



*Crossroads of Flagler County*

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

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

**Tuesday, April 4, 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. March 7, 2023 Planning, Zoning and Appeals Board Minutes
  - New Business:**
  4. FLUMA 2023-07 Requesting to change the Future Land Use Map in the Comprehensive Plan for 2.6+/- acres of land, owned by Dale Boudreaux, Bearing Parcel ID: 16-13-31-2000-00030-0080 from Flagler County "Residential Low Density/Rural Estate" to City of Bunnell "Agriculture" Future Land Use designation.
  5. ZMA 2023-07 Requesting to change the official zoning map for 2.6+/- acres of land, owned by Dale Boudreaux, Bearing Parcel ID: 16-13-31-2000-00030-0080 from Flagler County "MH-1, Rural Mobile Home District" to City of Bunnell "AG, Agriculture District".
  6. FLUMA 2023-08 Requesting to change the Future Land Use Map in the Comprehensive Plan for 1.9+/- acres of land, owned by Dale Boudreaux, Bearing the Parcel ID: 16-13-31-2000-00030-0070 from Flagler County "Residential Low Density/Rural Estates" to City of Bunnell "Agriculture" Future Land Use designation.
  7. ZMA 2023-08 Requesting to change the Official Zoning Map for 1.9+/- acres of land, owned by Dale Boudreaux, Bearing Parcel ID: 16-13-31-2000-00030-0070 from the Flagler County "MH-1, Rural Mobile Home District" to the City of Bunnell "AG, Agriculture District".

**Old Business: None**

### **8. Public Comment**

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

## **9. Board comment**

## **10. 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

March 7, 2023 Planning, Zoning and Appeals Board Minutes

Type

Minutes



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

*Crossroads of Flagler County*

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

**Tuesday, March 7, 2023**

**6:00 PM**

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

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- 1. Call Meeting to Order for Planning and Zoning Meeting and Roll Call**  
Chair Lilavois called the meeting to order at 6:00 PM and led the Pledge of Allegiance.

**Present:** Carl Lilavois, Chair; Gary Masten, Co-Chair; Nealon Joseph; Lyn Lafferty; Gary Gardner (Alternate)

**Excused:** Manuel Madaleno

**Non-Voting:** City Attorney Paul Waters; Community Development Coordinator Adrian Calderin; Community Development Director Bernadette Fisher; City Engineer Marcus DePasquale.

- 2. Disclosure of Ex-Parte communications.**  
None

- 3. Approval of Minutes**

- a. January 5, 2023, Planning, Zoning and Appeals Board Minutes**

**Motion:** Approve the January 5, 2023, Planning, Zoning and Appeals Board Meeting Minutes.

**Moved By:** Nealon Joseph

**Seconded By:** Gary Masten

**Board Discussion:** None

**Public Discussion:** None

**Roll Call Vote:**

Carl Lilavois – Yes

Gary Masten – Yes

Nealon Joseph – Yes

Lyn Lafferty – Yes

Gary Gardner – Yes

**Vote:** Motion carried by unanimous vote

### **New Business:**

- 4. SE 2023-01 Request to Modify the Approved special exception for the proposed Stillwell Apartments multi-family development.**

Community Development Coordinator Calderin introduced and explained the item. He explained the developers previously received special exception permission for this project on December 19, 2017. Due to a slight change in

the approved plans, this request for a modification to the previously approved special exception is required.

Board Member Lafferty asked if the elevation is being changed from 2-stories to 3-stories. Community Development Director Fisher stated the project was originally approved at 3-stories and only the layout of the site has changed from the originally approved special exception. Board Member Lafferty further asked if the project would have 250 units. Community Development Director Fisher answered 240 units are proposed, but the developer has the ability to increase it to 250 units under the 2017 approval. Any proposed changes in unit numbers over 250 would have to be heard by the Planning, Zoning and Appeals Board.

Co-Chair Masten asked how this project will work in conjunction with the City's wastewater treatment facility. City Engineer DePasquale stated they have reserved capacity for the facility since 2018. Co-Chair Masten further asked if the capacity issues will stall the project. City Engineer DePasquale answered the wastewater treatment facility has capacity for this as they have capacity reservation.

Co-Chair Masten asked if emergency access was a new addition to the plans and if they need permission to access State Road 100. City Engineer DePasquale said a Florida Department of Transportation access permit is one of the permits the developer will be required to obtain. A question about the existing apron was asked and whether it will be used as the main entrance. Kris Rowley, as the Project Engineer representing Zev Cohen, said that is correct; the current apron will be the main entrance.

Board Member Joseph asked if the developers plan on taking advantage of a County ordinance and utilizing some of the units for affordable housing. Rob Merrell with Cobb Cole explained this will not have affordable housing and is being presented as a high luxury, market rate apartment complex.

Kris Rowley gave a brief history of the project and the current status of what is needed for the project to move forward.

Co-Chair Masten asked if a traffic study has been conducted for the subject property. Kris Rowley said a traffic impact study has been submitted to FDOT and they have recommended some upgrades that deviate from the plans a bit.

Board Member Lafferty asked if the City will be responsible for the trash compactor if anything were to happen to it. City Engineer DePasquale said that will be the sole responsibility of the property owners to maintain the compactors and the leachate collection system indefinitely; a developers agreement will be presented to the Commission for this to be documented. Co-Chair Masten asked if this includes the lift station. City Engineer DePasquale confirmed the project will have a private lift station which will be the sole responsibility of the property owners to maintain.

**Motion:** Approve SE 2023-01 Request to Modify the approved special exception for the proposed Stillwell Apartments multi-family development with staff's recommended conditions.

**Moved By:** Lyn Lafferty

**Seconded By:** Gary Masten

**Roll Call Vote:**

Carl Lilavois – Yes  
Gary Masten – Yes  
Nealon Joseph – Yes  
Lyn Lafferty – Yes  
Gary Gardner – Yes

**Vote:** Motion carried by unanimous vote

**5. MJSP 2023-04 Request major site plan approval for Stillwell Apartments**

Community Development Coordinator Calderin introduced and explained the item. He explained major site plan approval was not granted when the project was first introduced to the City back in 2017. The developers are now presenting new civil site plans and are requesting approval for their plans as required by the Land Development Code.

Board Member Joseph said he encourages affordable housing to be implemented into the project as it could benefit the City and Flagler County as a whole.

Board Member Lafferty asked plans were approved in the past for this project. Community Development Director Fisher explained only the special exception was approved but typically it would be both a special exception and major site plan according to the Land Development Code.

Co-Chair Masten asked what the time frame will be to start breaking ground. Alex Love, the Development Manager, said once they get all the required permits, they will be ready to go. The estimated time for construction to start is in April.

**Motion:** Approve MJSP 2023-04 Request major site plan approval for Stillwell Apartments with staff's recommended conditions.

**Moved By:** Nealon Joseph

**Seconded By:** Gary Gardner

**Roll Call Vote:**

Carl Lilavois – Yes  
Gary Masten – Yes  
Nealon Joseph – Yes  
Lyn Lafferty – Yes  
Gary Gardner – Yes

**Vote:** Motion carried by unanimous vote

**Old Business: None**

**6. Public Comment**

None

**7. Board comment**

A minor discussion ensued about the site plan process and if, hypothetically, the developer's changed for this project.

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

**Motion:** Adjourn

**Moved By:** Nealon Joseph

**Seconded By:** Lyn Lafferty

**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: 3/17/2023  
Department: Community Development  
Subject: FLUMA 2023-07 Requesting to change the Future Land Use Map in the Comprehensive Plan for 2.6+/- acres of land, owned by Dale Boudreaux, Bearing Parcel ID: 16-13-31-2000-00030-0080 from Flagler County "Residential Low Density/Rural Estate" to City of Bunnell "Agriculture" Future Land Use designation.

Property Address: Parcel ID: 16-13-31-2000-00030-0080  
Zoning Designation: MH-1, Rural Mobile Home (Flagler County)  
Future Land Use Designation: Residential Low Density/Rural Estates (Flagler County)  
Agenda Section: New Business

#### ATTACHMENTS:

Description	Type
Draft Ordinance 2023-XX Boudreaux Future Land Use Amendment	Ordinance
Location Map	Location Map(s)
Proposed Future Land Use Map	Exhibit
Applicant's Project Narrative	Exhibit

#### Summary/Highlights:

The applicant is requesting a small-scale amendment to the City of Bunnell Comprehensive Plan Map to change the Future Land Use Map (FLUM) designation on a 2.6+/- acre property from Flagler County "Residential Low Density/Rural Estates" to the City of Bunnell "Agriculture" Future Land Use designation.

The subject property has a companion request for rezoning (Project No. ZMA 2023-07) from Flagler County "MH-1, Rural Mobile Home" to City of Bunnell "AG, Agriculture District".

Additionally, prior The owner has requested for voluntary annexation and is scheduled to be heard by the City Commission for First Reading on April 10, 2023.

This request was advertised in the Observer local news on March 23, 2023. Notices were mailed out to adjacent property owners within 300 feet of the subject property on March 22, 2023. Signs detailing the time, location, and what is being requested were posted on the subject property on March 22, 2023.



**Background:**

The applicant, Dale Boudreaux, owns a 2.6+/- acre vacant property bearing Parcel ID: 16-13-31-2000-00030-0080 assigned by the Flagler County Property Appraiser's Office. The applicant plans to expand their Queen Palm tree nursery onto this and another adjacent property after it has been annexed into The City.

The parcel's current FLUM designation is Flagler County "Residential Low Density/Rural Estate". This land use designation, according to Policy A.1.1.2 in the Comprehensive Plan of Flagler County, Florida, allows a density of 1 unit per gross acre.

The proposed FLUM designation is City of Bunnell "Agriculture". According to the FLU Policy 13.7, this Land Use designation allows for a residential density of 1 dwelling unit per acre, and allows for a multitude of permissible agricultural uses, one of which includes floriculture and nursery products as is being proposed by the applicant. This land use designation is an acceptable transition from the unincorporated FLUM designation as it is retaining the residential density but also allowing for agricultural operations to occur on the property.

**Staff Recommendation:**

Staff recommends the Planning, Zoning and Appeals Board to recommend approval to the City Commission for the applicant's request to amend the City of Bunnell Comprehensive Plan Future Land Use Map to change the Future Land Use designation on the subject property from the Flagler County "Residential Low Density/Rural Estate" designation to the City of Bunnell "Agriculture" Designation.

**City Attorney Review:**

Approved

## 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 2.6± ACRES, OWNED BY DALE BOUDREAU, BEARING PARCEL ID: 16-13-31-2000-00030-0080 LOCATED DIRECTLY SOUTH OF COUNTY ROAD 200 AND EAST OF THE INTERSECTION BETWEEN FAVORETTA ROAD AND COUNTY ROAD 200 IN THE CITY OF BUNNELL LIMITS FROM FLAGLER COUNTY “RESIDENTIAL LOW DENSITY/RURAL ESTATES” TO CITY OF BUNNELL “AGRICULTURE (AG)”; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; 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: 16-13-31-2000-00030-0080, located in the City of Bunnell; and

**WHEREAS**, the owner of the property, Dale Boudreaux, 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 April 4, 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 "Agriculture" 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:** BEING A PORTION OF THE MAP OF FAVORETTA, INCLUDING THE UN-NAMED ALLEYS AND ROADS LYING WITHIN, PLAT BOOK 1, PAGE 5, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LYING IN A PORTION OF TRACT 5, BLOCK A, MAP OF BUNNELL DEVELOPMENT COMPANY'S LAND, PER PLAT BOOK 1, PAGE 1, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. ALL LYING IN PORTION OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), SECTION 21, TOWNSHIP 13 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, LYING SOUTHERLY OF COUNTY ROAD 200 (A 50' INGRESS, EGRESS & UTILITIES RIGHT-OF-WAY EASEMENT). THIS PARCEL INCLUDES ALL THE UN-NAMED ALLEYS AND ROADS LYING WITHIN THE FOLLOWING DESCRIPTION. ALL BEING IN THE CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE BEING THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER

(1/4), SECTION 21, TOWNSHIP 13 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT 5, BLOCK A, MAP OF BUNNELL DEVELOPMENT COMPANY'S LAND, PER PLAT BOOK 1, PAGE 1, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT BEING A FOUND 4" X 4" CONCRETE MONUMENT, D.D. MOODY PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD #94045; THENCE NORTH 89 DEGREES 31 MINUTES 08 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID TRACT 5, BLOCK A AND THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 21, A DISTANCE OF 381.95 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF COUNTY ROAD 200 (A 50' WIDE INGRESS, EGRESS & UTILITIES RIGHT-OF-WAY EASEMENT), SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 51 DEGREES 53 MINUTES 48 SECONDS EAST ALONG THE SAID SOUTHEASTERLY LINE, A DISTANCE OF 16.64 FEET TO A FOUND 5/8" IRON ROD & CAP LB 7230 MARKING THE NORTHWESTERLY CORNER OF A PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 2089, PAGES 1265 AND 1266, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE SOUTH 39 DEGREES 32 MINUTES 15 SECONDS EAST ALONG THE SOUTHERWESTERLY LINE OF SAID PARCEL, A DISTANCE OF 348.48 FEET; THENCE SOUTH 50 DEGREES 27 MINUTES 45 SECONDS WEST, A DISTANCE OF 631.90 FEET TO A POINT OF INTERSECTION ON THE EASTERLY RIGHT-OF-WAY EASEMENT LINE FOR FAVORETTA ROAD (A 100' WIDE INGRESS, EGRESS & UTILITIES RIGHT-OF-WAY EASEMENT PER O.R. 1806, PAGE 1459, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA), SAID POINT BEING ON A CURVE AND SAID LINE BEING NON-RADIAL TO CURVE, CONCAVE EASTERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 01 DEGREES 40 MINUTES 10 SECONDS, A RADIUS OF 486.00 FEET, A CHORD BEARING NORTH 19 DEGREES 56 MINUTES 47 SECONDS EAST, A CHORD DISTANCE 14.16 FEET; THENCE ALONG THE ARC OF SAID CURVE A LENGTH OF 14.16 FEET TO A POINT OF TANGENT; THENCE CONTINUE ALONG THE EASTERLY RIGHT-OF-WAY EASEMENT LINE OF SAID FAVORETTA ROAD NORTH 20 DEGREES 46 MINUTES 52 SECONDS EAST, A DISTANCE OF 690.25 FEET TO A POINT OF INTERSECTION ON THE SOUTHEASTERLY RIGHT-OF-WAY EASEMENT LINE OF AFORESAID COUNTY ROAD 200; THENCE NORTH 51 DEGREES 53 MINUTES 48 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 3.39 FEET TO A TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH THAT CERTAIN 100 FOOT INGRESS, EGRESS & UTILITIES RIGHT-OF-WAY EASEMENT AS IN USE FOR FAVORETTA ROAD AS DESCRIBED IN EXHIBIT "A", PER OFFICIAL RECORD BOOK 1806, PAGES 1459 – 1460, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. ALL BEING IN THE CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.6 ACRES MORE OR LESS  
**TAX PARCEL IDENTIFICATION NUMBER:** 16-13-31-2000-00030-0080

**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:

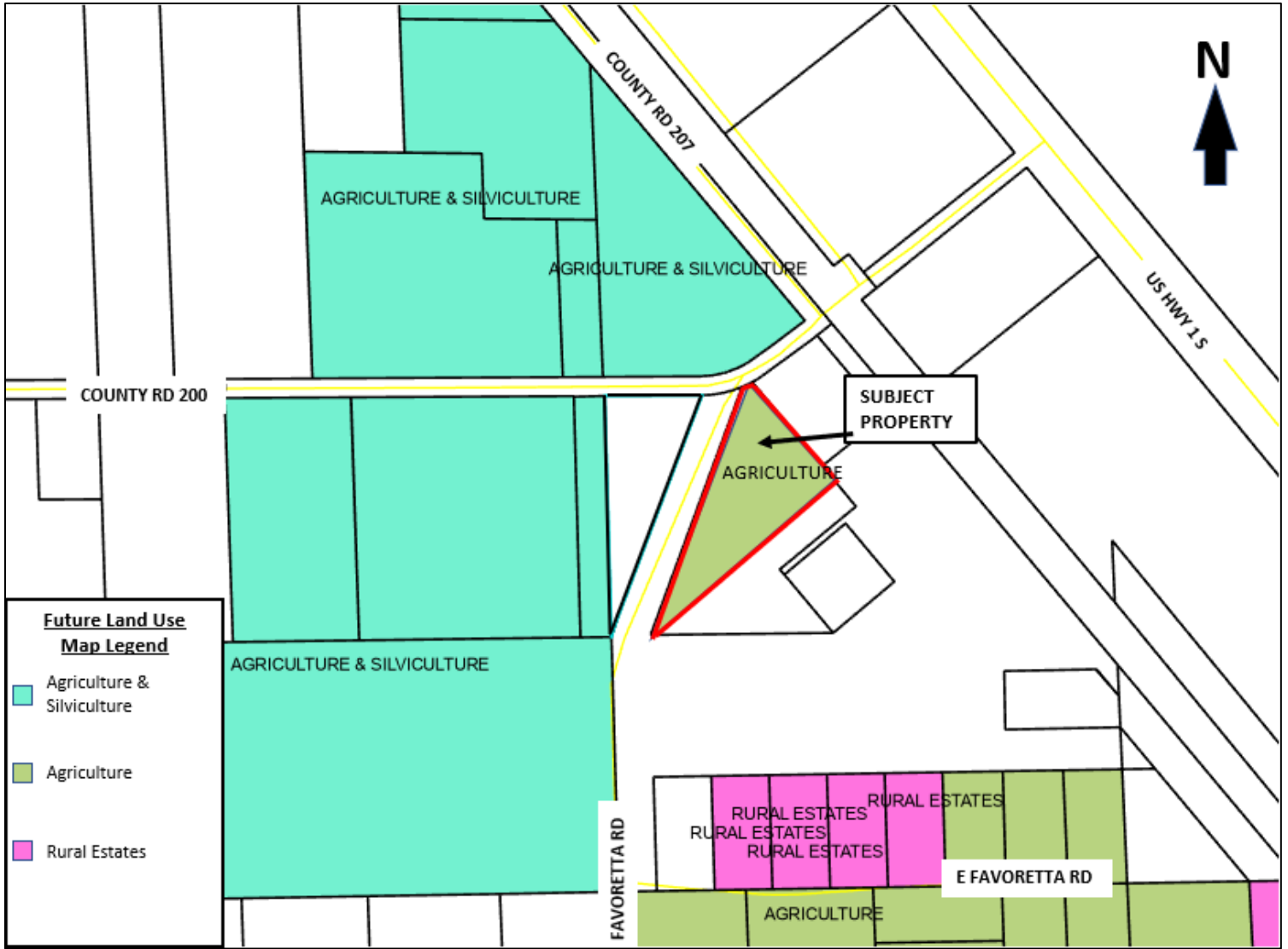
\_\_\_\_\_

Seal:

Kristen Bates, CMC, City Clerk

# Exhibit "A"

## Amended Future Land Use Map

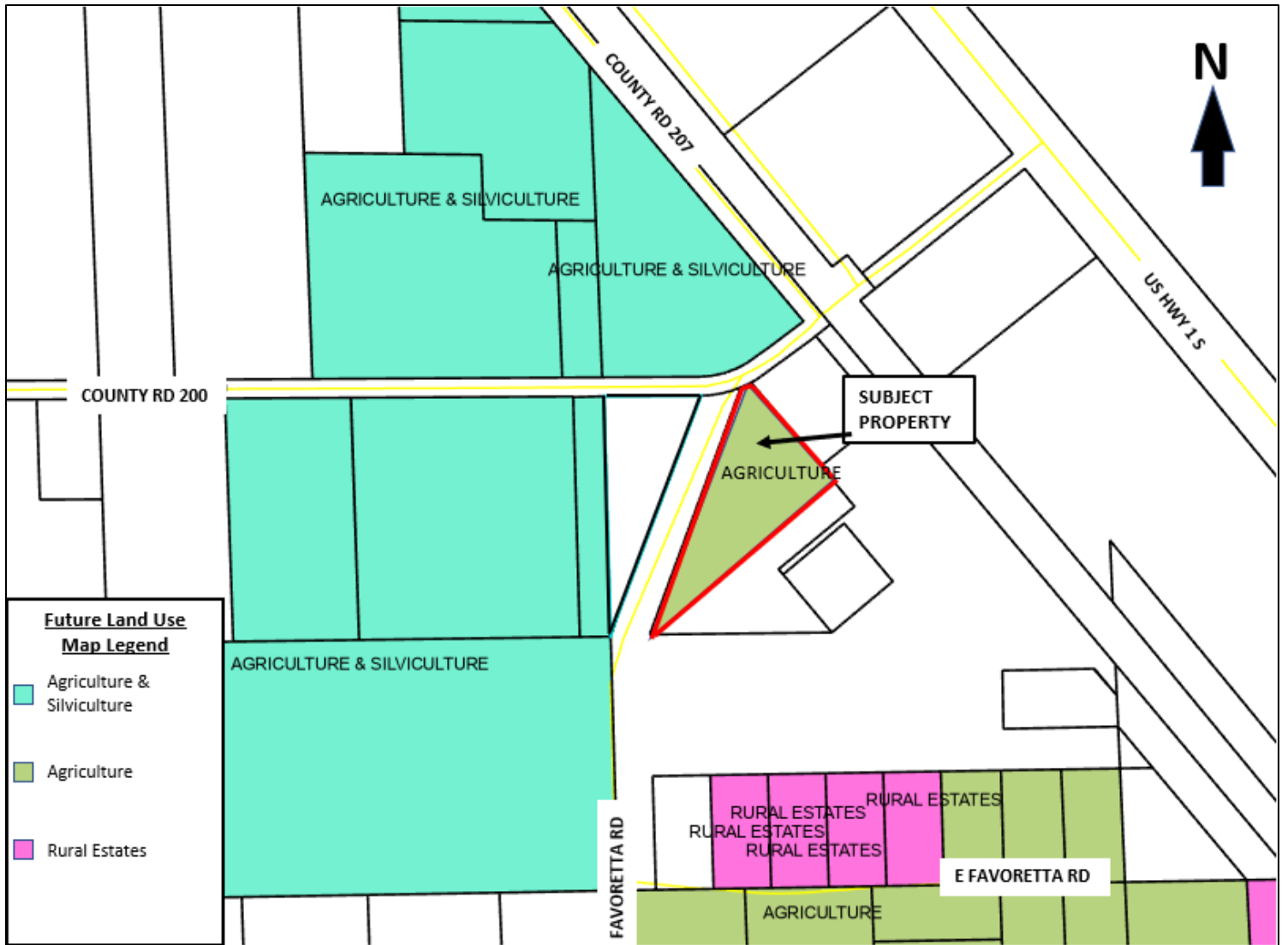


Location Map





# Proposed Future Land Use Map



BPG Farms LLC  
705 Hope Street  
Ormond Beach, FL 32174  
P: (386) 882-3671  
C: (386) 405-0300  
Nursery Reg #: 48025432



## Narrative

This Narrative is to inform the City of Bunnell of the existing conditions as well as what BPG Farms LLC would like to build out in the future as proposed as part of the development application. Currently Dale Boudreaux, the owner, owns multiple parcels of land. From west to east the parcels are 21-13-31-0650-000B0-0021 (previously annexed into City of Bunnell), 16-13-31-2000-00030-0070 (county), and 16-13-31-2000-00030-0080 (county) also seen in *Figure 1*. They are all currently vacant and have trees, grass, and shrubs throughout. As the western most property was previously annexed, we would like to annex the two eastern properties (parcels ending in 0070 and 0080) into the City of Bunnell.

We would like to expand our Queen Palm (*Syagrus Romanzoffiana*) nursery onto these properties over time. We're currently planning on mostly running the operation on the two western parcels with the eastern parcel being used sometime in the future depending on the economic climate. On the western two parcels we would like to put up a 108' x 40' pole barn to run our operations from for our equipment, fertilizer, seedlings, tools, etc. along with a temporary office trailer (determined sometime after) to run our administrative office out of. We would put a well on the property for irrigation and office use along with a modest septic tank and drain field for operational wastewater needs.

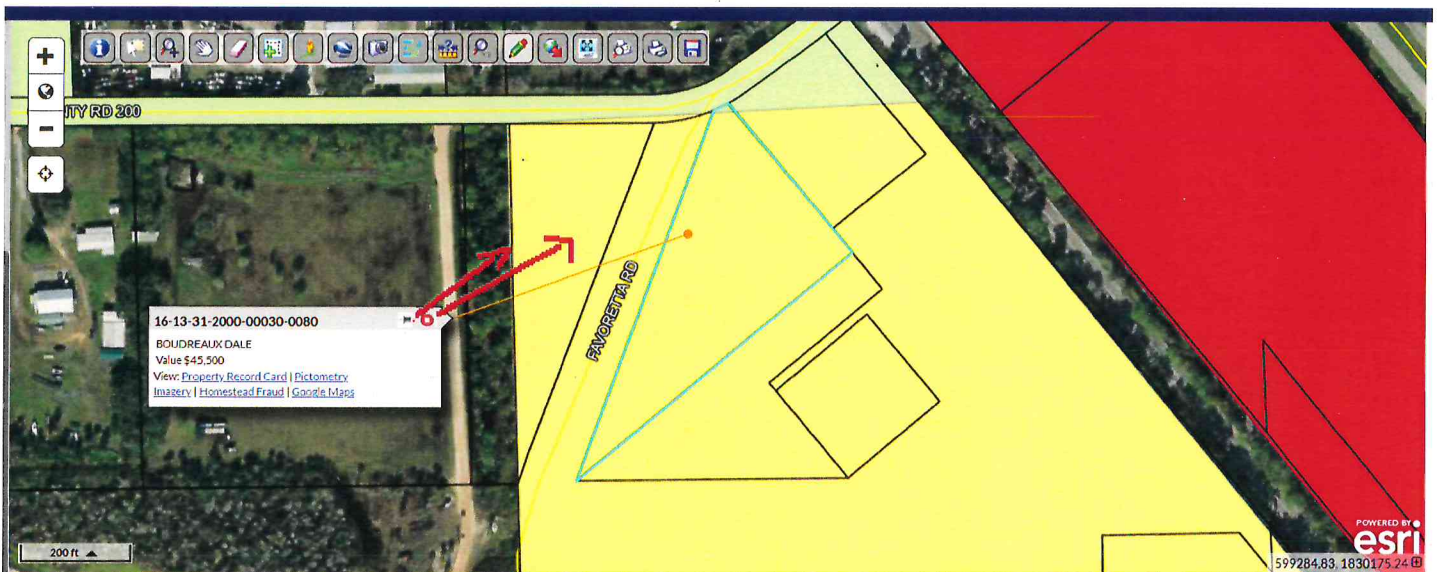


Figure 1. Owned Parcels per red lines pointing to all three

We would roughly position the pole barn as the below Figure 2 to set the pole barn far enough back to comply with any setbacks. Besides the temporary office trailer no other permanent structures would be on site. We currently do not have any plans for the eastern most property at this time. If anyone has any questions or concerns, certainly contact us.

Dated: 02/24/2023

Dale Boudreaux, Owner

A handwritten signature in black ink, appearing to read 'Dale Boudreaux', written over a white background.

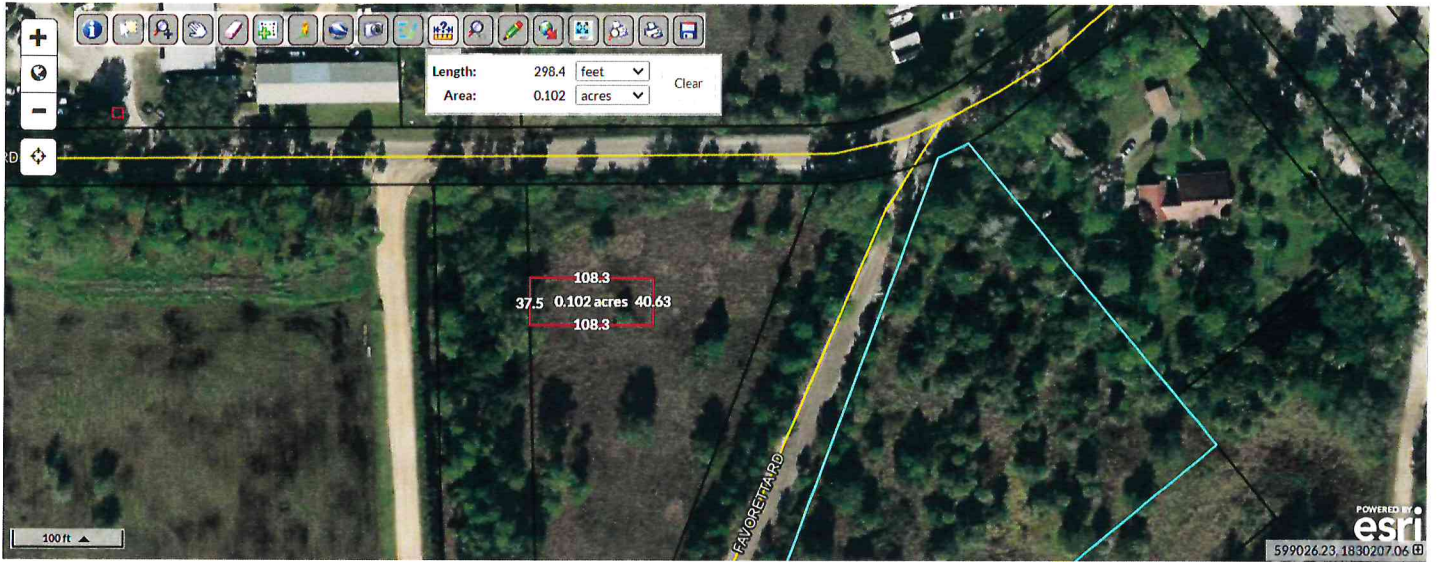


Figure 2. Approximate location of 108' x 40' pole barn



## City of Bunnell, Florida

### Agenda Item No. 5.

Document Date: 3/17/2023  
Department: Community Development  
Subject: ZMA 2023-07 Requesting to change the official zoning map for 2.6+/- acres of land, owned by Dale Boudreaux, Bearing Parcel ID: 16-13-31-2000-00030-0080 from Flagler County "MH-1, Rural Mobile Home District" to City of Bunnell "AG, Agriculture District".

Property Address: Parcel ID: 16-13-31-2000-00030-0080  
Zoning Designation: MH-1, Rural Mobile Home (Flagler County)  
Future Land Use Designation: Residential Low Density/Rural Estates (Flagler County)  
Agenda Section: New Business

#### **ATTACHMENTS:**

Description	Type
Draft Ordinance 2023-XX Boudreaux Rezoning	Ordinance
Location Map	Location Map(s)
Proposed Zoning Map	Exhibit
Applicant's Project Narrative	Exhibit

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

The applicant is requesting an amendment to the Official Zoning Map to change the zoning on a 2.6+/- acre property from the Flagler County "MH-1, Rural Mobile Home District" to the City of Bunnell "AG, Agriculture District".

The subject property has a companion request for a FLUM Amendment (Project No. FLUMA 2023-07) from Flagler County "Residential Low Density/Rural Estate" to City of Bunnell "Agriculture".

The owner has requested for voluntary annexation and is scheduled to be heard by the City Commission for First Reading on April 10, 2023.

This request was advertised in the Observer local news on March 23, 2023. Notices were mailed out to adjacent property owners within 300 feet of the subject property on March 22, 2023. Signs detailing the time, location, and what is being requested were posted on the subject property on March 22, 2023.

**Background:**

The applicant, Dale Boudreaux, owns a 2.6+/- acre vacant parcel bearing Parcel ID: 16-13-31-2000-00030-0080 assigned by the Flagler County Property Appraiser's Office. The applicant plans on expanding their tree nurse business to this and another property.

The property is currently zoned Flagler County "MH-1, Rural Mobile Home". The purpose of this zoning district is to provide a transition between the agricultural and urban land use district and to accommodate existing areas that are predominantly a mixture of single-family and mobile home dwellings. Agriculture uses are allowed in this zoning but at the bare minimum of raising crops and keeping of animals for personal use. This district mainly consists of a variety of residential uses.

The proposed zoning classification is City of Bunnell "AG, Agricultural District". This City zoning district will allow for the list to expand for the agricultural uses that can occur on this property while also accommodating for residential uses that include single-family residences, mobile, and manufactured homes. The zoning district will be consistent with what is already in existence in the surrounding area that is within the City of Bunnell limits.

**Staff Recommendation:**

Staff recommends the Planning, Zoning and Appeals Board recommend approval to the City Commission for the applicant's request to rezone the subject property from Flagler County "MH-1, Rural Mobile Home District" to City of Bunnell "AG, Agriculture District".

**City Attorney Review:**

Approved

## ORDINANCE 2023-XX

**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY CONTAINING 2.6± ACRES, OWNED BY DALE BOUDREAU, BEARING PARCEL ID: 16-13-31-2000-00030-0080 LOCATED DIRECTLY SOUTH OF COUNTY ROAD 200 AND EAST OF THE INTERSECTION BETWEEN FAVORETTA ROAD AND COUNTY ROAD 200 IN THE CITY OF BUNNELL LIMITS FROM FLAGLER COUNTY “MH-1, RURAL MOBILE HOME DISTRICT” TO CITY OF BUNNELL “AG, AGRICULTURE DISTRICT”; 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**, Dale Boudreau, the owner of certain real property, which land totals 2.6± acres in size and is assigned Tax Parcel Identification Number 16-13-31-2000-00030-0080 by the Property Appraiser of Flagler County; and

**WHEREAS**, Dale Boudreau 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, totaling 2.6± acres located directly south of County Road 200 and east of the intersection between Favoretta Road and County Road 200, rezoned to City of Bunnell “AG, Agriculture District” zoning classification from the existing Flagler County “MH-1, Rural Mobile Home” 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 is comports with sound and generally accepted land use planning practices and principles as well as whether the application is consistent with the goals, objectives and policies set forth in the City’s *Comprehensive Plan*; and

**WHEREAS**, on April 4, 2023 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 City of Bunnell has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.
- (c) The exhibits to this Ordinance are incorporated herein as if fully set forth herein verbatim.

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

- (a) Upon enactment of this Ordinance, the following described property, as depicted in Exhibit "A" attached to this Ordinance, and totaling 2.6± acres in size, shall be rezoned to the City of Bunnell "AG, Agriculture District" zoning classification from the existing Flagler County "MH-1, Rural Mobile Home District" zoning classification;

**LEGAL DESCRIPTION:** BEING A PORTION OF THE MAP OF FAVORETTA, INCLUDING THE UN-NAMED ALLEYS AND ROADS LYING WITHIN, PLAT BOOK 1, PAGE 5, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LYING IN A PORTION OF TRACT 5, BLOCK A, MAP OF BUNNELL DEVELOPMENT COMPANY'S LAND, PER PLAT BOOK 1, PAGE 1, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. ALL LYING IN PORTION OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), SECTION 21, TOWNSHIP 13 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, LYING SOUTHERLY OF COUNTY ROAD 200 (A 50' INGRESS, EGRESS & UTILITIES RIGHT-OF-WAY EASEMENT). THIS PARCEL INCLUDES ALL THE UN-NAMED ALLEYS AND ROADS LYING WITHIN THE FOLLOWING DESCRIPTION. ALL BEING IN THE CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE BEING THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), SECTION 21, TOWNSHIP 13 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT 5, BLOCK A, MAP OF BUNNELL DEVELOPMENT COMPANY'S LAND, PER PLAT BOOK 1, PAGE 1, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT BEING A FOUND 4" X 4" CONCRETE MONUMENT, D.D. MOODY PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD #94045; THENCE NORTH 89 DEGREES 31 MINUTES 08 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID TRACT 5, BLOCK A AND THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 21, A DISTANCE OF 381.95 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF COUNTY ROAD 200 (A 50' WIDE INGRESS, EGRESS & UTILITIES RIGHT-OF-WAY EASEMENT), SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 51 DEGREES 53 MINUTES 48 SECONDS EAST ALONG THE SAID SOUTHEASTERLY LINE, A DISTANCE OF 16.64 FEET TO A FOUND 5/8" IRON ROD & CAP LB 7230 MARKING THE NORTHWESTERLY CORNER OF A PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 2089, PAGES 1265 AND 1266, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE SOUTH 39 DEGREES 32 MINUTES 15 SECONDS EAST ALONG THE SOUTHERWESTERLY LINE OF SAID PARCEL, A DISTANCE OF 348.48 FEET; THENCE SOUTH 50 DEGREES 27 MINUTES 45 SECONDS WEST, A DISTANCE OF 631.90 FEET TO A POINT OF INTERSECTION ON THE EASTERLY RIGHT-OF-WAY EASEMENT LINE FOR FAVORETTA ROAD (A 100' WIDE INGRESS, EGRESS & UTILITIES RIGHT-OF-WAY EASEMENT PER O.R. 1806, PAGE 1459, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA), SAID POINT BEING ON A CURVE AND SAID LINE BEING NON-RADIAL TO CURVE, CONCAVE EASTERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 01 DEGREES 40 MINUTES 10 SECONDS, A RADIUS OF 486.00 FEET, A CHORD BEARING NORTH 19 DEGREES 56 MINUTES 47 SECONDS EAST, A CHORD DISTANCE 14.16 FEET; THENCE ALONG THE ARC OF SAID CURVE A LENGTH OF 14.16 FEET TO A POINT OF TANGENT; THENCE CONTINUE ALONG THE EASTERLY RIGHT-OF-WAY EASEMENT LINE OF SAID FAVORETTA ROAD NORTH 20 DEGREES 46 MINUTES 52 SECONDS EAST, A DISTANCE OF 690.25 FEET TO A POINT OF INTERSECTION ON THE SOUTHEASTERLY RIGHT-OF-WAY EASEMENT LINE OF AFORESAID COUNTY ROAD 200; THENCE NORTH 51 DEGREES 53 MINUTES 48 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 3.39 FEET TO A TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH THAT CERTAIN 100 FOOT INGRESS, EGRESS & UTILITIES RIGHT-OF-WAY EASEMENT AS IN USE FOR FAVORETTA ROAD AS DESCRIBED IN EXHIBIT "A", PER OFFICIAL RECORD BOOK 1806, PAGES



1459 – 1460, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. ALL BEING IN THE CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.6 ACRES MORE OR LESS

**TAX PARCEL IDENTIFICATION NUMBER:** 16-13-31-2000-00030-0080

(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 to be invalid, unlawful, or unconstitutional.

### **Section 6. Non-codification.**

This Ordinance shall 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 2023-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:

\_\_\_\_\_

Seal:

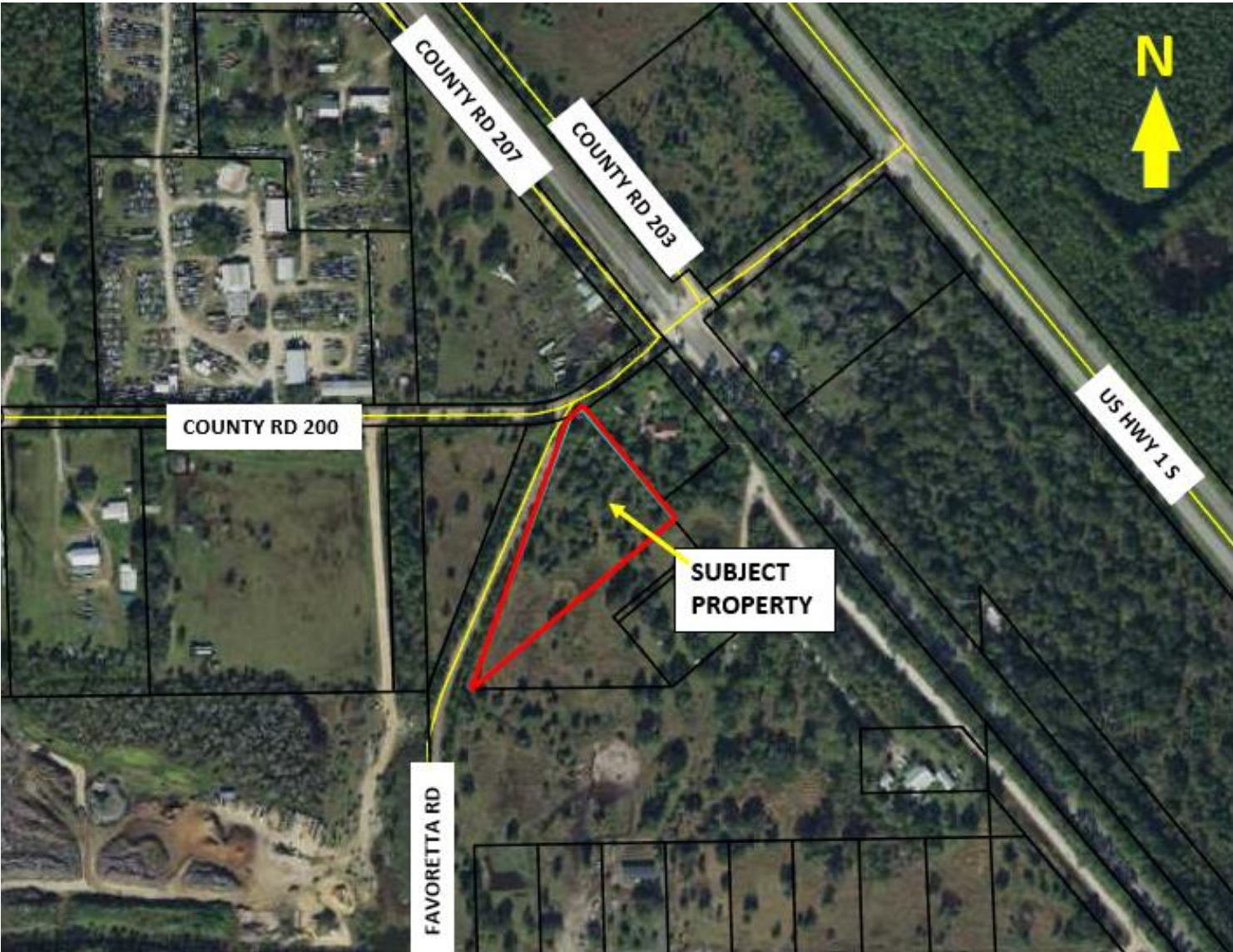
Kristen Bates, CMC, City Clerk

# Exhibit "A"

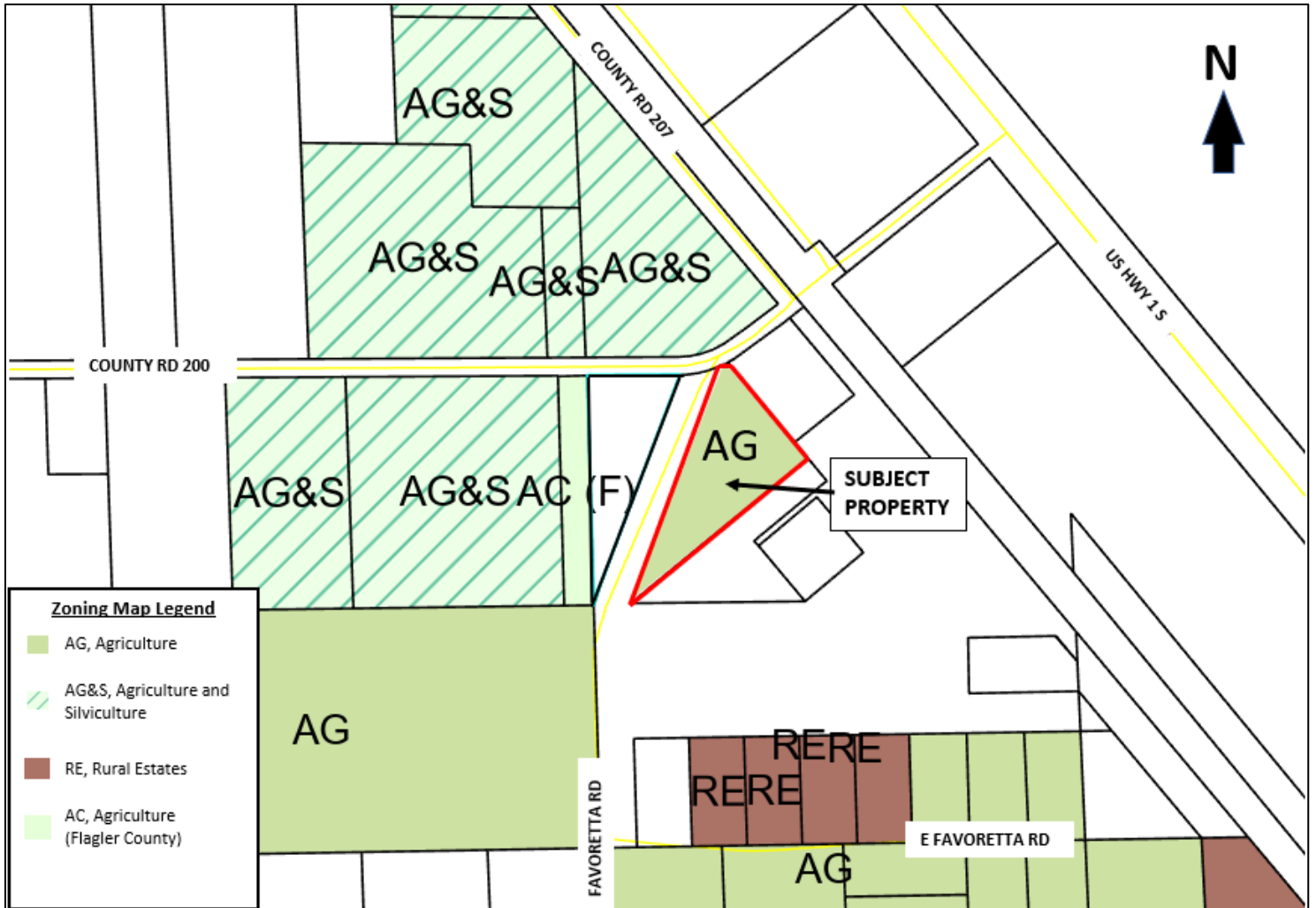
## Amended Zoning Map



Location Map



# Proposed Zoning Map



BPG Farms LLC  
705 Hope Street  
Ormond Beach, FL 32174  
P: (386) 882-3671  
C: (386) 405-0300  
Nursery Reg #: 48025432



## Narrative

This Narrative is to inform the City of Bunnell of the existing conditions as well as what BPG Farms LLC would like to build out in the future as proposed as part of the development application. Currently Dale Boudreaux, the owner, owns multiple parcels of land. From west to east the parcels are 21-13-31-0650-000B0-0021 (previously annexed into City of Bunnell), 16-13-31-2000-00030-0070 (county), and 16-13-31-2000-00030-0080 (county) also seen in *Figure 1*. They are all currently vacant and have trees, grass, and shrubs throughout. As the western most property was previously annexed, we would like to annex the two eastern properties (parcels ending in 0070 and 0080) into the City of Bunnell.

We would like to expand our Queen Palm (*Syagrus Romanzoffiana*) nursery onto these properties over time. We're currently planning on mostly running the operation on the two western parcels with the eastern parcel being used sometime in the future depending on the economic climate. On the western two parcels we would like to put up a 108' x 40' pole barn to run our operations from for our equipment, fertilizer, seedlings, tools, etc. along with a temporary office trailer (determined sometime after) to run our administrative office out of. We would put a well on the property for irrigation and office use along with a modest septic tank and drain field for operational wastewater needs.

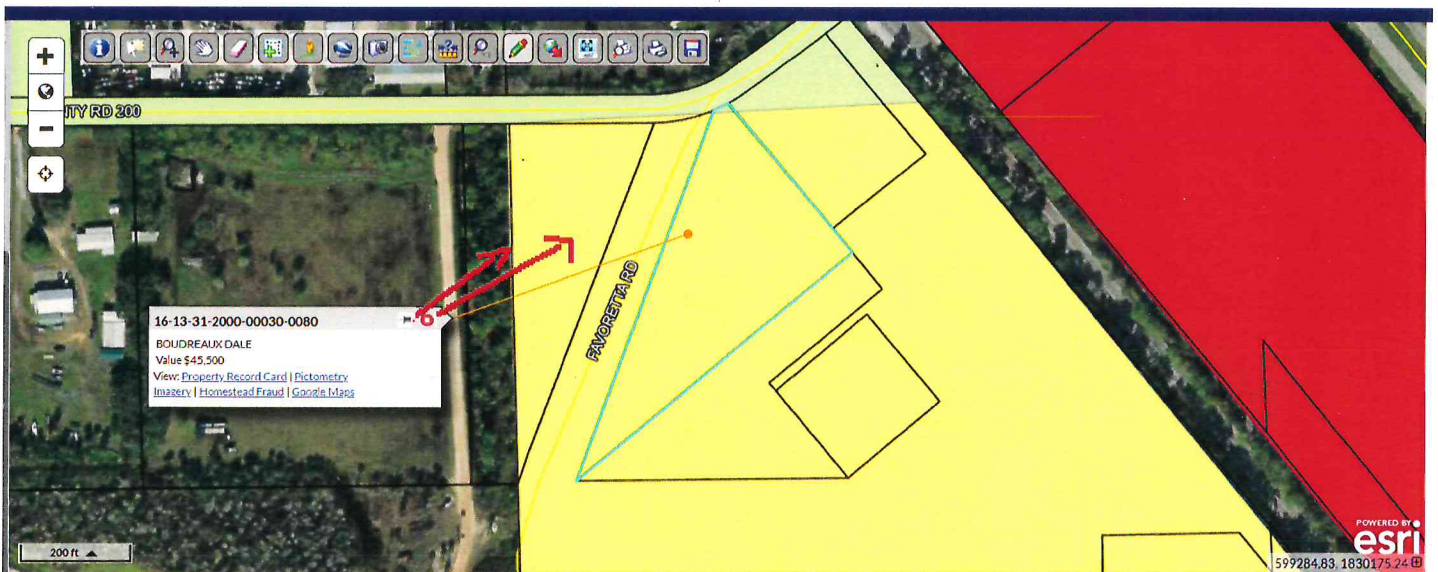


Figure 1. Owned Parcels per red lines pointing to all three

We would roughly position the pole barn as the below Figure 2 to set the pole barn far enough back to comply with any setbacks. Besides the temporary office trailer no other permanent structures would be on site. We currently do not have any plans for the eastern most property at this time. If anyone has any questions or concerns, certainly contact us.

Dated: 02/24/2023

Dale Boudreaux, Owner

A handwritten signature in black ink, appearing to read 'Dale Boudreaux', written over a white background.

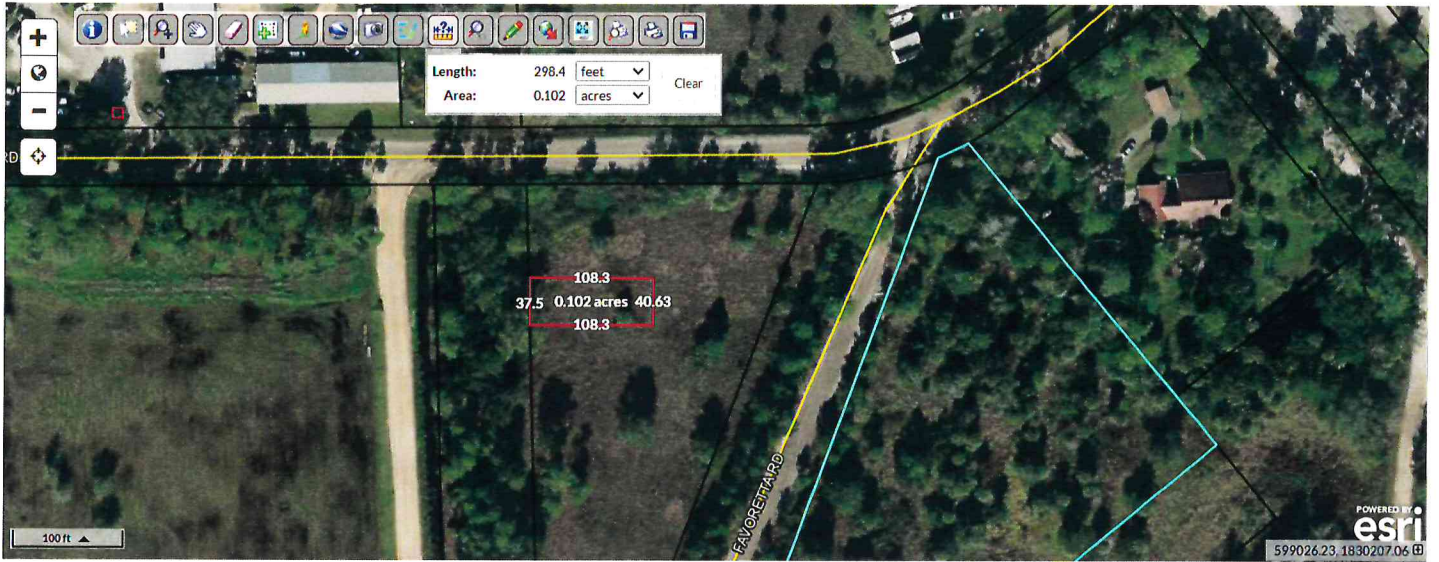


Figure 2. Approximate location of 108' x 40' pole barn



## City of Bunnell, Florida

### Agenda Item No. 6.

Document Date: 3/16/2023  
Department: Community Development  
Subject: FLUMA 2023-08 Requesting to change the Future Land Use Map in the Comprehensive Plan for 1.9+/- acres of land, owned by Dale Boudreaux, Bearing the Parcel ID: 16-13-31-2000-00030-0070 from Flagler County "Residential Low Density/Rural Estates" to City of Bunnell "Agriculture" Future Land Use designation.

Property Address: Parcel ID: 16-13-31-2000-00030-0070  
Zoning Designation: MH-1, Rural Mobile Home (Flagler County)  
Future Land Use Designation: Residential Low Density/Rural Estates (Flagler County)  
Agenda Section: New Business

#### ATTACHMENTS:

Description	Type
Draft Ordinance 2023-XX Boudreaux FLUM Amendment	Ordinance
Location Map	Location Map(s)
Proposed Future Land Use Map	Exhibit
Applicant's Project Narrative	Exhibit

#### Summary/Highlights:

The applicant is requesting a small-scale amendment to the City of Bunnell Comprehensive Plan to change the Future Land Use Map (FLUM) designation on a 1.9+/- acre property from Flagler County "Residential Low Density/Rural Estates" to the City of Bunnell "Agriculture" Future Land Use designation.

The subject property has a companion request for rezoning (Project No. ZMA 2023-08) from Flagler County "MH-1, Rural Mobile Home" to City of Bunnell "AG, Agriculture District".

The owner has requested for voluntary annexation and is scheduled to be heard by the City Commission for First Reading on April 10, 2023.

This request was advertised in the Observer local news on March 23, 2023. Notices were mailed out to adjacent property owners within 300 feet of the subject property on March 22, 2023. Signs detailing the time, location, and what is being requested were posted on the subject property on March 22, 2023.



**Background:**

The applicant, Dale Boudreaux, owns a 1.9+/- acre vacant property bearing Parcel ID: 16-13-31-2000-00030-0070 assigned by the Flagler County Property Appraiser's Office. The applicant plans to expand their Queen Palm tree nursery onto this and another adjacent property after it has been annexed into The City.

The parcel's current FLUM designation is Flagler County "Residential Low Density/Rural Estate". This land use designation, according to Policy A.1.1.2 in the Comprehensive Plan of Flagler County, Florida, allows a density of 1 unit per gross acre.

The proposed FLUM designation is City of Bunnell "Agriculture". According to the FLU Policy 13.7, this Land Use designation allows for a residential density of 1 dwelling unit per acre, and allows for a multitude of permissible agricultural uses, one of which includes floriculture and nursery products as is being proposed by the applicant. This land use designation is an acceptable transition from the unincorporated FLUM designation as it is retaining the residential density but also allowing for agricultural operations to occur on the property.

**Staff Recommendation:**

Staff recommends the Planning, Zoning and Appeals Board to recommend approval to the City Commission for the applicants request to amend the City of Bunnell Comprehensive Plan Future Land Use Map to change the Future Land Use designation on the subject property from the Flagler County "Residential Low Density/Rural Estate" designation to the City of Bunnell "Agriculture" Designation.

**City Attorney Review:**

Approved

## 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 1.9± ACRES, OWNED BY DALE BOUDREAU, BEARING PARCEL ID: 16-13-31-2000-00030-0070 LOCATED DIRECTLY SOUTH OF COUNTY ROAD 200 AND WEST OF THE INTERSECTIN BETWEEN FAVORETTA ROAD AND COUNTY ROAD 200 IN THE CITY OF BUNNELL LIMITS FROM FLAGLER COUNTY “RESIDENTIAL LOW DENSITY/RURAL ESTATES” TO CITY OF BUNNELL “AGRICULTURE (AG)”; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATION FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; 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: 16-13-31-2000-00030-0070, located in the City of Bunnell; and

**WHEREAS**, the owner of the property, Dale Boudreaux, 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 April 4, 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 "Agriculture" 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:** BEING A PORTION OF THE MAP OF FAVORETTA, INCLUDING THE UN-NAMED ALLEYS AND ROADS LYING WITHIN, PLAT BOOK 1, PAGE 5, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LYING IN A PORTION OF TRACT 5, BLOCK A, MAP OF BUNNELL DEVELOPMENT COMPANY'S LAND, PER PLAT BOOK 1, PAGE 1, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LYING IN PORTION OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), SECTION 21, TOWNSHIP 13 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, LYING SOUTHERLY OF COUNTY ROAD 200 (A 50' INGRESS, EGRESS & UTILITIES RIGHT-OF-WAY EASEMENT) AND WESTERLY OF FAVORETTA ROAD (A 100' INGRESS, EGRESS & UTILITIES RIGHT-OF-WAY EASEMENT). THIS PARCEL INCLUDES ALL THE UN-NAMED ALLEYS AND ROADS LYING WITHIN THE FOLLOWING DESCRIPTION. ALL BEING IN THE CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE BEING THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), SECTION 21, TOWNSHIP 13 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT 5, BLOCK A, MAP OF BUNNELL DEVELOPMENT COMPANY'S LAND, PER PLAT BOOK 1, PAGE 1, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT BEING A FOUND 4" X 4" CONCRETE MONUMENT, D.D. MOODY PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD # 94045; THENCE SOUTH 01 DEGREES 56 MINUTES 12 SECONDS EAST ALONG THE WESTERLY LINE OF SAID TRACT 5, BLOCK A, OF SAID MAP OF BUNNELL AND THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 21, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTHERLY LINE OF COUNTY ROAD 200 (A 50' WIDE INGRESS, EGRESS & UTILITIES RIGHT-OF-WAY EASEMENT), SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 31 MINUTES 08 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 200, A DISTANCE OF 262.41 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY EASEMENT LINE FOR FAVORETTA ROAD (A 100' WIDE INGRESS, EGRESS & UTILITIES RIGHT-OF-WAY EASEMENT LINE PER O.R. 1806, PAGE 1459, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA); THENCE SOUTH 20 DEGREES 46 MINUTES 52 SECONDS WEST ALONG THE WESTERLY RIGHT-OF-WAY EASEMENT LINE OF SAID FAVORETTA ROAD, A DISTANCE OF 626.73 FEET TO A POINT OF CURVE, CONCAVE EASTERLY AND TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE 05 DEGREES 07 MINUTES 12 SECONDS, A RADIUS 586.00 FEET, A CHORD BEARING SOUTH 18 DEGREES 13 MINUTES 17 SECONDS WEST, A CHORD DISTANCE 52.35 FEET; THENCE ALONG THE ARC OF SAID CURVE A LENGTH OF 52.36 FEET TO A POINT ON THE SOUTHERLY LINE OF AFORESAID TRACT 5, BLOCK A; THENCE SOUTH 89 DEGREES 29 MINUTES 34 SECONDS WEST ALONG THE SAID SOUTHERLY LINE, A DISTANCE OF 2.24 FEET TO A FOUND 5/8" IRON ROD AND CAP LABELED LB 3612, SAID POINT BEING ON THE WESTERLY LINE OF THE NORTHWEST ONE-QUARTER (1/4) OF AFORESAID, SECTION 21 AND BEING THE SOUTHWEST CORNER OF SAID TACT 5, BLOCK A; THENCE NORTH 01 DEGREES 56 MINUTES 12 SECONDS WEST ALONG SAID WESTERLY LINE OF SAID TRACT 5, BLOCK A AND THE WESTERLY LINE OF SAID NORTHEAST ONE-QUARTER, SECTION 21, A DISTANCE OF 633.85 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND IN USE FOR FAVORETTA ROAD AS DESCRIBED IN EXHIBIT "A", PER OFFICIAL RECORD BOOK 1806, PAGES 1459 – 1460, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. ALL BEING IN THE CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.9 ACRES MORE OR LESS.

**TAX PARCEL IDENTIFICATION NUMBER:** 16-13-31-2000-00030-0070

**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:

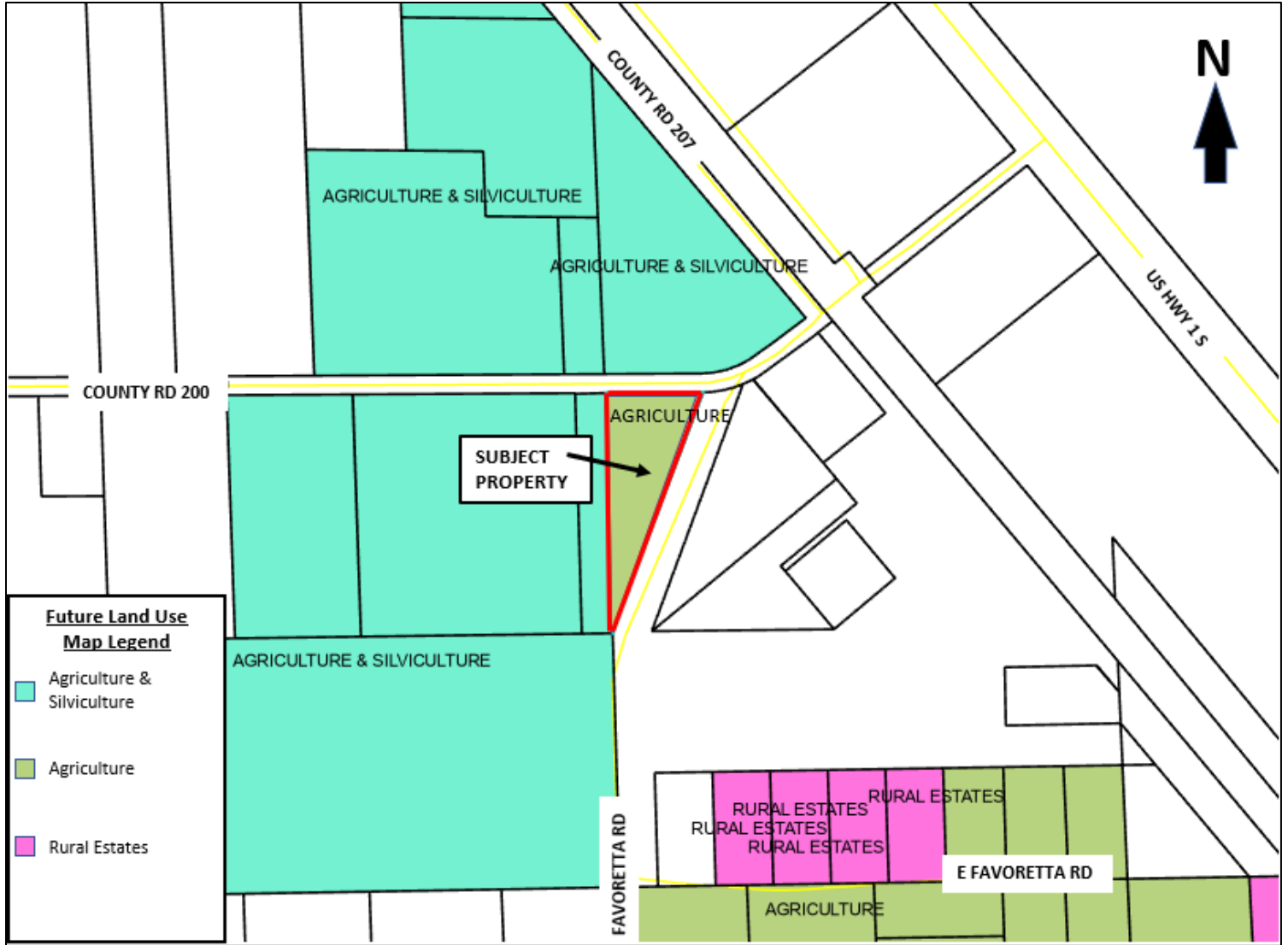
\_\_\_\_\_

Seal:

Kristen Bates, CMC, City Clerk

# Exhibit "A"

## Amended Future Land Use Map

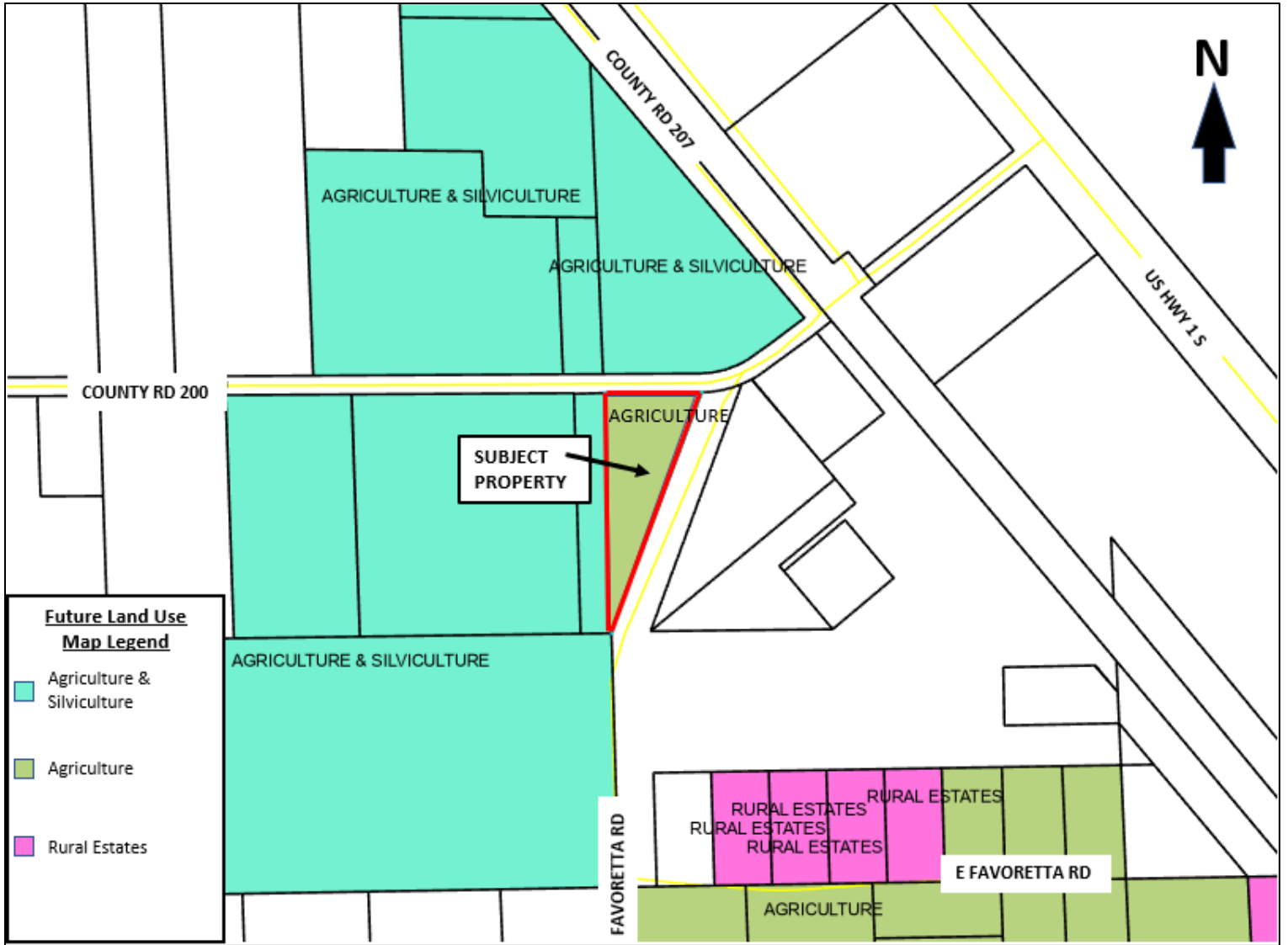


Location Map





# Proposed Future Land Use Map



BPG Farms LLC  
705 Hope Street  
Ormond Beach, FL 32174  
P: (386) 882-3671  
C: (386) 405-0300  
Nursery Reg #: 48025432



## Narrative

This Narrative is to inform the City of Bunnell of the existing conditions as well as what BPG Farms LLC would like to build out in the future as proposed as part of the development application. Currently Dale Boudreaux, the owner, owns multiple parcels of land. From west to east the parcels are 21-13-31-0650-000B0-0021 (previously annexed into City of Bunnell), 16-13-31-2000-00030-0070 (county), and 16-13-31-2000-00030-0080 (county) also seen in *Figure 1*. They are all currently vacant and have trees, grass, and shrubs throughout. As the western most property was previously annexed, we would like to annex the two eastern properties (parcels ending in 0070 and 0080) into the City of Bunnell.

We would like to expand our Queen Palm (*Syagrus Romanzoffiana*) nursery onto these properties over time. We're currently planning on mostly running the operation on the two western parcels with the eastern parcel being used sometime in the future depending on the economic climate. On the western two parcels we would like to put up a 108' x 40' pole barn to run our operations from for our equipment, fertilizer, seedlings, tools, etc. along with a temporary office trailer (determined sometime after) to run our administrative office out of. We would put a well on the property for irrigation and office use along with a modest septic tank and drain field for operational wastewater needs.

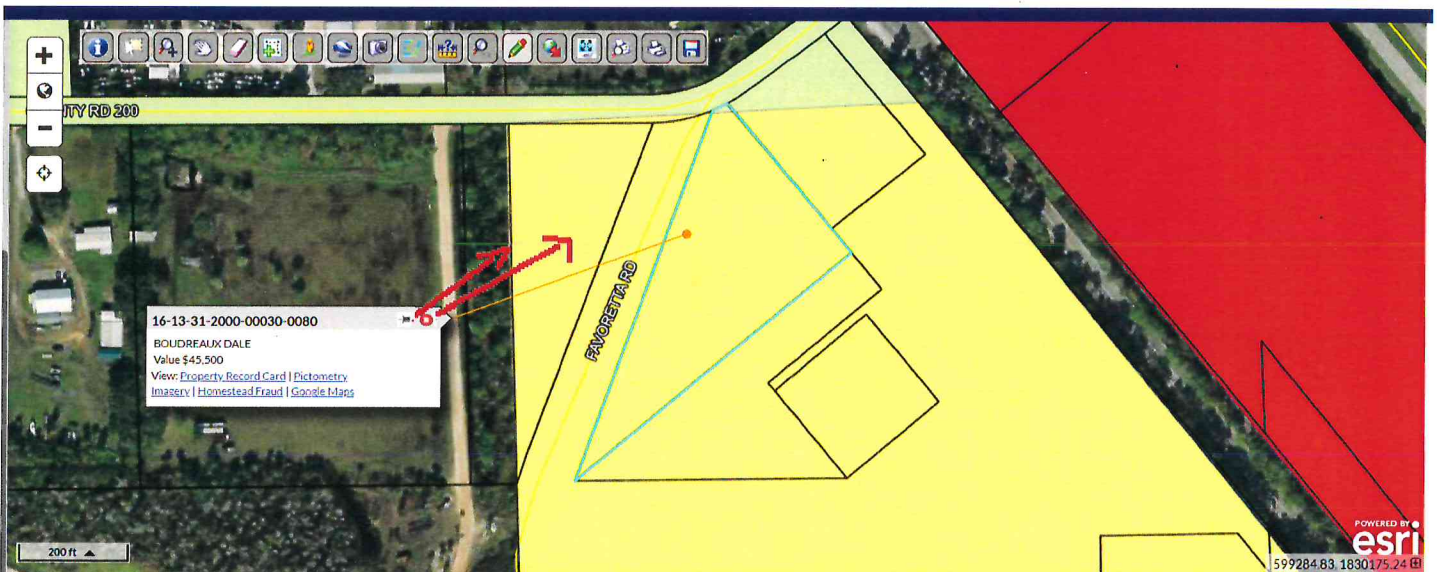


Figure 1. Owned Parcels per red lines pointing to all three

We would roughly position the pole barn as the below Figure 2 to set the pole barn far enough back to comply with any setbacks. Besides the temporary office trailer no other permanent structures would be on site. We currently do not have any plans for the eastern most property at this time. If anyone has any questions or concerns, certainly contact us.

Dated: 02/24/2023

Dale Boudreaux, Owner

A handwritten signature in black ink, appearing to read 'Dale Boudreaux'.

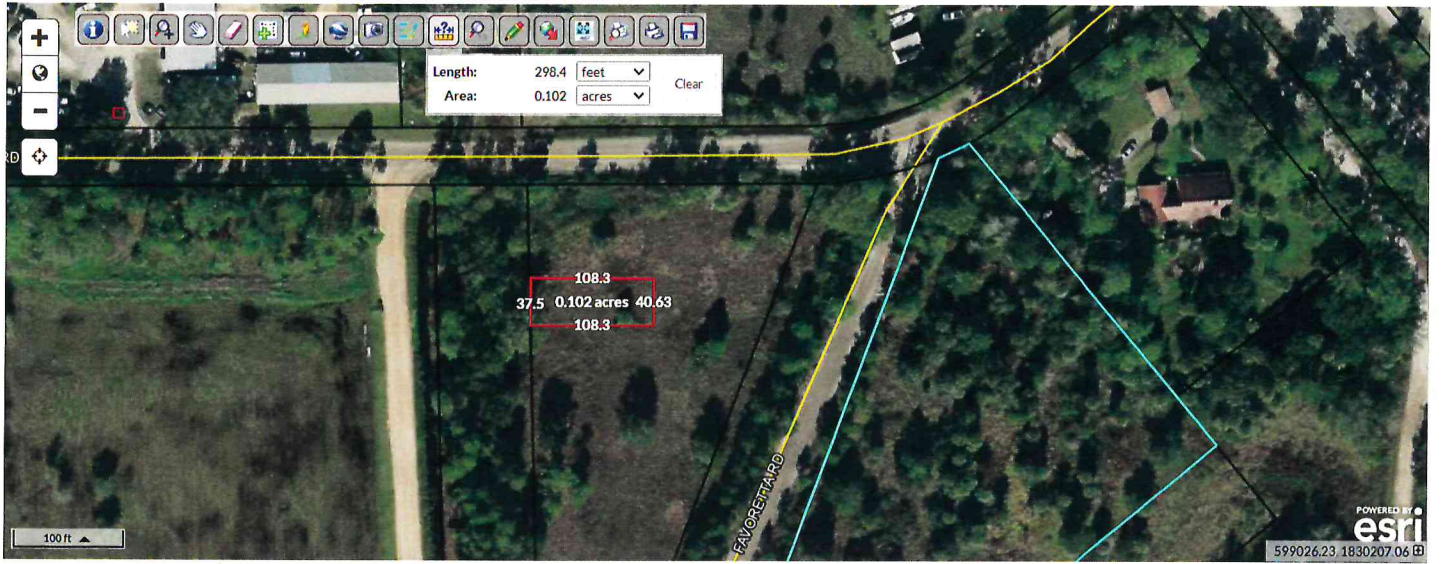


Figure 2. Approximate location of 108' x 40' pole barn



## City of Bunnell, Florida

### Agenda Item No. 7.

Document Date: 3/16/2023  
Department: Community Development  
Subject: ZMA 2023-08 Requesting to change the Official Zoning Map for 1.9+/- acres of land, owned by Dale Boudreaux, Bearing Parcel ID: 16-13-31-2000-00030-0070 from the Flagler County "MH-1, Rural Mobile Home District" to the City of Bunnell "AG, Agriculture District".

Property Address: Parcel ID: 16-13-31-2000-00030-0070  
Zoning Designation: MH-1, Rural Mobile Home (Flagler County)  
Future Land Use Designation: Residential Low Density/Rural Estates (Flagler County)  
Agenda Section: New Business

#### **ATTACHMENTS:**

Description	Type
Draft Ordinance 2023-XX Boudreaux Rezoning	Ordinance
Location Map	Location Map(s)
Proposed Zoning Map	Exhibit
Applicant's Project Narrative	Exhibit

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

The applicant is requesting an amendment to the Official Zoning Map to change the zoning on a 1.9+/- acre property from the Flagler County "MH-1, Rural Mobile Home District" to the City of Bunnell "AG, Agriculture District".

The subject property has a companion request for a FLUM Amendment (Project No. FLUMA 2023-08) from Flagler County "Residential Low Density/Rural Estate" to City of Bunnell "Agriculture".

The owner has requested for voluntary annexation and is scheduled to be heard by the City Commission for First Reading on April 10, 2023.

This request was advertised in the Observer local news on March 23, 2023. Notices were mailed out to adjacent property owners within 300 feet of the subject property on March 22, 2023. Signs detailing the time, location, and what is being requested were posted on the subject property on March 22, 2023.

#### **Background:**

The applicant, Dale Boudreaux, owns a 1.9+/- acre vacant parcel bearing Parcel ID: 16-13-31-2000-00030-0070 assigned by the Flagler County Property Appraiser's Office. The applicant plans on expanding their tree nursey business to this and another property.

The property is currently zoned Flagler County "MH-1, Rural Mobile Home". The purpose of this zoning district is to provide a transition between the agricultural and urban land use district and to accommodate existing areas that are predominantly a mixture of single-family and mobile home dwellings. Agriculture uses are allowed in this zoning but at the bare minimum of raising crops and keeping of animals for personal use. This district mainly consists of a variety of residential uses.

The proposed zoning classification is City of Bunnell "AG, Agricultural District". This City zoning district will allow for the list to expand for the agricultural uses that can occur on this property while also accommodating for residential uses that include single-family residences, mobile, and manufactured homes. The zoning district will be consistent with what is already in existence in the surrounding area that is within the City of Bunnell limits.

**Staff Recommendation:**

Staff recommends the Planning, Zoning and Appeals Board recommend approval to the City Commission for the applicant's request to rezone the subject property from Flagler County "MH-1, Rural Mobile Home District" to City of Bunnell "AG, Agriculture District".

**City Attorney Review:**

Approved

## ORDINANCE 2023-XX

**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY CONTAINING 1.9± ACRES, OWNED BY DALE BOUDREAUX, BEARING PARCEL ID: 16-13-31-2000-00030-0070 LOCATED DIRECTLY SOUTH OF COUNTY ROAD 200 AND WEST OF THE INTERSECTION BETWEEN FAVORETTA ROAD AND COUNTY ROAD 200 IN THE CITY OF BUNNELL LIMITS FROM FLAGLER COUNTY “MH-1, RURAL MOBILE HOME DISTRICT” TO CITY OF BUNNELL “AG, AGRICULTURE DISTRICT”; 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**, Dale Boudreaux, the owner of certain real property, which land totals 1.9± acres in size and is assigned Tax Parcel Identification Number 16-13-31-2000-00030-0070 by the Property Appraiser of Flagler County; and

**WHEREAS**, Dale Boudreaux 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, totaling 1.9± acres located directly south of County Road 200 and west of the intersection between Favoretta Road and County Road 200, rezoned to the “AG, Agriculture District” zoning classification from the existing Flagler County “MH-1, Rural Mobile Home” 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 comports with sound and generally accepted land use planning practices and principles as well as whether the application is consistent with the goals, objectives and policies set forth in the City’s *Comprehensive Plan*; and

**WHEREAS**, on April 4, 2023 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 City of Bunnell has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.
- (c) The exhibits to this Ordinance are incorporated herein as if fully set forth herein verbatim.

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

- (a) Upon enactment of this Ordinance, the following described property, as depicted in Exhibit "A" attached to this Ordinance, and totaling 1.9± acres in size, shall be rezoned to the City of Bunnell "AG, Agriculture District" zoning classification from the existing Flagler County "MH-1, Rural Mobile Home District" zoning classification;

**LEGAL DESCRIPTION:** BEING A PORTION OF THE MAP OF FAVORETTA, INCLUDING THE UN-NAMED ALLEYS AND ROADS LYING WITHIN, PLAT BOOK 1, PAGE 5, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LYING IN A PORTION OF TRACT 5, BLOCK A, MAP OF BUNNELL DEVELOPMENT COMPANY'S LAND, PER PLAT BOOK 1, PAGE 1, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.. LYING IN PORTION OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), SECTION 21, TOWNSHIP 13 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, LYING SOUTHERLY OF COUNTY ROAD 200 (A 50' INGRESS, EGRESS & UTILITIES RIGHT-OF-WAY EASEMENT) AND WESTERLY OF FAVORETTA ROAD (A 100' INGRESS, EGRESS & UTILITIES RIGHT-OF-WAY EASEMENT). THIS PARCEL INCLUDES ALL THE UN-NAMED ALLEYS AND ROADS LYING WITHIN THE FOLLOWING DESCRIPTION. ALL BEING IN THE CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE BEING THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), SECTION 21, TOWNSHIP 13 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT 5, BLOCK A, MAP OF BUNNELL DEVELOPMENT COMPANY'S LAND, PER PLAT BOOK 1, PAGE 1, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT BEING A FOUND 4" X 4" CONCRETE MONUMENT, D.D. MOODY PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD # 94045; THENCE SOUTH 01 DEGREES 56 MINUTES 12 SECONDS EAST ALONG THE WESTERLY LINE OF SAID TRACT 5, BLOCK A, OF SAID MAP OF BUNNELL AND THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 21, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTHERLY LINE OF COUNTY ROAD 200 (A 50' WIDE INGRESS, EGRESS & UTILITIES RIGHT-OF-WAY EASEMENT), SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 31 MINUTES 08 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 200, A DISTANCE OF 262.41 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY EASEMENT LINE FOR FAVORETTA ROAD (A 100' WIDE INGRESS, EGRESS & UTILITIES RIGHT-OF-WAY EASEMENT LINE PER O.R. 1806, PAGE 1459, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA); THENCE SOUTH 20 DEGREES 46 MINUTES 52 SECONDS WEST ALONG THE WESTERLY RIGHT-OF-WAY EASEMENT LINE OF SAID FAVORETTA ROAD, A DISTANCE OF 626.73 FEET TO A POINT OF CURVE, CONCAVE EASTERLY AND TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE 05 DEGREES 07 MINUTES 12 SECONDS, A RADIUS 586.00 FEET, A CHORD BEARING SOUTH 18 DEGREES 13 MINUTES 17 SECONDS WEST, A CHORD DISTANCE 52.35 FEET; THENCE ALONG THE ARC OF SAID CURVE A LENGTH OF 52.36 FEET TO A POINT ON THE SOUTHERLY LINE OF AFORESAID TRACT 5, BLOCK A; THENCE SOUTH 89 DEGREES 29 MINUTES 34 SECONDS WEST ALONG THE SAID SOUTHERLY LINE, A DISTANCE OF 2.24 FEET TO A FOUND 5/8" IRON ROD AND CAP LABELED LB 3612, SAID POINT BEING ON THE WESTERLY LINE OF THE NORTHWEST ONE-QUARTER (1/4) OF AFORESAID, SECTION 21 AND BEING THE SOUTHWEST CORNER OF SAID TRACT 5, BLOCK A; THENCE NORTH 01 DEGREES 56 MINUTES 12 SECONDS WEST ALONG SAID WESTERLY LINE OF SAID TRACT 5, BLOCK A AND THE WESTERLY LINE OF SAID NORTHEAST ONE-QUARTER, SECTION 21, A DISTANCE OF 633.85 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND IN USE FOR FAVORETTA ROAD AS DESCRIBED IN EXHIBIT "A", PER OFFICIAL RECORD BOOK 1806, PAGES 1459 – 1460, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. ALL BEING IN THE CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.9 ACRES MORE OR LESS.



**TAX PARCEL IDENTIFICATION NUMBER: 16-13-31-2000-00030-0070**

(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 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 2023-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:

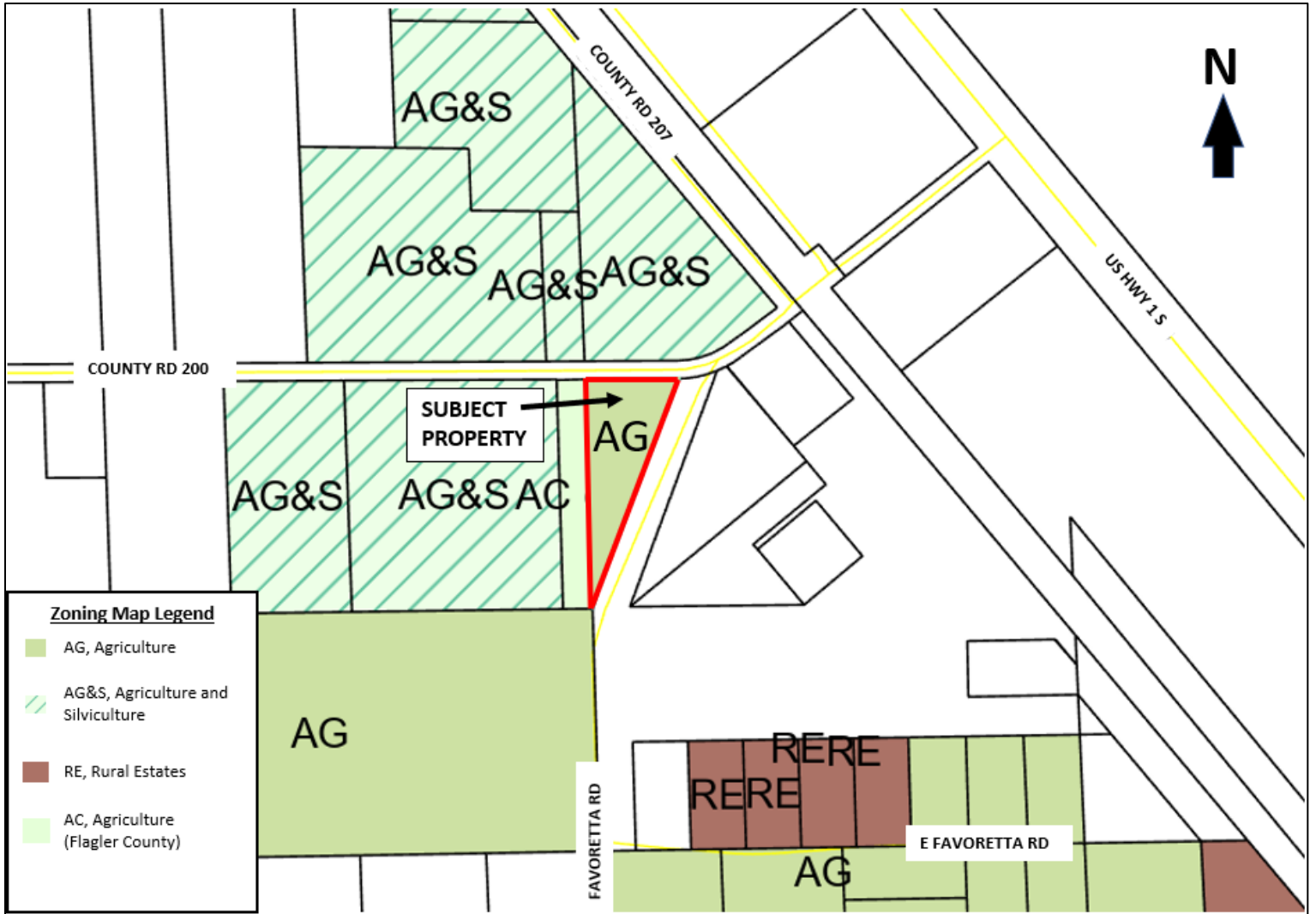
\_\_\_\_\_

Seal:

Kristen Bates, CMC, City Clerk

# Exhibit "A"

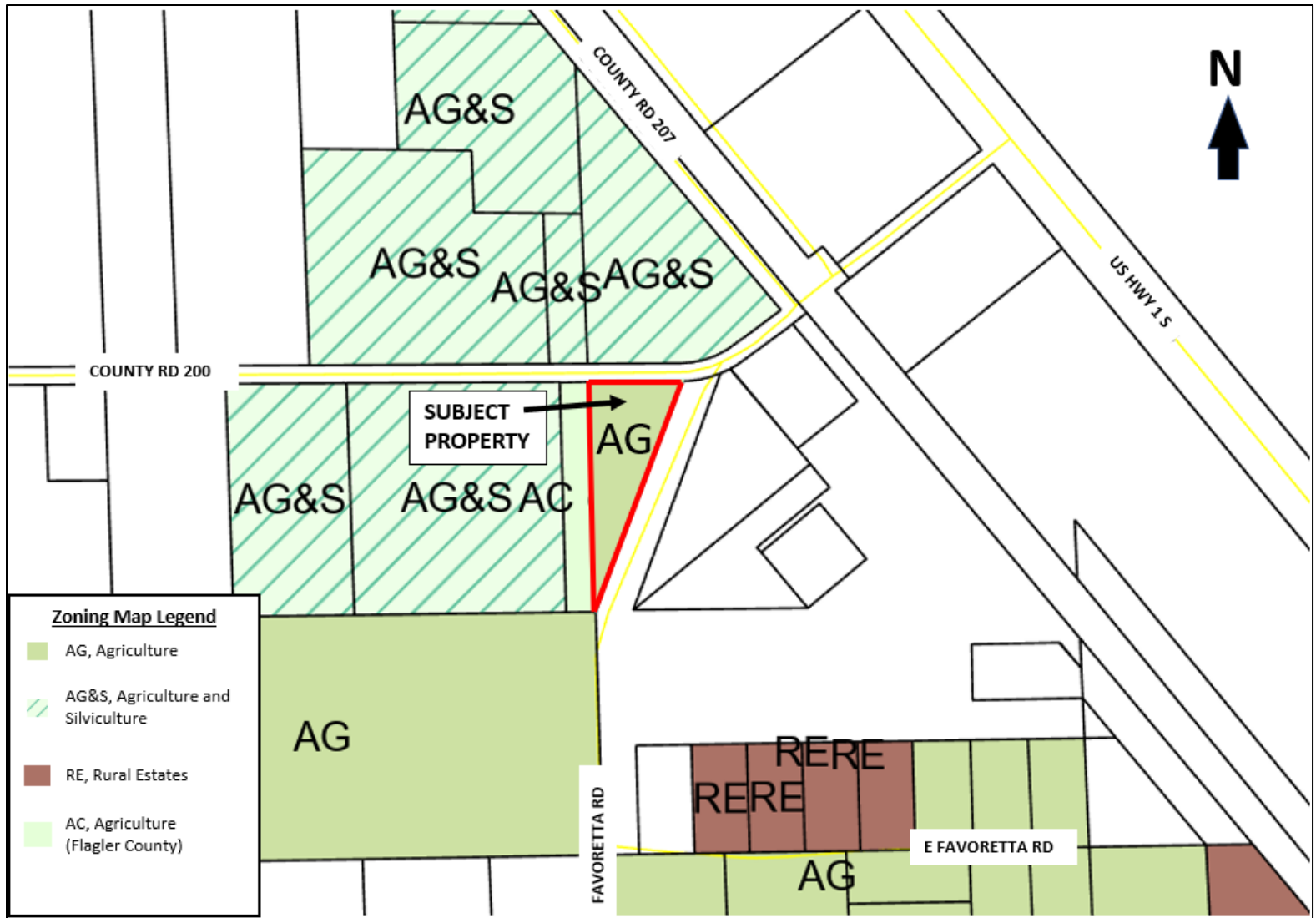
## Amended Zoning Map



Location Map



# Proposed Zoning Map



BPG Farms LLC  
705 Hope Street  
Ormond Beach, FL 32174  
P: (386) 882-3671  
C: (386) 405-0300  
Nursery Reg #: 48025432



## Narrative

This Narrative is to inform the City of Bunnell of the existing conditions as well as what BPG Farms LLC would like to build out in the future as proposed as part of the development application. Currently Dale Boudreaux, the owner, owns multiple parcels of land. From west to east the parcels are 21-13-31-0650-000B0-0021 (previously annexed into City of Bunnell), 16-13-31-2000-00030-0070 (county), and 16-13-31-2000-00030-0080 (county) also seen in *Figure 1*. They are all currently vacant and have trees, grass, and shrubs throughout. As the western most property was previously annexed, we would like to annex the two eastern properties (parcels ending in 0070 and 0080) into the City of Bunnell.

We would like to expand our Queen Palm (*Syagrus Romanzoffiana*) nursery onto these properties over time. We're currently planning on mostly running the operation on the two western parcels with the eastern parcel being used sometime in the future depending on the economic climate. On the western two parcels we would like to put up a 108' x 40' pole barn to run our operations from for our equipment, fertilizer, seedlings, tools, etc. along with a temporary office trailer (determined sometime after) to run our administrative office out of. We would put a well on the property for irrigation and office use along with a modest septic tank and drain field for operational wastewater needs.

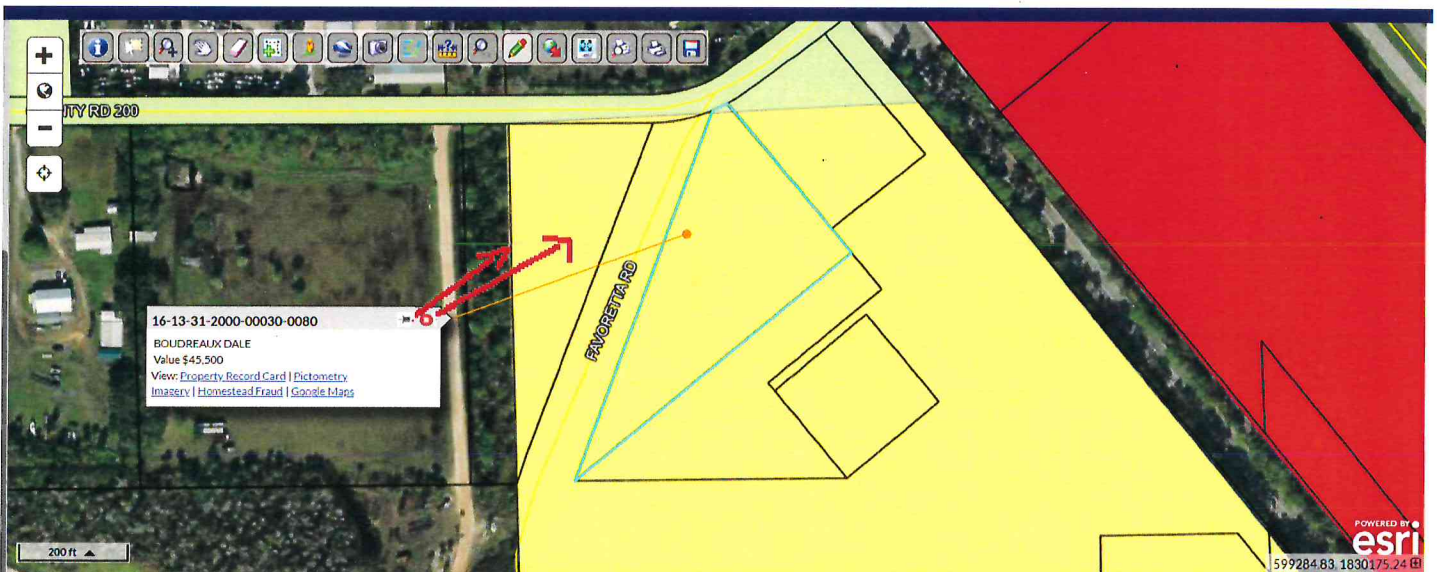


Figure 1. Owned Parcels per red lines pointing to all three

We would roughly position the pole barn as the below Figure 2 to set the pole barn far enough back to comply with any setbacks. Besides the temporary office trailer no other permanent structures would be on site. We currently do not have any plans for the eastern most property at this time. If anyone has any questions or concerns, certainly contact us.

Dated: 02/24/2023

Dale Boudreaux, Owner

A handwritten signature in black ink, appearing to read 'Dale Boudreaux'.

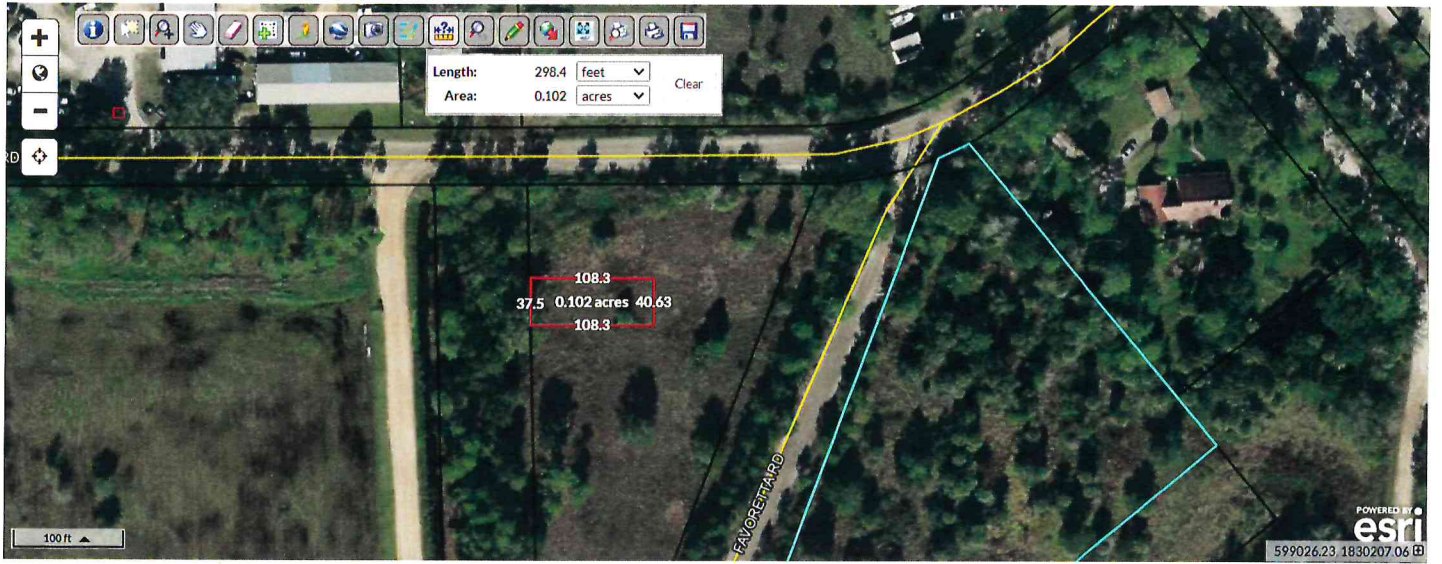


Figure 2. Approximate location of 108' x 40' pole barn