE FUTURE LAND USE MAP IN THE FUTURE LAND USE ELEMENT OF THE CITY OF BUNNELL COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY CONTAINING 6.74± ACRES, OWNED BY GPR1 LLC, BEARING PARCEL ID: 10-12-30-0850-00180-0000 LOCATED DIRECTLY EAST OF EAST MOODY BOULEVARD AND ABUTTING CANAKARIS STREET BETWEEN SOUTH CHAPEL STREET AND DR CARTER BOULEVARD IN THE CITY OF BUNNELL LIMITS WHERE THE 4.8 ± ACRES PORTION OF THE SITE ALONG THE REAR OF THE SUBJECT SITE WILL AMEND THE FUTURE LAND USE DESIGNATION FROM “PUBLIC (PUB)” TO “INDUSTRIAL (IND)”; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SERVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the real property which is the subject of this Ordinance is described by Tax Identification Parcel Number: 10-12-30-0850-00180-0000, located in the City of Bunnell; and

WHEREAS, the owner of the property, Gpr1 LLC, has requested this change to the future land use; and

WHEREAS, the City of Bunnell’s Planning, Zoning and Appeals Board, as the City’s local planning agency, held a public hearing on January 5, 2023 to consider amending the Future Land Use Map of the Future Land Use Element of the *City of Bunnell Comprehensive Plan* and recommend approval of the proposed Future Land Use Map amendment to the *Comprehensive Plan* for the subject property as requested by the property owner; and

WHEREAS, Section 163.3187, *Florida Statutes*, relates to the amendment of adopted local government comprehensive plans and sets forth certain requirements relating to small scale amendments and which are related to proposed small-scale development activities and provides, among other things, that such amendments may be approved without regard to statutory limits on the frequency of consideration of amendments to the *City of Bunnell Comprehensive Plan*; and

WHEREAS, the City of Bunnell has complied with all requirements and procedures of Florida law in processing this amendment to the *City of Bunnell Comprehensive Plan* including, but not limited to, Section 163.3187, *Florida Statutes*.

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

Section 1. Legislative Findings and Intent.

(a) The City Commission of the City of Bunnell hereby adopts and incorporates into this Ordinance the City of staff report and City Commission agenda memorandum relating to the application relating to the proposed amendment to the City of Bunnell 2035 *Comprehensive Plan* pertaining to the subject property.

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

(c) This Ordinance is internally consistent with the goals, objectives and policies of the City of Bunnell 2035 *Comprehensive Plan*.

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

Section 2. Amendment to Future Land Use Map.

(a) The Future Land Use Plan Element of the City of Bunnell 2035 *Comprehensive Plan* and the City's Future Land Use Map are hereby amended by assigning the "Industrial" land use designation to the real property which is the subject of this Ordinance as set forth herein.

(b) The property which is the subject of this Comprehensive Plan amendment is described as follows:

LEGAL DESCRIPTION: BLOCKS 18, 33, 34 AND 37, TOWN OF BUNNELL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY IN DEED BOOK 23, PAGE 207 AND DEED BOOK 24, PAGE 539 AND PARTIAL RELEASE IN DEED BOOK 39, PAGE 59 AND LESS THE SOUTH 27 FEET OF LOTS 7, 8, 9, 10, 11, AND 12 AND THE NORTH 23 FEET OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 33, TOGETHER WITH THE NORTHEASTERLY 1/2 OF VACATED SOUTH PEACH STREET AND THE SOUTHWESTERLY 1/2 OF VACATED SOUTH ORANGE STREET VACATED BY CITY OF BUNNELL ORDINANCE #1979-4, RECORDED IN OFFICIAL RECORDS BOOK 264, PAGE 501, AND ALL RIGHT, TITLE AND INTEREST IN AND TO THE ALLEYWAYS VACATED BY THE CITY OF BUNNELL ORDINANCE #1977-1, RECORDED IN OFFICIAL RECORDS BOOK 85, PAGE 555 AND THAT PORTION OF PEACH STREET AND ORANGE STREET LYING SOUTH OF EAST COURT AVENUE AND NORTH OF EAST CANAL AVENUE AS VACATED BY CITY OF BUNNELL ORDINANCE NO. 1977-2, RECORDED IN OFFICIAL RECORDS BOOK 85, PAGE 556; ALSO MARION STREET BETWEEN THE

NORTHERLY INTERSECTION OF CANAL AVENUE AND THE NORTHERLY INTERSECTION OF SOUTH LEMON STREET, AS NOW LAID OUT AND PLATTED PER SAID TOWN OF BUNNELL, AS RECORDED IN OFFICIAL RECORDS BOOK 315, PAGE 63; ALL SITUATED AND RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

ADDRESS: 901 East Moody Boulevard

TAX PARCEL IDENTIFICATION NUMBER: 10-12-30-0850-00180-0000

Section 3. Implementing Administrative Actions.

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

Section 4. Ratification of Prior Actions.

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

Section 5. Severability.

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

Section 6. Conflicts.

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

Section 7. Codification/Instructions to Code Codifier.

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

Section 8. Effective Date.

The small-scale Comprehensive Plan amendment set forth herein shall not become effective, in accordance with Section 163.3187(5)(c), *Florida Statutes*, until 31 days after the enactment of this Ordinance. If challenged within 30 days after enactment, the small-scale amendment set forth in this Ordinance shall not become effective until the State land planning agency or the Administration Commission, respectively, issues a final order determining that the subject small-scale amendment is in compliance with the controlling State law.

First Reading: approved on this _____ day of _____, 2023

Second Reading/Final Reading: adopted on this _____ day of _____ 2023.

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

Exhibit "A"

Existing Future Land Use

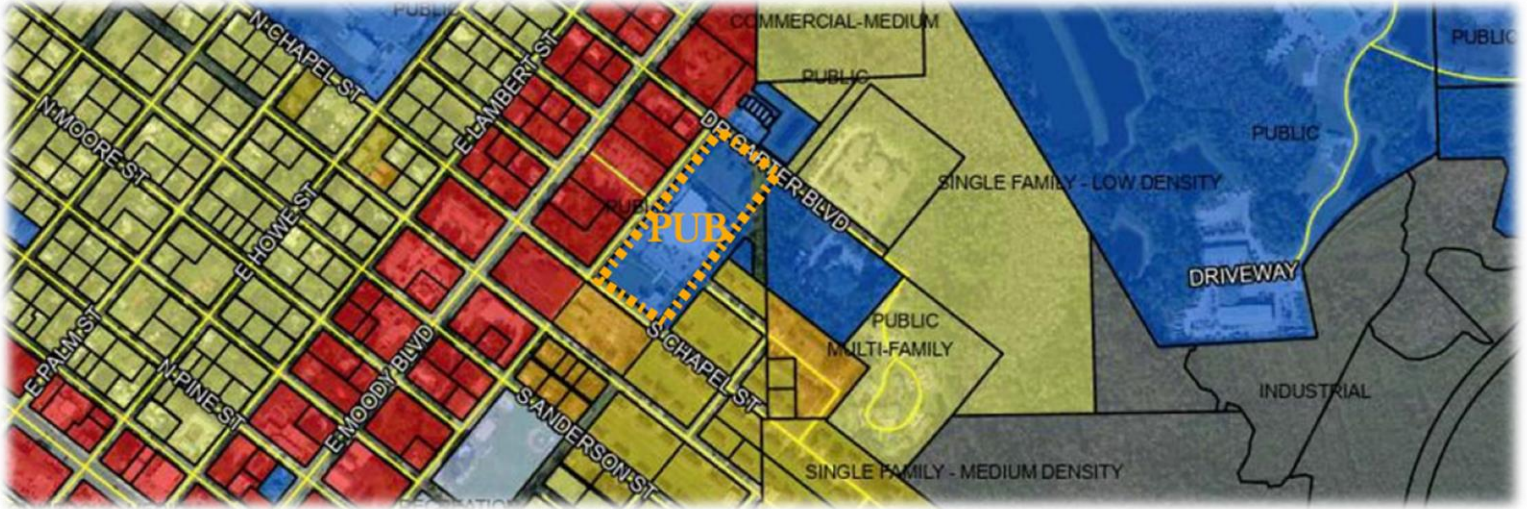
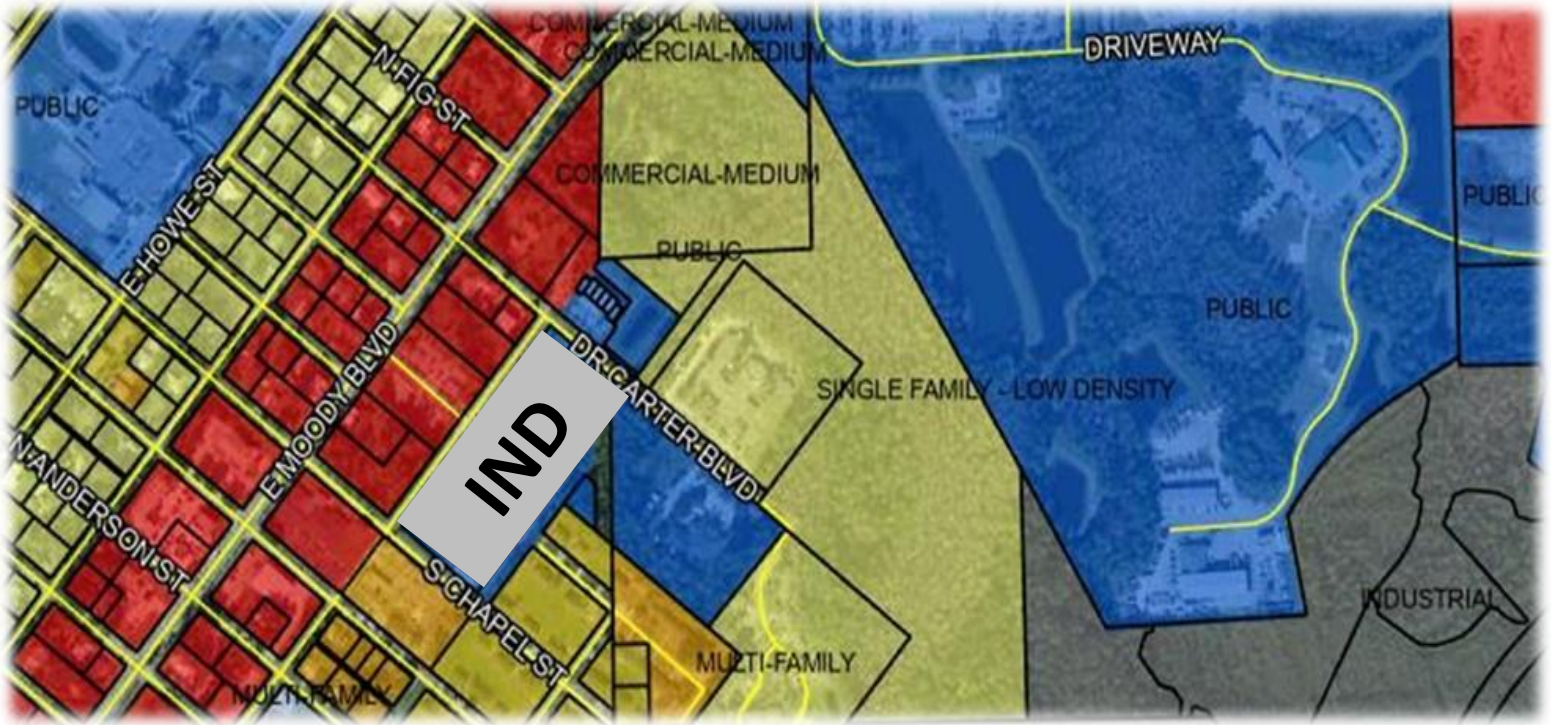


Exhibit "B"

Proposed Future Land Use





City of Bunnell, Florida

Agenda Item No. 5.

Document Date: 12/9/2022
Department: Community Development
Subject: ZMA 2023-01 Requesting to change the official zoning map for 4.8 +/- portion of the 6.74± acres site, owned by Gpr1 LLC, located at 901 E Moody Blvd, Bearing Parcel ID: 10-12-30-0850-00180-0000 from the "O-1, Office, Medical and Related Services District" to the "L-1, Light Industrial District".

Property Address: 901 E. Moody Blvd
Zoning Designation: O-1 (Office, Medical and related Services)
Future Land Use Designation: PUB (Public)
Agenda Section: New Business

ATTACHMENTS:

Description	Type
Attachment A-Location Map	Exhibit
Attachment B-Current Zoning Map	Exhibit
Attachment C-Proposed Zoning Map	Exhibit
Exhibit D-Existing Development Pattern	Exhibit
Attachment E-Development Application	Exhibit
Attachment F-Ordinance 2023-XX Zoning Map Amendment for 901 E Moody Blvd	Ordinance

Summary/Highlights:

The applicant, Duane Sizemore is requesting an amendment to the official zoning map to change the zoning on a 4.8± acre property from the "O-1, Office, Medical and Related Services District" to the "L-1, Light Industrial District".

There is a companion FLUM amendment application requesting to change the Future Land Use Map (FLUM) designation on the property from "Public (PUB)" to "Industrial (IND)".

In accordance with the Florida Statute, this item was advertised in the December 22, 2022 edition of the Palm Coast Observer, sign was posted on the subject site and letters were sent to the adjacent property owners within 300 feet of the subject property.

Background:

The applicant Duane Sizemore, provided a statement of purpose, for this site with plans to utilize

the subject property as a welding and fabrication shop, but when conducting due diligence, it was deemed to achieve the allowance of such use, a Zoning Map Amendment will be required. The requested Zoning Map Amendment is solely for the 4.8 ± acre rear portion of the subject site located at 901 East Moody Boulevard. This portion of the property is bounded by Dr. Carter Boulevard to the north, South Chapel Street to the south, and Canakaris Street to the west.

The existing conditions of the subject site is developed. The property exhibits an Office Building (38,086 SF) that was built in 1979, and an accessory building shown as a shop (4098 SF) was built in 1985.

The general vicinity currently exhibits a mix of residential, commercial and industrial tracts as the area is transitioning from an urban residential, commercial and industrial setting, that displays an increase of mixture with low to middle intense commercial uses along State Road 100, which is locally known as East Moody Boulevard. The roadway classification is Major Arterial, which is ideal because it provides the property with convenient access points that is part of connected street system that is more fundamental, due to the ability to gain the full benefits of a mix of uses. The pattern of development in this area of the City offers a mix use purpose which helps reduce disinvestment or abandonment of buildings in the identified urban core of the community. The proposed welding and fabrication shop will assure consistency and compatibility with on-site and adjacent land uses and the City's Land Development Regulations by maintaining design and development guidelines within code allowances. As mentioned earlier the site currently has existing buildings, therefore, this request is with the intent to redevelop the property, which plays a role in the continuous efforts to ensure that growth and prosperity as a part of the City of Bunnell's outlook for the future.

While acknowledging the property is currently zoned "O-1, Office, Medical and Related Services District" along the rear which accounts for 4.8 + acres and "B-2, Business District" accounts for the remaining 2.0 + acres. The O-1 zoning district, which accounts for about 76% of the property, which is intended to provide areas for professional, medical, and business offices and other related activities which has not been deemed suitable for other proposals presented to City, due to the building size being more in size than others needed. Therefore, the applicant is requesting to amend the rear portion to suit the business operation of interest and ensure growth through reuse of property, which is very important to the City because this is entune with the Community Redevelopment Plan as well. While the remaining 24% of the parcel will maintain the existing B-2 zoning designation.

The current zoning map amendment being proposed is "L-1, Light Industrial District". The L-1 zoning district, as described in Sec . 34-120, the Land Development Code, this designation provides areas in which the principal use of land is for light manufacturing, fabricating, and assembly plants, business, services, offices, retail, storage, warehousing, wholesaling and distribution. With this zoning district, the proposed use would be permitted by right.

Directly abutting the property are two (2) small parcels positioned to the northeast and due east that is currently zoned L-1. This allows the subject property to be zoned accordingly as it will be expanding this zoning district in the area and not be considered as "spot zoning". The proposed L-1 zoning amendment will be consistent with the proposed Industrial FLUM designation.

There have been many uses on this property over the uses, some more intense than others. It first began as the Old Flagler Memorial Hospital, with the most recent use of the site being the Flagler County Sheriff's Office. They ran their operations there from 2014 until 2021 when they relocated to their new building on Commerce Parkway. Since then, this property has been vacant.

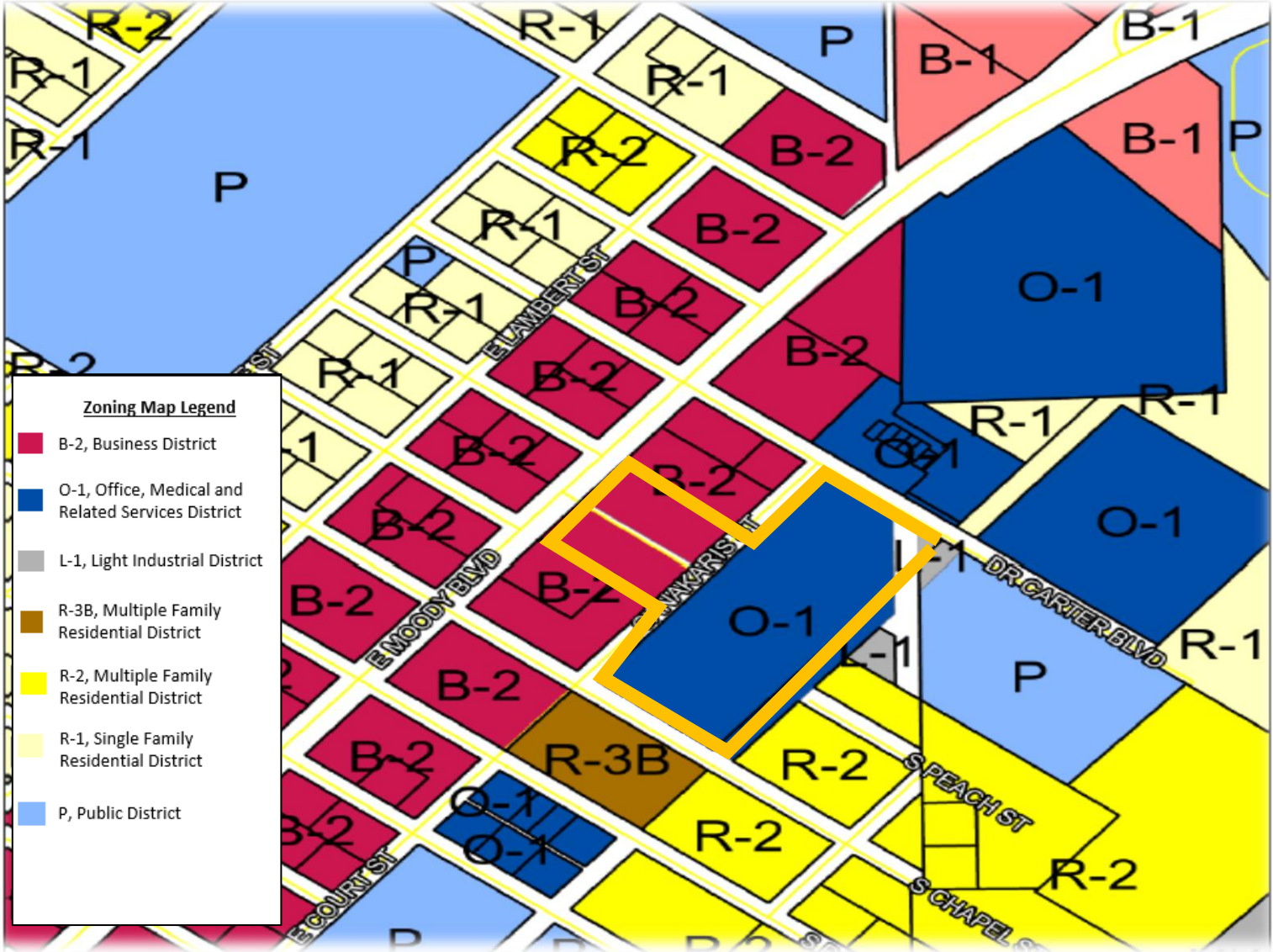
Staff Recommendation:

The applicant request approval of the current Zoning of O-1, Office being amended to L-1, Light Industrial. Where staff agrees with this being an ideal designation. However, when analyzing the other potential uses that are allowed by right in the requested zoning district, staff is requesting a change in the amendment for consideration of approval to B-1, Business District zoning, which will eliminate the ability of uses that are not compatible with the surrounding zoning district as B-1 from potentially located at the subject site, if the use relocates in the future to a much larger site.

City Attorney Review:

Approved and reviewed for legal sufficiency

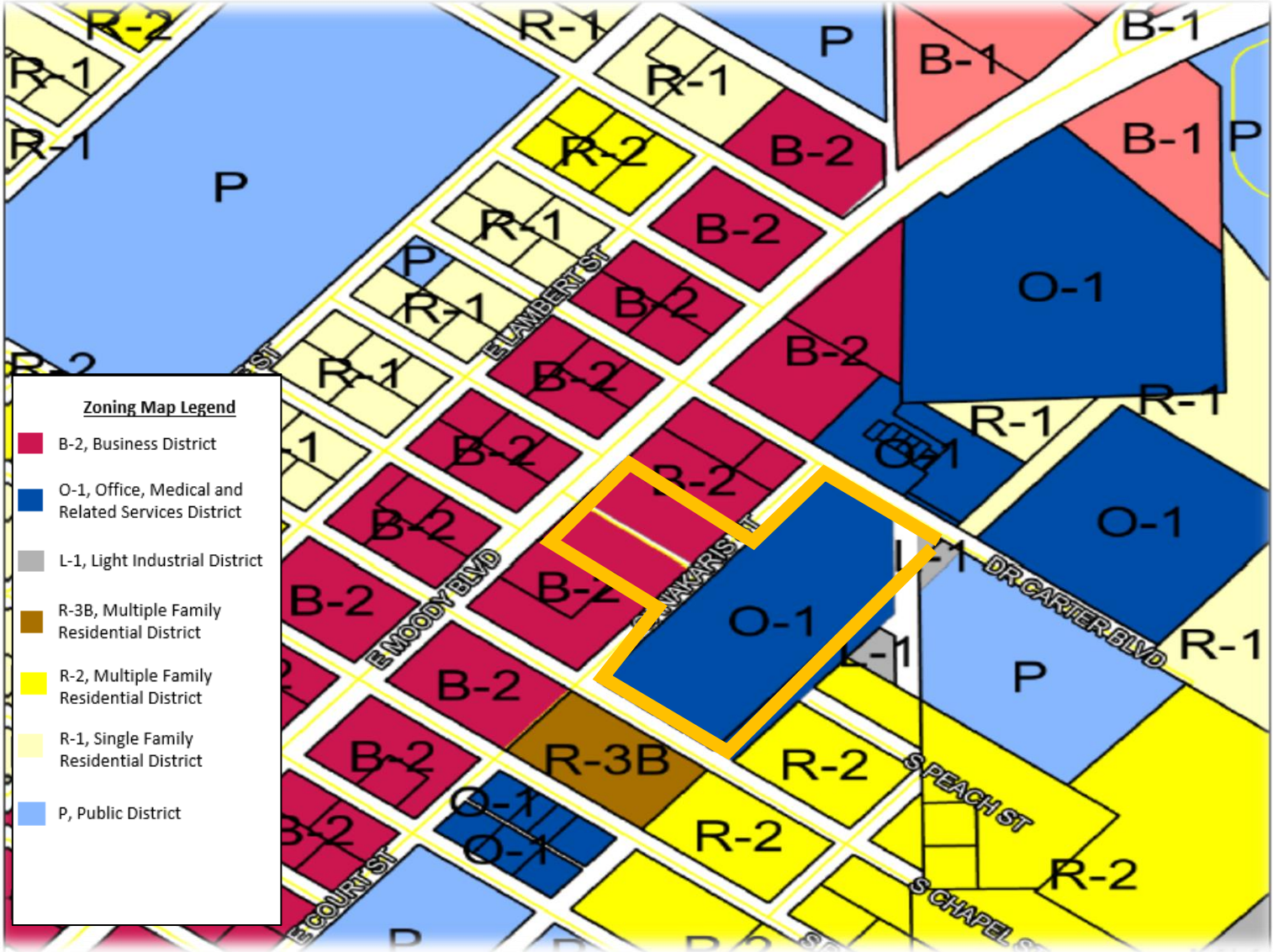
Current Zoning Map



Displaying the Entire Site



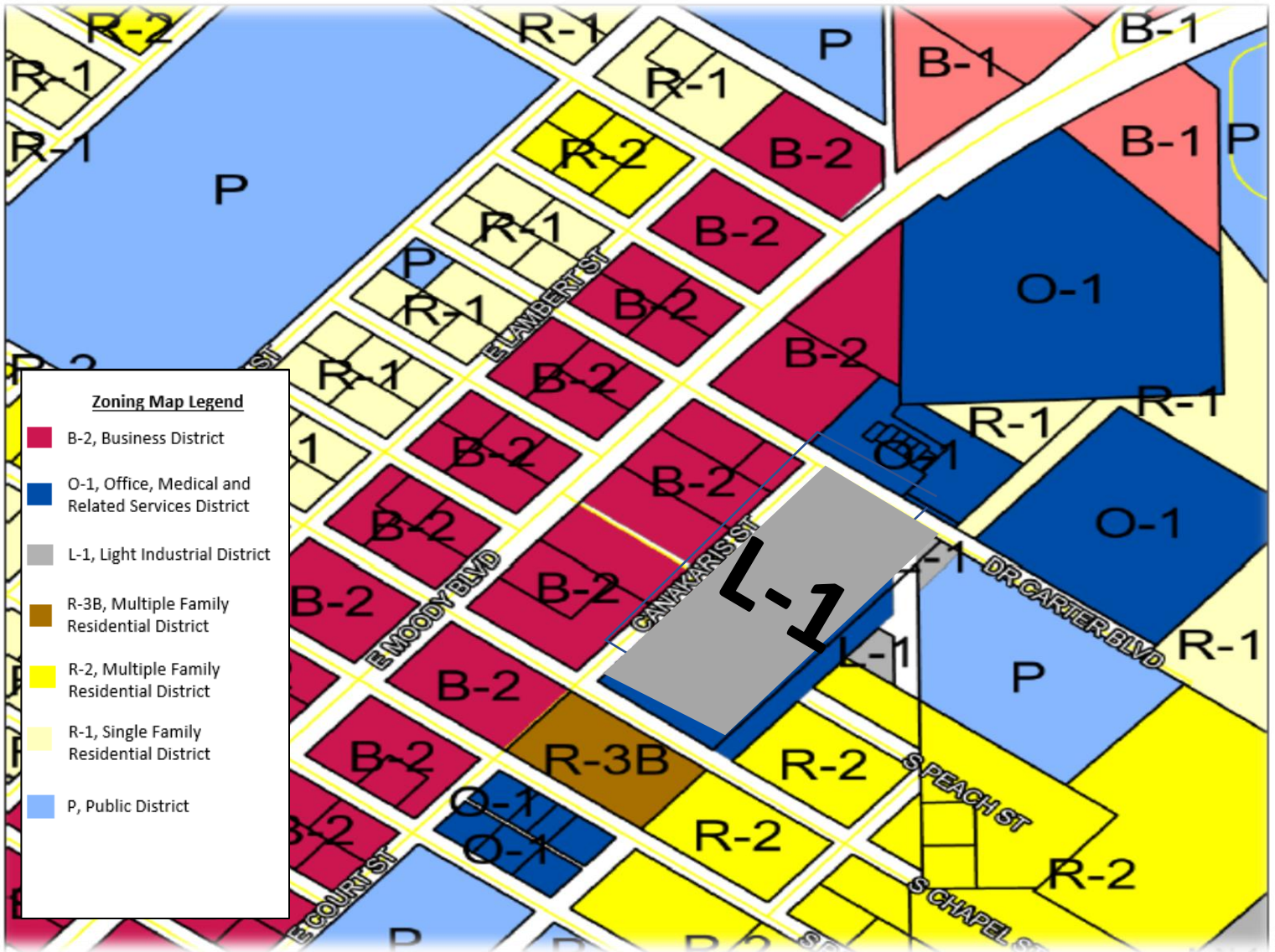
Current Zoning Map



Displaying the Entire Site

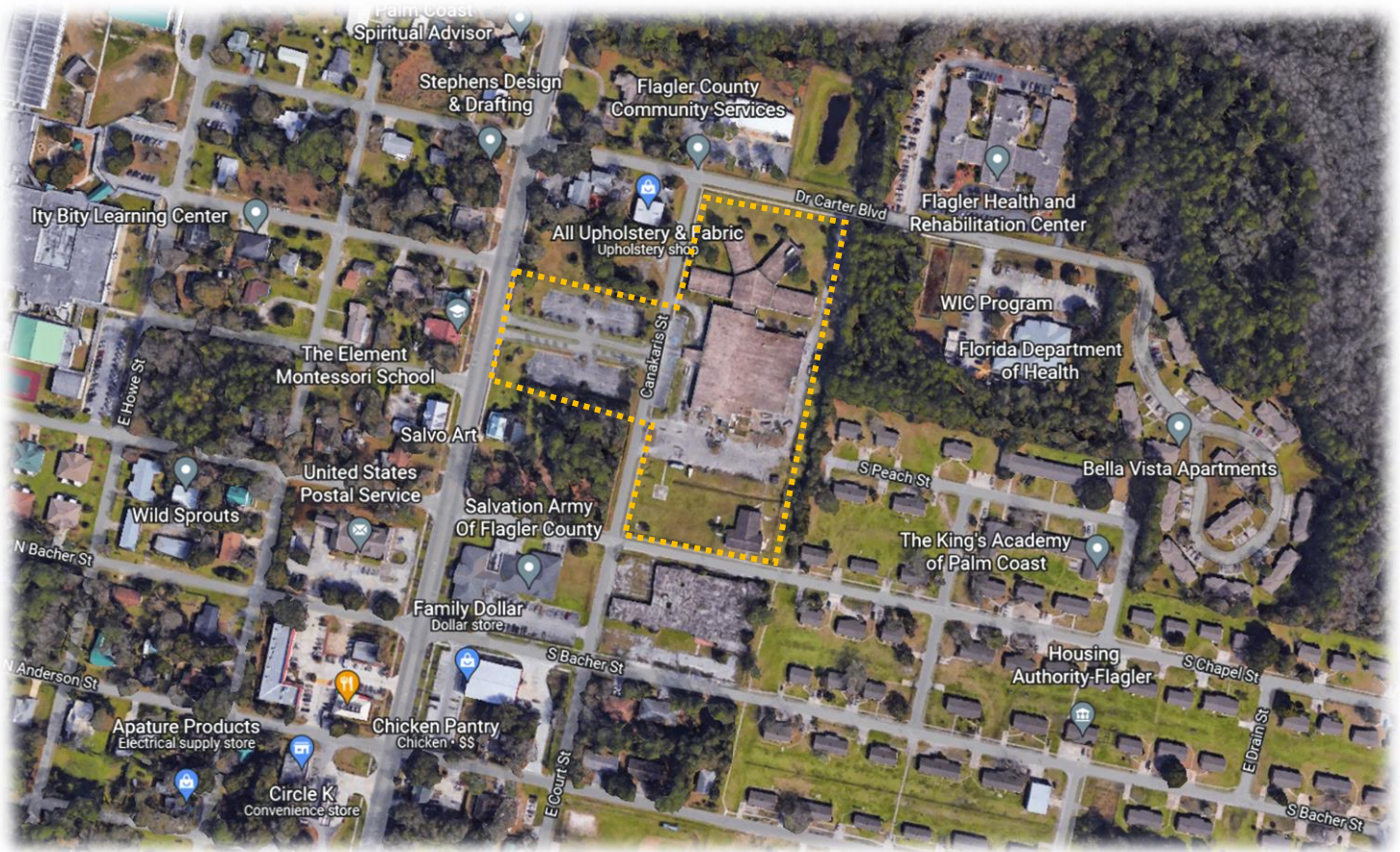


Proposed Zoning Map



Displaying the Portion Of The Subject Site For Zoning Map Amendment





GENERAL LOCATION
(This is Displaying Immediate Area-General Development Pattern)

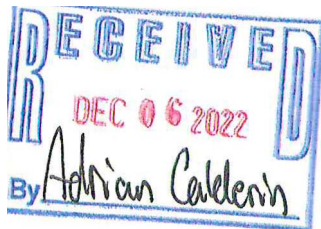


Development Application

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>\$ 1,500.00</u>
Date Received:	<u>12/6/22</u>
Fees:	<input checked="" type="checkbox"/> Check Number <u>12276</u>
	<input type="checkbox"/> Credit Card
	<input type="checkbox"/> Cash
Received by:	<u>Adrian Catelein</u>

APPLICATION FOR REVIEW
CITY OF BUNNELL, FLORIDA COMMUNITY
DEVELOPMENT DEPARTMENT

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

APPLICANT INFORMATION

Applicant: *Bunne Sizemore*

Contact: *Duane Sizemore*

Address: *920 Fallberry Ct.*

City: *Bunnell*

State: *FL*

ZIP: *32110*

Phone: *386-503-5626*

Fax:

Email:

CONSULTANT INFORMATION

Engineer / Surveyor:

Contact:

Address:

City:

State:

ZIP:

Phone:

Fax:

Email:

PROPERTY OWNER INFORMATION

Owner: *GPR1, LLC*

Contact: *Gary Roberts*

Address: *7 Sunshine Blvd.*

City: *Ormond Beach*

State: *FL*

ZIP: *32174*

Phone: *386-566-0696*

Fax:

Email:

- 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): Part of '0-2-30-0850-2080-0000

Project Name (required): Sizemore Welding + Fabrication

Project Address is Known (required): 601 E. Main St. 1st.

Current Zoning (required): <u>O-1</u>	Current Land Use (required): <u>PUB</u>
Intended Use of Property (required): <u>Welding Fabrication shop</u>	
Source of Water: <input type="checkbox"/> well <input checked="" type="checkbox"/> city water	Source of Sewer: <input type="checkbox"/> septic <input checked="" type="checkbox"/> city sewer

PROJECTTYPE (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 type="checkbox"/> Minor Site Plans (Technical Review Plans Only)	\$ 800.00*
	<input type="checkbox"/> Major Site Plans (PZA Approval Required)	\$1,000.00*
	Site Plan Re-submittals	No Cost
	1 st Resubmittal	No Cost
	2 nd Resubmittal	\$ 100.00
	3 rd Resubmittal	\$ 250.00
	4 th 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 checked="" type="checkbox"/> Small Scale Land Use Change (less than 10 acres of property)	From: <u>PUB</u> To: <u>IND</u>	\$ 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 checked="" type="checkbox"/> ReZoning	From: <u>O-1</u>	\$ 750.00 **
	<input checked="" type="checkbox"/> Small Scale Land Use Change (less than 10 acres of property)	To: <u>L-1</u>	\$ 1,500.00 **
	<input type="checkbox"/> Large Scale Land Use Change (ten or more acres of property)		
	<input type="checkbox"/> PUD Zoning Only (not in conjunction with Agreement)	From: _____ To: _____	\$ 800.00 + **
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 st Resubmittal	No Cost
		2 nd and all subsequent Resubmittals	\$ 250.00 per submittal
	<input type="checkbox"/> Final Plat with Preliminary Plat		\$ 500.00 + \$25 each new parcel created after Prelim Plat approval + **
	<input type="checkbox"/> Final Plat without Preliminary Plat		\$ 1,500.00 + \$25 each new parcel created + **
	Final Plat Resubmittals	1 st Resubmittal	No Cost
		2 nd and all subsequent Resubmittals	\$ 250.00 per submittal
<p>**the applicant is responsible for costs of required advertising, notifications and recording costs</p> <p>***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.</p>			
<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			

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

PO Box 756, Bunnell, FL 32110

Office: (386) 437-7516

APPLICANT'S SIGNATURE

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.

Duane J. Sizemore

Applicant's Signature:

Duane Sizemore

Printed Name:

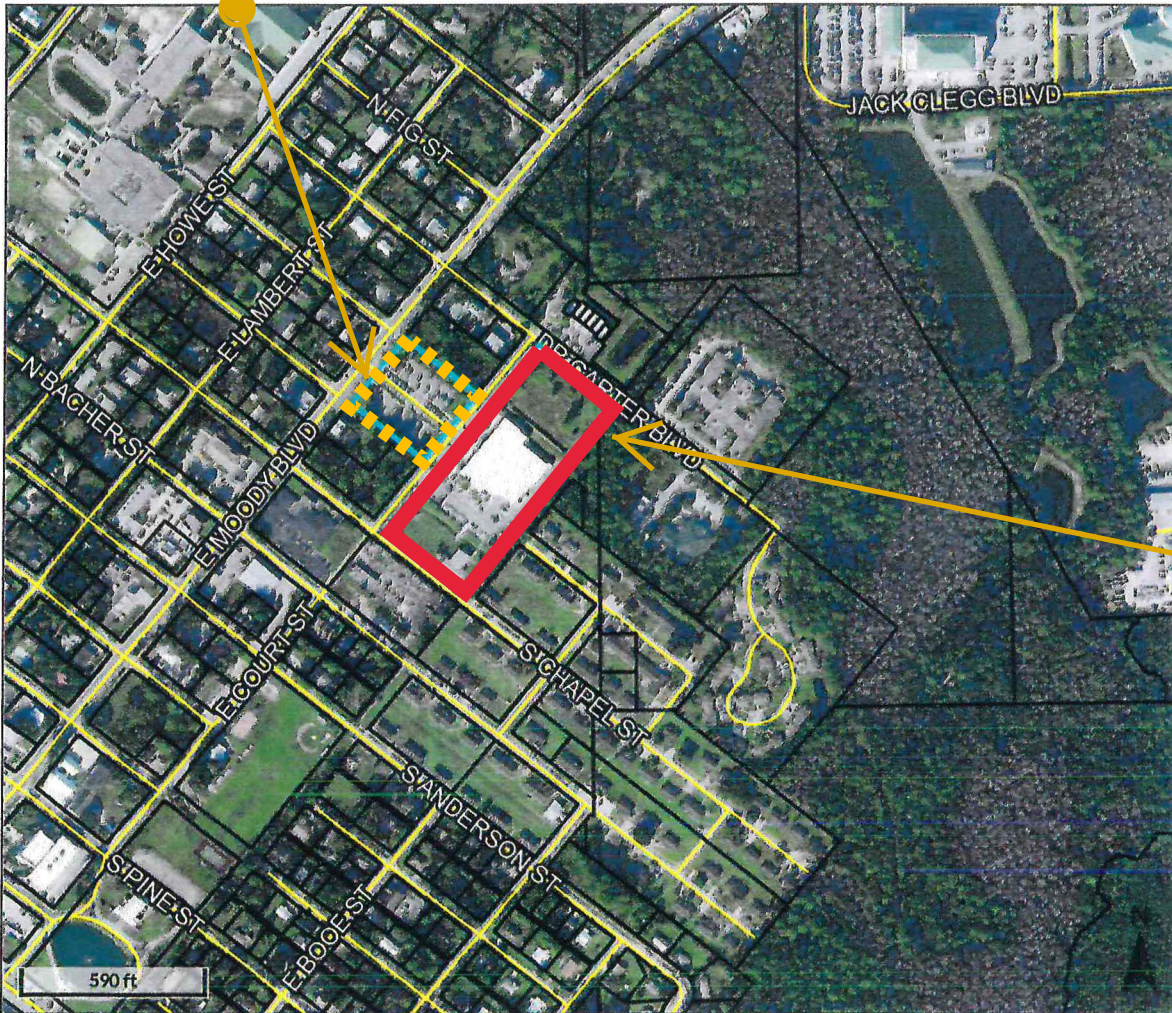
12/5/2022

Date:

FOR OFFICE USE ONLY

ADDITIONAL NOTES

2.0 + Acre portion that will remain with B-2 Zoning



Legend
 Parcels

4.8 + Acre portion for the requested Zoning Map Amendment

Parcel ID	10-12-30-0850-00180-0000	Owner	GPR1 LLC 7 SUNSHINE BLVD ORMONDBEACH, FL 32174	Land Value	\$489,882	Last 2 Sales							
Prop ID	10326	Physical Address	901 E MOODY BLVD	Ag Land Value	\$0	Date	8/13/2020	Price	\$766,700	Reason	I	Qual	U
Class Code	OFFICE BUILDING			Building Value	\$1,469,174	9/16/2013	\$1,230,000					U	
Taxing District	14			Misc Value	\$203,709								
GIS sqft	293,382.240			Just Value	\$2,162,765								
				Assessed Value	\$1,613,994								
				Exempt Value	\$0								
				Taxable Value	\$1,613,994								

Date created: 11/21/2022
 Last Data Uploaded: 11/21/2022 8:13:40 AM

SIZEMORE WELDING & FABRICATION OF BUNNELL, FLORIDA
ZONING MAP AMENDMENT
901 East Moody Boulevard
PROJECT NARRATIVE

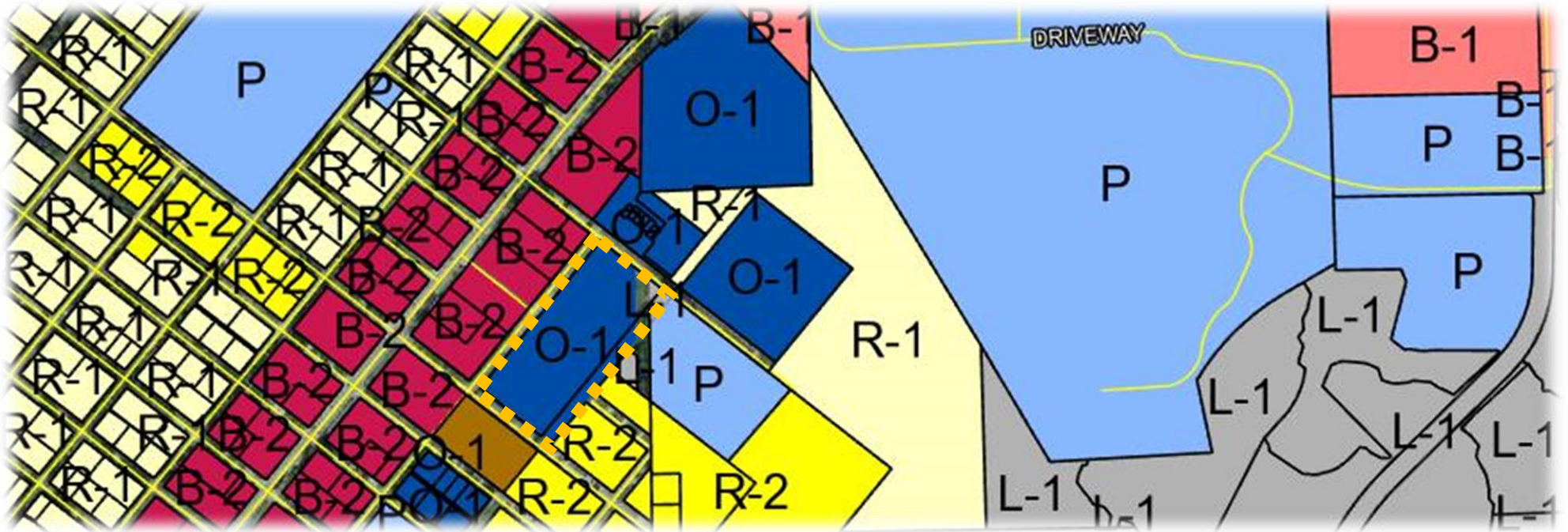
As the Contract Purchaser, Sizemore Welding & Fabrication Incorporation, is requesting to have the City amend the Zoning Map and associated Future Land Use Map for property located at 901 East Moody Boulevard (SR 100) rear portion bound by Dr. Carter Blvd. to the north, South Chapel Street to the south, Canakaris Street to the west. The subject property has an existing 36,085 SF office building and 4,098 SF shop that formerly operated as the Flagler County Sheriff's operation office since 2013 that prompted these requests due to interest in site improvements to use the site for a Welding and Fabrication business.

The intent of these amendments is to improve the property by reusing the site while enacting a seamless transition towards the surrounding commercial uses. This site will be accompanied by 166 parking spaces, which includes 6 handicap spaces and sufficient landscaping to create and maintain an enhanced environment.

This request is requiring both a Future Land Use Map and Zoning Map Amendments, as follows:

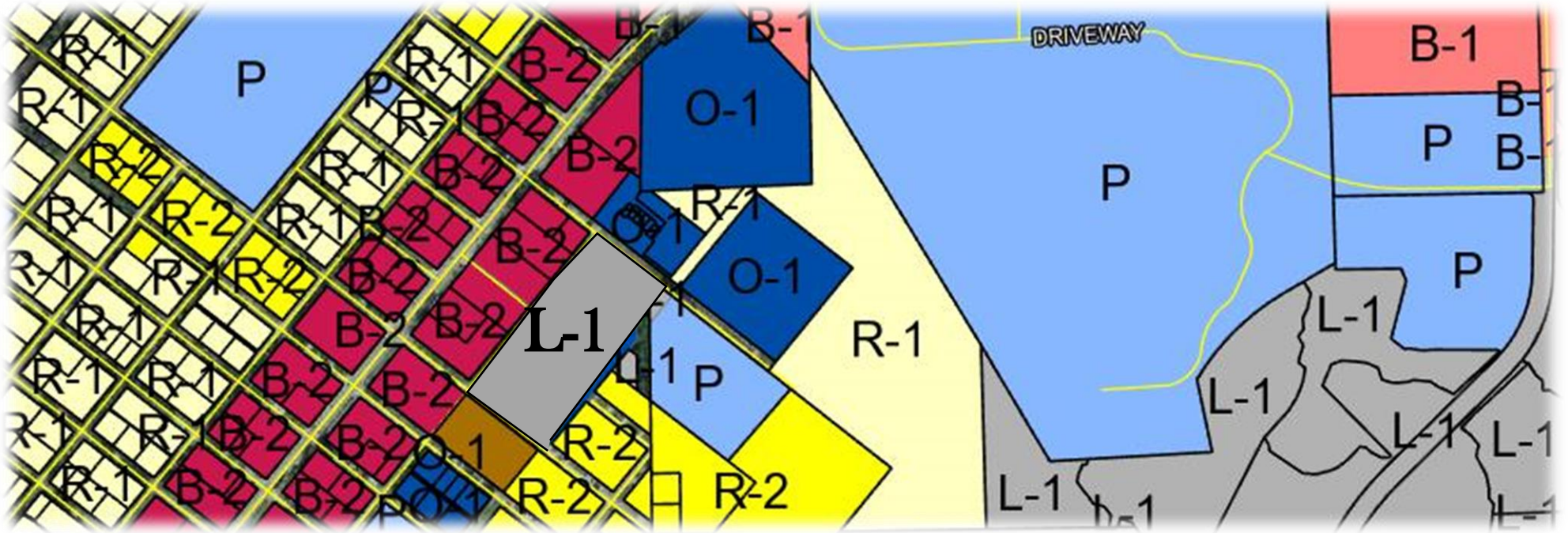
- 1) The property is currently zoned B-2 (Commercial District) and O-1 (Office District) See Attachment A, the request is to amend the Zoning map designation of the portion assigned O-1 Zoning to L-1 (Light Industrial) See Attachment B;
- 2) The associated Future Land Use Map Amendment designation is regarding the rear portion of the subject site that is currently assigned PUB (Public) See Attachment C, the request is to amend the Future Land Use Map designation to IND (Industrial) See Attachment D.

With this property being located in an environment of mixed uses, which is where along East Moody Boulevard is predominantly B-2, which will remain on this portion of the site. Whereas the rear portion with O-1 zoning abuts smaller sites that are currently designated as L-1. Therefore, this request is believed to meet the objective of the City's Plan. If approved, the amendments will contribute to the role of creating a more vibrant, mixed of uses in the vicinity. To confirm what is being applied to formulate such conclusion is Section 34-120(a) of the Land Development Code, which states that the purpose and intent of the L-1 zoning district is to provide area with principal use of land for light manufacturing, and fabricating, to name a few. While also with the intent to protect nearby residential districts. All of these requirements were taken into consideration, with the intent of following applicable standards as allowed.



CURRENT ZONING

O-1 ()



PROPOSED ZONING

L-1 ()

ORDINANCE 2023-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 6.74± ACRES, OWNED BY GPR1 LLC, BEARING PARCEL ID: 10-12-30-0850-00180-0000 LOCATED DIRECTLY EAST OF EAST MOODY BOULEVARD AND ABUTTING CANAKARIS STREET BETWEEN SOUTH CHAPEL STREET AND DR CARTER BOULEVARD IN THE CITY OF BUNNELL LIMITS FROM THE “O-1, OFFICE, MEDICAL AND RELATED SERVICES DISTRICT” TO THE “L-1, LIGHT INDUSTRIAL DISTRICT” ALONG THE REAR 4.8 ± ACRES PORTION; 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, Gpr1 LLC, the owner of certain real property, which land totals 6.74± acres in size located at 901 East Moody Boulevard and is assigned Tax Parcel Identification Number 10-12-30-0850-00180-0000 by the Property Appraiser of Flagler County; and

WHEREAS, Duane Sizemore, Contract-Purchaser has applied to the City of Bunnell pursuant to the controlling provisions of State law and the *Code of Ordinances of the City of Bunnell*, to have the subject property rezoned to the “L-1, Light Industrial” district zoning classification from the existing “O-1, Office, Medical and Related Services” district zoning classification; and

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

WHEREAS, on January 5, 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 property 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 property as well as the recitals (whereas clauses) to this Ordinance.

(b) The subject property, which is 6.74± acres in size, is located 901 East Moody Boulevard in the City of Bunnell.

(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 property, as depicted in the map attached to this Ordinance, and totaling 6.74± acres in size, shall be rezoned to the “L-1, Light Industrial” district zoning classification from the existing “O-1, Office, Medical and Related Services” district zoning classification;

LEGAL DESCRIPTION: BLOCKS 18, 33, 34 AND 37, TOWN OF BUNNELL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY IN DEED BOOK 23, PAGE 207 AND DEED BOOK 24, PAGE 539 AND PARTIAL RELEASE IN DEED BOOK 39, PAGE 59 AND LESS THE SOUTH 27 FEET OF LOTS 7, 8, 9, 10, 11, AND 12 AND THE NORTH 23 FEET OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 33, TOGETHER WITH THE NORTHEASTERLY 1/2 OF VACATED SOUTH PEACH STREET AND THE SOUTHWESTERLY 1/2 OF VACATED SOUTH ORANGE STREET VACATED BY CITY OF BUNNELL ORDINANCE #1979-4, RECORDED IN OFFICIAL

RECORDS BOOK 264, PAGE 501, AND ALL RIGHT, TITLE AND INTEREST IN AND TO THE ALLEYWAYS VACATED BY THE CITY OF BUNNELL ORDINANCE #1977-1, RECORDED IN OFFICIAL RECORDS BOOK 85, PAGE 555 AND THAT PORTION OF PEACH STREET AND ORANGE STREET LYING SOUTH OF EAST COURT AVENUE AND NORTH OF EAST CANAL AVENUE AS VACATED BY CITY OF BUNNELL ORDINANCE NO. 1977-2, RECORDED IN OFFICIAL RECORDS BOOK 85, PAGE 556; ALSO MARION STREET BETWEEN THE NORTHERLY INTERSECTION OF CANAL AVENUE AND THE NORTHERLY INTERSECTION OF SOUTH LEMON STREET, AS NOW LAID OUT AND PLATTED PER SAID TOWN OF BUNNELL, AS RECORDED IN OFFICIAL RECORDS BOOK 315, PAGE 63; ALL SITUATED AND RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

ADDRESS: 901 East Moody Boulevard

TAX PARCEL IDENTIFICATION NUMBER: 10-12-30-0850-00180-0000

(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 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 the effective date of Ordinance 2022-XX.

First Reading: approved on this _____ day of _____, 2023

Second Reading/Final Reading: adopted on this _____ day of _____ 2023.

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

Exhibit "A"

Existing Zoning

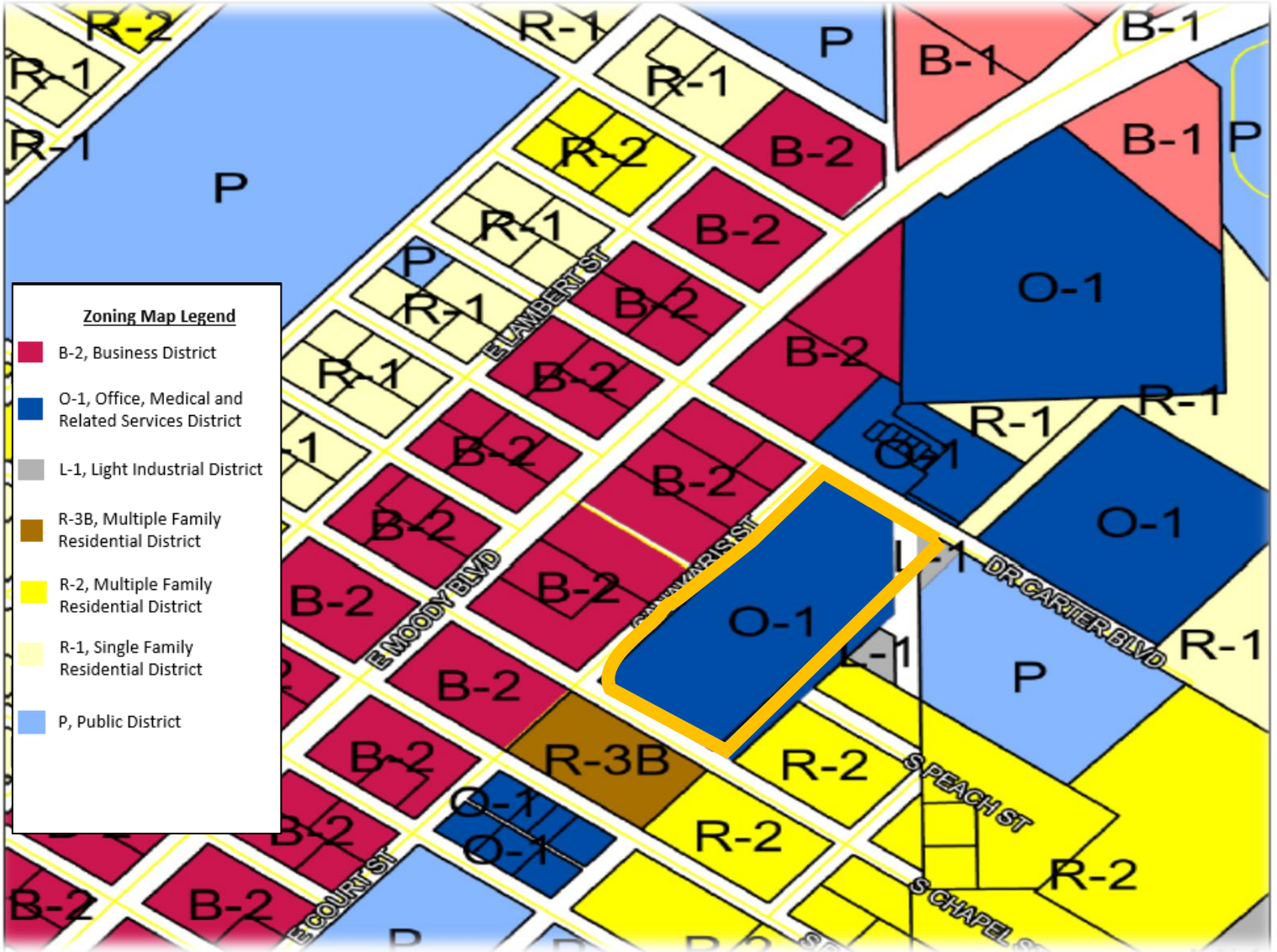


Exhibit "B"

Proposed Rezoning

