



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, May 2, 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. April 4, 2023 Planning, Zoning and Appeals Meeting Minutes
 - New Business:**
 4. FSP 2023-01 Requesting Final Plat approval for Grand Reserve Phase 3.
 5. FLUMA 2023-09 Requesting to change the Future Land Use Map in the Comprehensive Plan for 5 acres of land, owned by Stephen Strickland, Bearing Parcel ID: 01-13-30-0000-01010-0020 from "Conservation-1" to "Agriculture & Silviculture" Future Land Use designation.
 6. ZMA 2023-09 Requesting to change the official zoning map for 5 acres of land, owned by Stephen Strickland, Bearing Parcel ID: 01-13-30-0000-01010-0020 from Flagler County "AC, Agriculture District" to City of Bunnell "AG&S, Agriculture and Silviculture District".
 7. Ordinance 2023-09 Requesting to change the official zoning map for 27,131.50+/- acres of land within the City of Bunnell.
 - 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

April 4, 2023 Planning, Zoning and Appeals Board Minutes

Type

Minutes



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 MINUTES

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

Chair Lilavois called the meeting to order at 6:05 PM and led the Pledge of Allegiance.

Present: Gary Masten, Co-Chair; Lyn Lafferty; Nealon Joseph; Gary Garner (Alternate).

Excused: Carl Lilavois, Chair; Manuel Madaleno.

Non-Voting: Adrian Calderin, Community Development Coordinator; Bernadette Fisher, Community Development Director; Paul Waters, City Attorney.

2. Disclosure of Ex-Parte communications.

None

3. Approval of Minutes

a. March 7, 2023 Planning, Zoning and Appeals Board Minutes

Motion: Approve the March 7, 2023, Planning, Zoning and Appeals Board Meeting Minutes.

Moved By: Nealon Joseph

Seconded By: Gary Garner

Board Discussion: None

Public Discussion: None

Roll Call Vote:

Gary Garner – Yes

Gary Masten – Yes

Nealon Joseph – Yes

Lyn Lafferty – Yes

Vote: Motion carried by unanimous vote

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.

Community Development Coordinator Calderin introduced and explained the item. He explained the applicant is in the process of annexing this parcel into the City of Bunnell, and when a parcel is to be annexed, it has to have its Future Land Use and zoning amended to be consistent with the City of Bunnell's Land Development Code and

Comprehensive Plan. The proposed land use will be consistent with the surrounding area and with the size regulations listed in the land development code.

Public Comment:

Joe Roos explained his concerns with the property being rezoned to Agriculture and does not want another mulching business in the Favoretta community that will cause fires like the ones that took place in the area recently.

The applicant, Dale Boudreaux, explained how he plans on expanding his tree nursery business onto the subject property and on the other property that is across of Favoretta Road.

Kenneth (*last name is not comprehensible*) stated he has no issue with the proposed zoning being agriculture.

Motion: Approve 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.

Moved By: Gary Garner

Seconded By: Nealon Joseph

Roll Call Vote:

Gary Garner – Yes

Gary Masten – Yes

Nealon Joseph – Yes

Lyn Lafferty – Yes

Vote: Motion carried by unanimous vote

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".

Community Development Coordinator Calderin introduced and explained the item. He stated this item is the zoning amendment that will be consistent with the Future Land Use amendment that is being proposed for the subject property. He said it will be consistent with the surrounding area.

Public Comment:

Jenny Fries asked what uses are permissible in agricultural zoning if the applicant were to sell the properties. Co-Chair Masten and Board Member Lafferty explained they can find the permissible uses for the proposed zoning in the City of Bunnell's Land Development Code on the City's website. Community Development Coordinator Calderin also provided copies of Sec. 34-107 – AG Agricultural District.

Motion: Approve 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".

Moved By: Nealon Joseph

Seconded By: Gary Garner

Roll Call Vote:

Gary Garner – Yes

Gary Masten – Yes
Nealon Joseph – Yes
Lyn Lafferty – Yes

Vote: Motion carried by unanimous vote

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.

Community Development Coordinator Calderin introduced and explained the item. He explained the applicant is in the process of annexing this parcel into the City of Bunnell, and when a parcel is to be annexed, it has to have its Future Land Use and zoning amended to be consistent with the City of Bunnell's Land Development Code and Comprehensive Plan. The proposed land use will be consistent with the surrounding area and with the size regulations listed in the land development code.

Public Comment:

The applicant, Dale Boudreaux, explained his plans for this parcel in relation to the other parcel that is also being annexed into the City of Bunnell.

Board Member Lafferty asked if it is allowable to build an office and an operations center on property that does not have a farm that is currently operating. Community Development Director Fisher explained it depends on what type of office use and how intense it will be at the time of the permit submittal.

Motion: Approve 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.

Moved By: Nealon Joseph

Seconded By: Gary Garner

Roll Call Vote:

Gary Garner – Yes
Gary Masten – Yes
Nealon Joseph – Yes
Lyn Lafferty – Yes

Vote: Motion carried by unanimous vote

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".

Community Development Coordinator Calderin introduced and explained the item. He stated this item is the zoning amendment that will be consistent with the Future Land Use amendment that is being proposed for the subject property. He said it will be consistent with the surrounding area.

Board Member Lafferty asked if the original plan was to build the pole barn for his equipment. The applicant answered yes it was. She then asked if his project will go before the Planning, Zoning and Appeals Board again after he submits plans for the site. Community Development Director Fisher explained it depends on the size of the

development for which it will either go back to the Planning, Zoning and Appeals Board or be approved by staff.

Motion: Approve 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".

Moved By: Gary Garner

Seconded By: Nealon Joseph

Roll Call Vote:

Gary Garner – Yes

Gary Masten – Yes

Nealon Joseph – Yes

Lyn Lafferty – Yes

Vote: Motion carried by unanimous vote

Old Business: None

8. Public Comment

Joe Roos asked for information regarding the mulch fire that took place at Arrow Materials & Excavating. Community Development Coordinator Calderin said he will reach out to him with information on this matter.

9. Board comment

None

10. Adjournment of Planning and Zoning Meeting

Motion: Adjourn

Move By: Gary Garner

Seconded By: Lyn Lafferty

Roll Call Vote:

Gary Garner – Yes

Gary Masten – Yes

Nealon Joseph – Yes

Lyn Lafferty – 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: 4/3/2023
Department: Community Development
Subject: FSP 2023-01 Requesting Final Plat approval for Grand Reserve Phase 3.
Property Address: Parcel ID: 03-12-30-2980-PARCL-0140
Zoning Designation: PUD
Future Land Use Designation: Single Family Low Density
Agenda Section: New Business

ATTACHMENTS:

Description	Type
Grand Reserve Phase 3 Final Plat	Plans
Grand Reserve Phase 3 Approved Preliminary Plat	Plans
Grand Reserve Phase 3 Master Site Plan	Plans

Summary/Highlights:

This is a request for Final Plat approval for Phase three of the Grand Reserve residential Planned Unit Development (PUD). The applicant has already applied for the preliminary plat, which was approved on January 9, 2023 by the City Commission.

Background:

The applicant, DR Horton, is requesting a Final Plat approval for Phase 3 of the Grand Reserve PUD which totals 24.51+/- acres. This phase will be comprised of 60 lots that have a minimum lot size of 40'x120' (4,800 Square Feet). This Phase of the subdivision meets all Land Development Regulations including lot size, setbacks, open space, and sidewalk requirements as they were approved in the Developer's agreement for the Planned Development.

The Final Plat has been reviewed by the City's consulting surveyor for consistency with Chapter 177 of the Florida Statutes and found this to be in compliance. Approval of the Final Plat allows the developer to begin constructing the single-family residences once all the supporting infrastructure has been installed and approved by the City.

Per Sec. 30-54 in the Land Development Code, the Planning, Zoning and Appeals Board shall review the final plat, construction drawings, and its exhibits to verify that they agree with the preliminary plat previously approved by them to include correction of any deficiencies.

Staff Recommendation:

Staff is recommending the Planning, Zoning and Appeals Board recommend approval to the City Commission for the Grand Reserve Phase 3 Final Plat.

City Attorney Review:

GRAND RESERVE PHASE 3

A PORTION OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 30 EAST, CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, OF THE PUBLIC RECORDS OF SAID COUNTY.

LEGAL DESCRIPTION

A portion of Section 2, Township 12 South, Range 30 East, City of Bunnell, Flagler County, Florida, being a replat of a portion of Parcels 2 and 14 as depicted on Deer Run R-2, a plat recorded in Map Book 37, pages 80 through 93 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Tract 2-1, as depicted on Grand Reserve Phase 2, a plat recorded in Map Book 39, pages 68 through 73 of said Public Records; thence South 00°43'49" East, along the Westerly line of said Tract 2-1 and its Southerly prolongation, 60.05 feet to a point lying on the Northwesterly right of way line of Lob Wedge Lane, a private 50 foot right of way as presently established; thence South 89°18'08" West, along said Northwesterly right of way line 83.06 feet to the point of curvature of a curve concave Southerly having a radius of 325.00 feet; thence Westerly along said Northwesterly right of way line, through a central angle of 17°16'05", an arc length of 97.95 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 80°40'06" West, 97.58 feet.

From said Point of Beginning, thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 325.00 feet, through a central angle of 44°03'05", an arc length of 249.87 feet to point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 50°00'31" West, 243.76 feet; thence South 27°58'58" West, 166.26 feet; thence North 57°52'26" West, 15.81 feet; thence North 22°39'05" West, 125.74 feet; thence North 36°55'09" West, 103.10 feet; thence North 26°48'19" West, 59.61 feet; thence North 27°28'09" West, 97.15 feet; thence North 53°37'09" West, 95.34 feet; thence North 82°53'16" West, 118.67 feet; thence North 80°25'46" West, 61.75 feet; thence North 19°14'06" East, 66.69 feet; thence North 36°57'14" East, 79.60 feet; thence North 14°00'51" East, 90.42 feet; thence North 18°47'15" West, 37.25 feet; thence North 35°53'46" West, 47.70 feet; thence North 73°00'25" East, 45.72 feet; thence South 72°44'58" East, 41.39 feet; thence South 55°16'42" East, 73.67 feet; thence North 71°32'36" East, 74.88 feet; thence North 04°30'17" East, 62.49 feet to a point on a non-tangent curve concave Easterly having a radius of 260.00 feet; thence Northerly along the arc of said curve, through a central angle of 12°52'41", an arc length of 58.44 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 17°19'39" West, 58.32 feet; thence North 10°53'19" West, 65.22 feet; thence South 88°21'51" West, 42.99 feet; thence South 34°30'26" West, 42.30 feet; thence South 65°35'00" West, 30.49 feet; thence South 85°25'10" West, 49.08 feet; thence North 72°26'08" West, 40.82 feet; thence South 80°59'20" West, 59.40 feet; thence North 21°06'26" West, 68.79 feet; thence North 09°27'58" West, 56.94 feet; thence North 29°37'59" West, 69.53 feet; thence North 58°03'56" West, 91.03 feet; thence North 63°49'43" West, 60.49 feet; thence South 41°40'30" West, 233.66 feet; thence South 02°09'20" East, 43.09 feet; thence South 43°56'24" West, 62.53 feet; thence South 34°33'46" West, 75.01 feet; thence South 11°05'39" West, 52.93 feet; thence South 04°30'32" East, 219.19 feet to a point on a non-tangent curve concave Easterly having a radius of 140.00 feet; thence Southerly along the arc of said curve, through a central angle of 16°41'28", an arc length of 40.78 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 13°10'45" East, 40.64 feet; thence South 84°35'58" East, along a non-tangent line, 97.24 feet; thence South 37°13'38" East, 141.91 feet; thence South 12°34'51" East, 66.36 feet; thence South 17°01'15" West, 99.83 feet; thence South 20°26'57" West, 32.76 feet to a point on a non-tangent curve concave Westerly having a radius of 50.00 feet; thence Southerly along the arc of said curve, through a central angle of 42°11'21", an arc length of 36.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 20°26'57" West, 35.99 feet; thence South 20°26'57" West, along a non-tangent line, 35.32 feet; thence South 02°59'04" East, 125.89 feet; thence South 45°04'32" West, 87.87 feet; thence South 65°32'07" West, 30.11 feet; thence North 29°59'04" West, 29.36 feet; thence North 07°42'15" West, 90.89 feet; thence North 24°00'50" West, 106.81 feet; thence North 13°25'41" West, 120.45 feet; thence North 03°45'16" West, 79.19 feet; thence North 36°52'32" West, 127.42 feet; thence North 06°11'47" East, 146.82 feet; thence North 04°16'43" West, 117.14 feet; thence North 51°07'00" West, 93.73 feet; thence South 80°36'39" West, 16.20 feet; thence North 04°24'29" West, 37.74 feet; thence North 06°11'08" East, 46.21 feet; thence North 40°56'00" East, 101.16 feet; thence North 50°16'42" East, 148.70 feet; thence North 21°17'12" West, 108.98 feet; thence North 20°58'09" West, 52.73 feet; thence North 22°58'40" East, 360.96 feet to a point on a curve concave Southeasterly having a radius of 130.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 40°04'33", an arc length of 90.93 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 43°00'57" East, 89.09 feet; thence North 63°03'14" East, 273.68 feet to the point of curvature of a curve concave Southwesterly having a radius of 115.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 122°25'19", an arc length of 245.72 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 55°44'06" East, 201.57 feet; thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 75.00 feet, through a central angle of 60°29'23", an arc length of 79.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 24°46'09" East, 75.55 feet; thence South 55°00'50" East, 387.17 feet; thence South 37°39'22" East, 223.55 feet; thence South 27°50'01" East, 208.35 feet; thence South 00°38'01" West, 110.90 feet to the point of curvature of a curve concave Northeasterly having a radius of 60.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 61°45'45", an arc length of 64.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 30°14'52" East, 61.59 feet; thence South 61°07'44" East, 108.20 feet to the point of curvature of a curve concave Westerly having a radius of 55.00 feet; thence Southerly along the arc of said curve, through a central angle of 87°55'10", an arc length of 84.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 17°10'09" East, 76.36 feet; thence South 26°47'26" West, 101.22 feet; thence South 28°37'05" East, 39.66 feet; to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 109°59'02", an arc length of 57.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 26°22'26" West, 49.14 feet; thence South 81°21'57" West, 95.77 feet; thence South 17°58'02" East, 92.59 feet to the Point of Beginning.

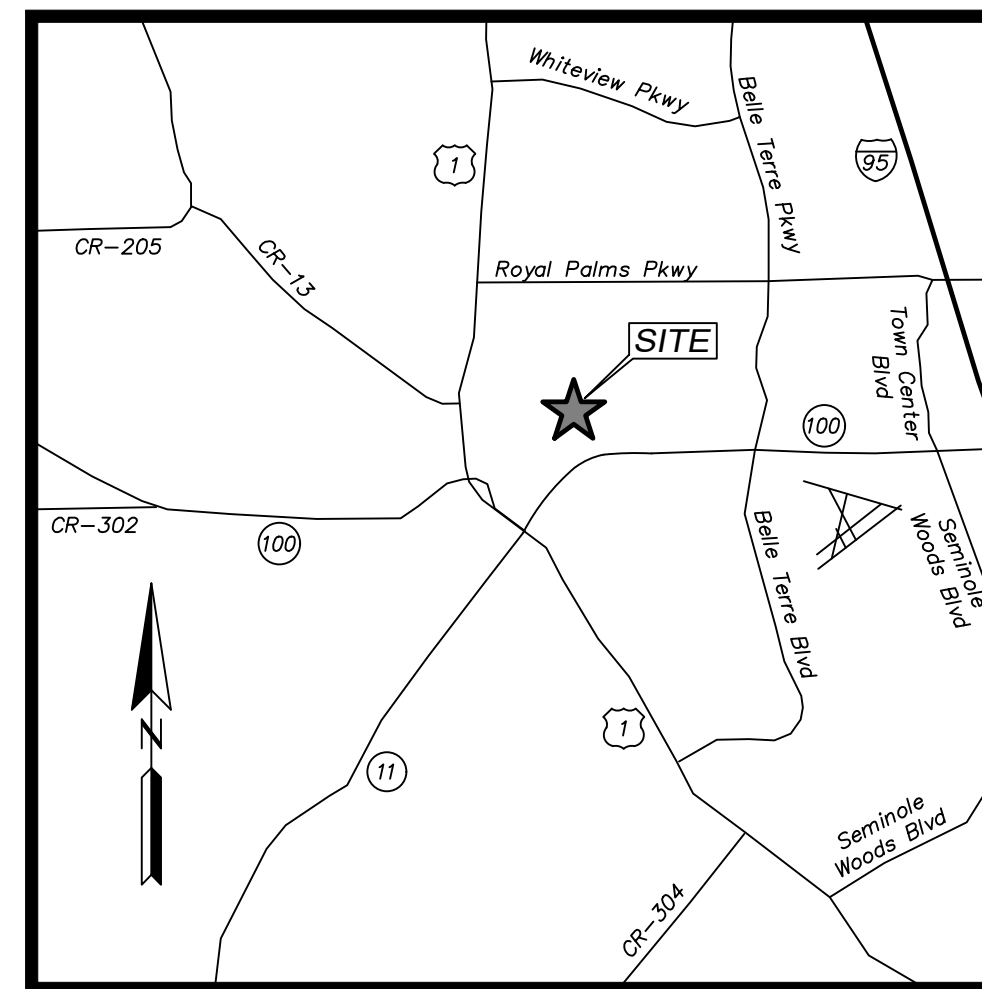
Less and except from the above description the following:

All of Tract C-12 (Conservation Easement QQQ) as depicted on Deer Run R-2, a plat recorded in Map Book 37, pages 80 through 93 of the Public Records of Flagler County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Tract 2-1, as depicted on Grand Reserve Phase 2, a plat recorded in Map Book 39, pages 68 through 73 of said Public Records; thence South 00°43'49" East, along the Westerly line of said Tract 2-1 and its Southerly prolongation, 60.05 feet to a point lying on the Northwesterly right of way line of Lob Wedge Lane, a private 50 foot right of way as presently established; thence South 89°18'08" West, along said Northwesterly right of way line 83.06 feet to the point of curvature of a curve concave Southerly having a radius of 325.00 feet; thence Westerly along said Northwesterly right of way line, through a central angle of 17°16'10", an arc length of 97.96 feet, said arc being subtended by a chord bearing and distance of South 80°40'03" West, 97.59 feet; thence North 17°58'02" West, 92.59 feet; thence South 77°00'21" West, 25.90 feet; thence North 12°59'39" West, 415.88 feet to the Point of Beginning.

From said Point of Beginning, thence South 41°33'17" West, 70.25 feet; thence South 58°58'44" West, 65.57 feet; thence North 57°40'19" West, 151.91 feet to a point on a non-tangent curve concave Easterly having a radius of 190.00 feet; thence Northerly along the arc of said curve, through a central angle of 14°02'13", an arc length of 46.55 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 17°54'25" West, 46.43 feet; thence North 10°53'19" West, 74.80 feet; thence North 33°33'08" East, 16.22 feet; thence North 57°23'28" East, 133.37 feet; thence South 64°26'48" East, 75.27 feet; thence South 54°19'02" East, 103.49 feet; thence South 01°25'38" West, 92.22 feet; thence South 41°33'17" West, 17.22 feet to the Point of Beginning.

Containing 24.51 acres, more or less.



VICINITY MAP (NOT TO SCALE)

CERTIFICATE OF APPROVAL

This is to certify that on the _____ day of _____, 2023 the foregoing plat was approved by the City of Bunnell, Florida.

By: _____ Mayor, City of Bunnell
By: _____ City Clerk
By: _____ City Attorney
By: _____ Chair, Planning, Zoning and Appeals

CERTIFICATE OF CLERK

I hereby certify that the foregoing plat was filed for record on the _____ day of _____, 2023 at _____ File No. _____

By: _____ Clerk and Ex-Officio Clerk to the Board of County Commissioners Flagler County, Florida

REVIEWING ENGINEER'S CERTIFICATION

I hereby certify, that the undersigned, is a licensed Engineer, and is either employed or under contract with Flagler County. I also certify that I am not representing the owner or owners of record and have reviewed this plat.

Date : _____ By : _____
Print Name : _____
Florida Professional Engineer
License Number _____

REVIEWING SURVEYOR'S CERTIFICATION

I hereby certify, that the undersigned, is a licensed Professional Surveyor and Mapper, and is either employed or under contract with City of Bunnell / Flagler County. I also certify that I am not representing the owner or owners of record and have reviewed this plat and found it to comply with the requirements of Part 1, Chapter 177, Florida Statutes.

Date : _____ By : _____
Print Name : _____
Florida Professional Surveyor and Mapper
Certificate No. LS _____

ADOPTION AND DEDICATION

This is to certify that D.R. Horton, Inc. - Jacksonville, a Delaware corporation ("Owner"), is the fee simple owner of the lands described in the caption hereon known as GRAND RESERVE PHASE 3, has caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of those lands.

Tracts "A-1" and "A-2" for Private Road & Common Area as shown on this plat shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns, being reserved as private roadway tract serving abutting lots for ingress, egress, utilities, drainage and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of the Owner, its successors and assigns, without recourse to the City of Bunnell; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said tract to a property owners association or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

A utility easement is dedicated to the City of Bunnell over all private rights of way for the construction, operation, and maintenance of utility facilities.

Drainage Tracts "B", "C" and "H" are hereby retained by the undersigned Owner, its successors and assigns. The obligation for maintenance of all drainage facilities located therein shall be that of the Owner, its successors and assigns, without recourse to the City of Bunnell; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said easements to a property owners association or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

Conservation Area Tracts "D" and "E" are hereby retained by the undersigned Owner, its successors and assigns.

Open Space Tracts "F", "G", "I" and "J" are hereby retained by the undersigned Owner, its successors and assigns.

Park Tract "K" is hereby retained by the undersigned Owner, its successors and assigns.

Those easements designated as "FPL Easements" are hereby irrevocably dedicated to Florida Power & Light Company, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

A ten foot (10') wide non-exclusive utility easement is hereby granted to any public or private utility provider along the frontage of all lots and tracts adjacent to where applicable.

In witness whereof, the undersigned Owner has executed this plat on the _____ day of _____, 2023.

OWNER: D.R. Horton, Inc. - Jacksonville
a Delaware corporation

Witness _____
Printed Name _____
Witness _____
Printed Name _____

BY: _____
Philip A. Fremento
Vice President

STATE OF FLORIDA, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [____] physical presence or [____] online notarization, this _____ day of _____, 2023, by Philip A. Fremento, Vice President, of D.R. Horton, Inc. - Jacksonville, a Delaware corporation, on behalf of the corporation, who [____] is personally known to me or who [____] has produced _____ as identification.

Notary Public, State of Florida at Large
Printed Name _____

My Commission expires _____
Commission Number _____

Owner: D.R. Horton, Inc. - Jacksonville
4220 Race Track Road
St. Johns, Florida 32259

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this _____ day of _____, 2023.

Andrew O. Knuppel
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6511

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

GRAND RESERVE PHASE 3

A PORTION OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 30 EAST, CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA,
BEING A REPLAT OF A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93,
OF THE PUBLIC RECORDS OF SAID COUNTY.



- NOTES:**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the boundary line of Grand Reserve Phase 2 as being South 00°43'49" East.
 - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "FLBN" (Palm Coast) coordinates: Station "FLBN" (Palm Coast) coordinates: N 1912449.285 E 564922.441 Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
 - 3) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not depicted on this plat that may be found in the Public Records of this county.
 - 4) Pursuant to the provisions of Section 177.091(28), Florida Statutes, all platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
 - 5) Nothing herein shall be construed as creating an obligation upon any governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body.
 - 6) There is reserved a 10 foot easement for utilities, landscape, irrigation and sidewalks along the front of all lots and tracts.
 - 7) Seminole Woods and Deer Run R-2 lot and tract lines depicted herein are graphic representations only and do not reflect field measure unless otherwise noted.



LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
- P.R.M. CONCRETE MONUMENT
- C.M. PERMANENT CONTROL POINT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- RB&C REBAR AND CAP IDENTIFICATION
- ID IDENTIFICATION
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CH CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- C/L CENTERLINE
- CI TABULATED CURVE DATA
- LI TABULATED LINE DATA
- (NR) NON-RADIAL
- R/W RIGHT OF WAY
- M.B. MAP BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- UE UTILITY EASEMENT
- ESMT EASEMENT
- --- MATCHLINE
- (3) SHEET REFERENCE NUMBER

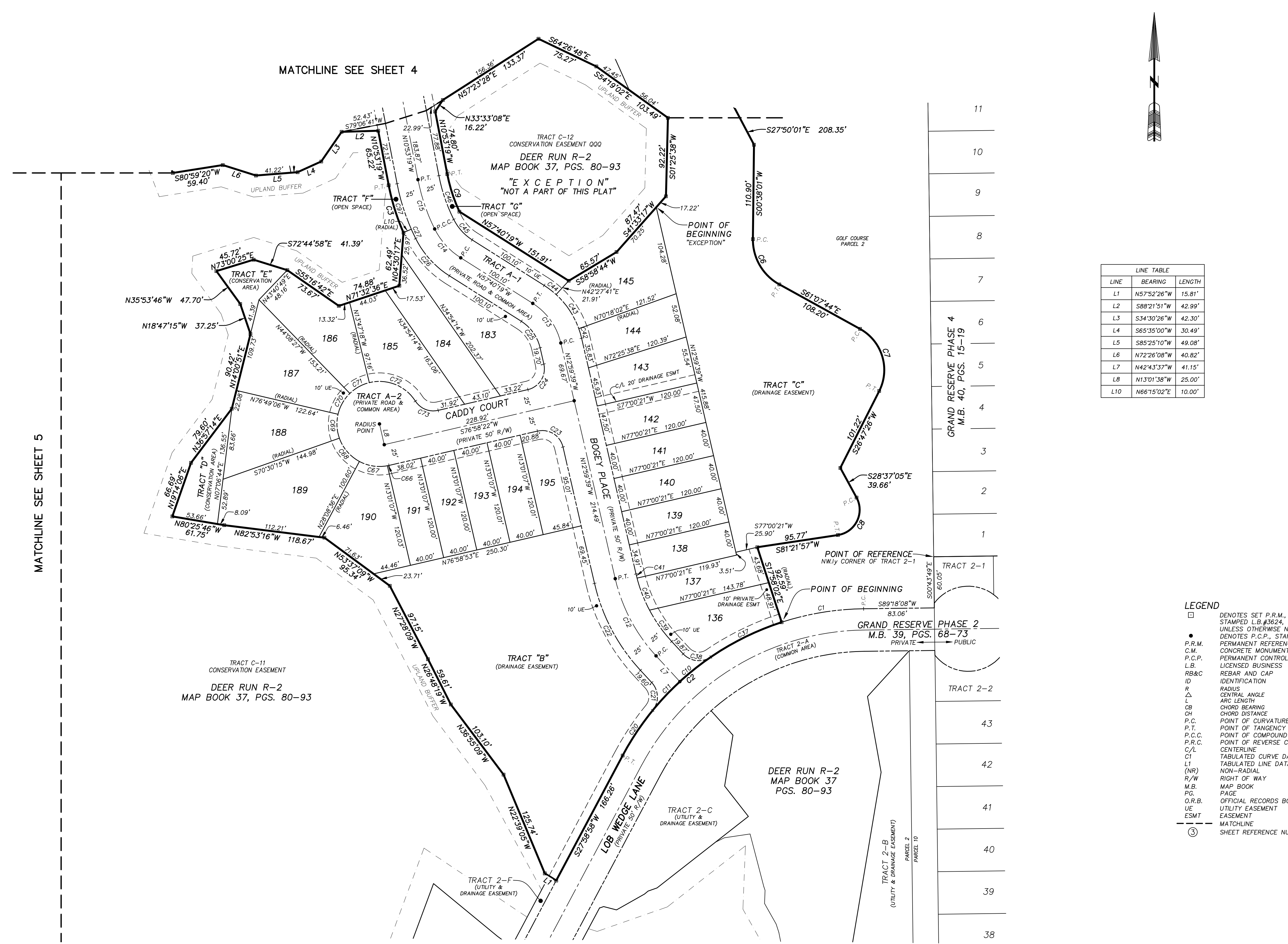


PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

GRAND RESERVE PHASE 3

A PORTION OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 30 EAST, CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA,
BEING A REPLAT OF A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93,
OF THE PUBLIC RECORDS OF SAID COUNTY.

SHEET 3 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



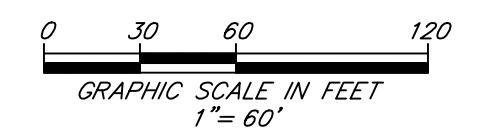
LINE TABLE

LINE	BEARING	LENGTH
L1	N57°52'26"W	15.81'
L2	S88°21'51"W	42.99'
L3	S34°30'26"W	42.30'
L4	S65°35'00"W	30.49'
L5	S85°25'10"W	49.08'
L6	N72°26'08"W	40.82'
L7	N42°43'37"W	41.15'
L8	N13°01'38"W	25.00'
L10	N66°15'02"E	10.00'

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	325.00'	17°16'05"	97.95'	S80°40'06"W	97.58'
C2	325.00'	44°03'05"	249.87'	S50°00'31"W	243.76'
C3	260.00'	12°52'41"	58.44'	N17°19'39"W	58.32'
C6	60.00'	61°45'45"	64.68'	S30°14'52"E	61.59'
C7	55.00'	87°55'10"	84.40'	S17°10'09"E	76.36'
C8	30.00'	109°59'02"	57.59'	S26°22'26"W	49.14'
C9	190.00'	14°02'13"	46.55'	N17°54'25"W	46.43'
C10	325.00'	8°12'11"	46.53'	S51°32'29"W	46.49'
C11	325.00'	8°13'25"	46.65'	S43°19'41"W	46.61'
C12	200.00'	29°43'58"	103.79'	N27°51'38"W	102.63'
C13	75.00'	44°40'40"	58.48'	N35°19'59"W	57.01'
C14	85.00'	31°09'32"	46.22'	N42°05'33"W	45.66'
C15	225.00'	15°37'28"	61.36'	N18°42'03"W	61.17'
C20	325.00'	11°14'01"	63.72'	S33°35'58"W	63.62'
C21	25.00'	81°36'36"	35.75'	N01°45'19"W	32.78'
C22	225.00'	29°43'58"	116.76'	S27°51'38"E	115.45'
C23	25.00'	90°01'59"	39.28'	N58°00'39"W	35.37'
C24	25.00'	89°58'01"	39.26'	N31°59'21"E	35.35'
C25	50.00'	44°40'40"	38.99'	N35°19'59"W	38.01'
C26	110.00'	31°09'32"	59.82'	S42°05'33"E	59.09'
C27	250.00'	2°44'45"	11.98'	S25°08'25"E	11.98'
C37	325.00'	16°23'28"	92.98'	S63°50'18"W	92.66'
C38	25.00'	81°37'49"	35.62'	S83°32'31"E	32.68'
C39	175.00'	14°48'01"	45.20'	S35°19'37"E	45.08'
C40	175.00'	13°15'51"	40.51'	S21°17'40"E	40.42'
C41	175.00'	1°40'06"	5.10'	S13°49'42"E	5.10'
C42	100.00'	6°42'19"	11.70'	N16°20'49"W	11.70'
C43	100.00'	27°49'26"	48.56'	N33°36'41"W	48.09'
C44	100.00'	10°08'54"	17.71'	N52°35'52"W	17.69'
C46	200.00'	15°37'28"	54.54'	S18°42'03"E	54.37'
C66	50.00'	2°16'13"	1.98'	N78°06'28"E	1.98'
C67	50.00'	38°54'01"	33.95'	S81°18'25"E	33.30'
C68	50.00'	42°21'39"	36.97'	S40°40'35"E	36.13'
C69	50.00'	32°40'39"	28.52'	S03°09'26"E	28.13'
C70	50.00'	32°40'39"	28.52'	S29°31'14"W	28.13'
C71	50.00'	30°21'09"	26.49'	S61°02'07"W	26.18'
C72	50.00'	71°17'24"	62.21'	N68°08'36"W	58.28'
C73	25.00'	70°31'44"	30.77'	S67°45'47"E	28.87'
C97	250.00'	12°52'43"	56.19'	S17°19'41"E	56.08'

- LEGEND
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624
 - UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3624
 - P.R.M. PERMANENT REFERENCE MONUMENT
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 - L1 TABULATED LINE DATA
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 - M.B. MAP BOOK
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 - ESMT EASEMENT
 - MATCHLINE
 - ③ SHEET REFERENCE NUMBER

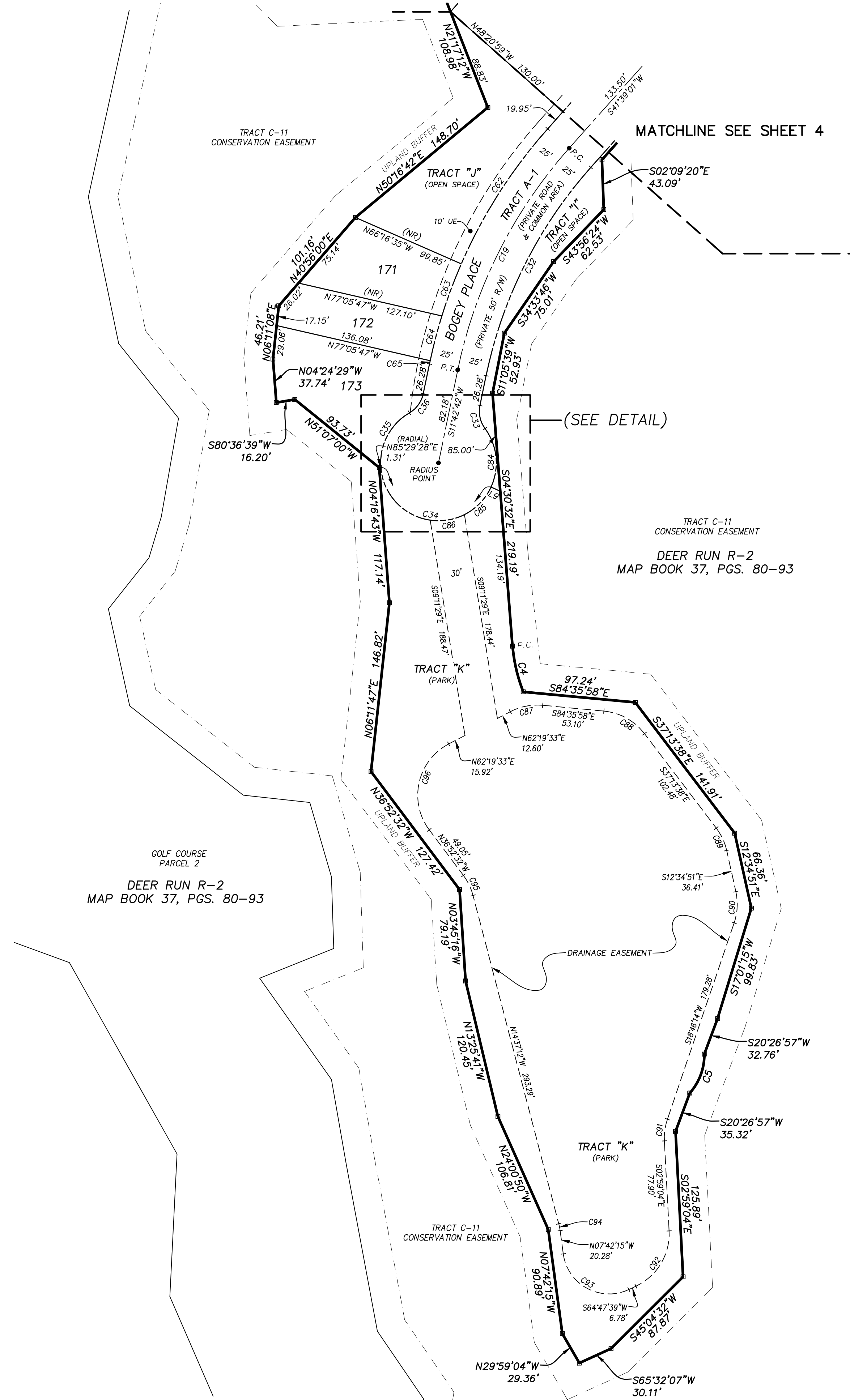
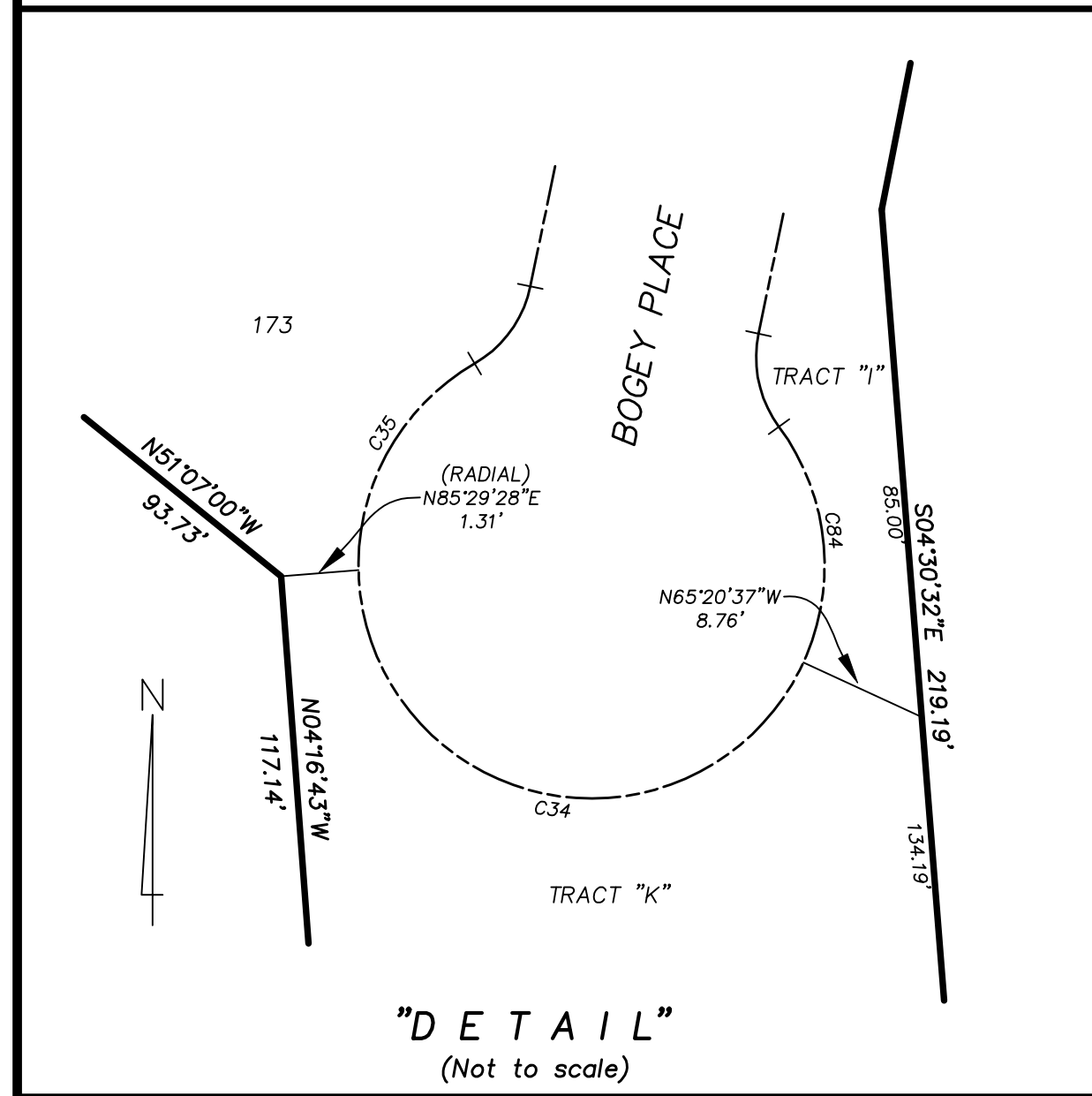


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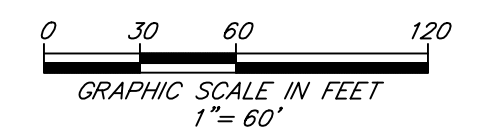
SHEET 5 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	140.00'	16°41'28"	40.78'	S13°10'45"E	40.64'
C5	50.00'	42°11'21"	36.82'	S20°26'57"W	35.99'
C19	415.00'	29°56'20"	216.85'	S26°40'52"W	214.39'
C32	390.00'	29°56'20"	203.79'	S26°40'52"W	201.48'
C33	25.00'	48°11'23"	21.03'	S12°23'00"E	20.41'
C34	50.00'	150°50'05"	131.63'	S79°55'35"E	96.78'
C35	50.00'	64°24'37"	56.21'	S27°41'46"W	53.30'
C36	25.00'	48°11'23"	21.03'	N35°48'23"E	20.41'
C62	440.00'	18°06'27"	139.05'	S32°35'48"W	138.48'
C63	440.00'	6°15'10"	48.02'	S20°25'00"W	47.99'
C64	440.00'	5°12'47"	40.03'	S14°41'01"W	40.02'
C65	440.00'	0°21'56"	2.81'	S11°53'40"W	2.81'
C84	50.00'	61°08'04"	53.35'	N05°54'39"W	50.85'
C85	50.00'	38°41'41"	33.77'	N44°00'13"E	33.13'
C86	50.00'	34°54'55"	30.47'	N80°48'31"E	30.00'
C87	50.00'	33°04'29"	28.86'	S78°51'48"W	28.46'
C88	50.00'	47°22'20"	41.34'	N60°54'48"W	40.17'
C89	50.00'	24°38'47"	21.51'	N24°54'15"W	21.34'
C90	50.00'	31°21'05"	27.36'	N03°05'42"E	27.02'
C91	50.00'	21°45'18"	18.98'	S07°53'35"W	18.87'
C92	50.00'	67°46'43"	59.15'	N30°54'17"E	55.76'
C93	40.00'	107°30'06"	75.05'	S61°27'18"E	64.52'
C94	50.00'	6°54'57"	6.04'	N11°09'44"W	6.03'
C95	50.00'	22°15'20"	19.42'	N25°44'52"W	19.30'
C96	50.00'	99°12'05"	86.57'	S12°43'31"W	76.15'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N65°20'37"W	8.76'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624. UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624.
 - P.R.M. PERMANENT REFERENCE MONUMENT
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 - ③ MATCHLINE SHEET REFERENCE NUMBER



PREPARED BY:
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GRAND RESERVE PHASE 3

A PORTION OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 30 EAST, CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA,
BEING A REPLAT OF A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93,
OF THE PUBLIC RECORDS OF SAID COUNTY.

PRELIMINARY PLAT BUNNELL, FLORIDA

LEGAL DESCRIPTION

A portion of Section 2, Township 12 South, Range 30 East, City of Bunnell, Flagler County, Florida, being a replat of a portion of Parcels 2 and 14 as depicted on Deer Run R-2, a plat recorded in Map Book 37, pages 80 through 93 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Tract 2-1, as depicted on Grand Reserve Phase 2, a plat recorded in Map Book 39, pages 68 through 73 of said Public Records; thence South 00°43'49" East, along the Westerly line of said Tract 2-1 and its Southerly prolongation, 60.05 feet to a point lying on the Northwesterly right of way line of Lob Wedge Lane, a private 50 foot right of way as presently established; thence South 89°18'08" West, along said Northwesterly right of way line 83.06 feet to the point of curvature of a curve concave Southerly having a radius of 325.00 feet; thence Westerly along said Northwesterly right of way line, through a central angle of 17°16'05", an arc length of 97.95 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 80°40'06" West, 97.58 feet.

From said Point of Beginning, thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 325.00 feet, through a central angle of 44°03'05", an arc length of 249.87 feet to point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 50°00'31" West, 243.76 feet; thence South 27°58'58" West, 166.26 feet; thence North 57°52'26" West, 15.81 feet; thence North 22°39'05" West, 125.74 feet; thence North 36°55'09" West, 103.10 feet; thence North 26°48'19" West, 59.61 feet; thence North 27°28'09" West, 97.15 feet; thence North 53°37'09" West, 95.34 feet; thence North 82°53'16" West, 118.67 feet; thence North 80°25'46" West, 61.75 feet; thence North 19°14'06" East, 66.69 feet; thence North 36°57'14" East, 79.60 feet; thence North 14°00'51" East, 90.42 feet; thence North 18°47'15" West, 37.25 feet; thence North 35°53'46" West, 47.70 feet; thence North 73°00'25" East, 45.72 feet; thence South 72°44'58" East, 41.39 feet; thence South 55°16'42" East, 73.67 feet; thence North 71°32'36" East, 74.88 feet; thence North 04°30'17" East, 62.49 feet to a point on a non-tangent curve concave Easterly having a radius of 260.00 feet; thence Northerly along the arc of said curve, through a central angle of 12°52'41", an arc length of 58.44 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 17°19'39" West, 58.32 feet; thence North 10°53'19" West, 65.22 feet; thence South 88°21'51" West, 42.99 feet; thence South 34°30'26" West, 42.30 feet; thence South 65°35'00" West, 30.49 feet; thence South 85°25'10" West, 49.08 feet; thence North 72°26'08" West, 40.82 feet; thence South 80°59'20" West, 59.40 feet; thence North 21°06'26" West, 68.79 feet; thence North 09°27'58" West, 56.94 feet; thence North 29°37'59" West, 69.53 feet; thence North 58°03'56" West, 91.03 feet; thence North 63°49'43" West, 60.49 feet; thence South 41°40'30" West, 233.66 feet; thence South 02°09'20" East, 43.09 feet; thence South 43°50'24" West, 62.53 feet; thence South 34°33'46" West, 75.01 feet; thence South 11°05'39" West, 52.93 feet; thence South 04°30'32" East, 219.19 feet to a point on a non-tangent curve concave Easterly having a radius of 140.00 feet; thence Southerly along the arc of said curve, through a central angle of 16°41'28", an arc length of 40.78 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 13°10'45" East, 40.64 feet; thence South 84°35'58" East, along a non-tangent line, 97.24 feet; thence South 37°13'38" East, 141.91 feet; thence South 12°34'51" East, 66.36 feet; thence South 17°01'15" West, 99.83 feet; thence South 20°26'57" West, 32.76 feet to a point on a non-tangent curve concave Westerly having a radius of 50.00 feet; thence Southerly along the arc of said curve, through a central angle of 42°11'21", an arc length of 36.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 20°26'57" West, 35.99 feet; thence South 20°26'57" West, along a non-tangent line, 35.32 feet; thence South 02°59'04" East, 125.89 feet; thence South 45°04'32" West, 87.87 feet; thence South 65°32'07" West, 30.11 feet; thence North 29°59'04" West, 29.36 feet; thence North 07°42'15" West, 90.89 feet; thence North 24°00'50" West, 106.81 feet; thence North 13°25'41" West, 120.45 feet; thence North 03°45'16" West, 79.19 feet; thence North 36°52'32" West, 127.42 feet; thence North 06°11'47" East, 146.82 feet; thence North 04°16'43" West, 117.14 feet; thence North 51°07'00" West, 93.73 feet; thence South 80°36'39" West, 16.20 feet; thence North 04°24'29" West, 37.74 feet; thence North 06°11'08" East, 46.21 feet; thence North 40°56'00" East, 101.16 feet; thence North 22°58'40" East, 148.70 feet; thence North 21°17'12" West, 108.98 feet; thence North 20°58'09" West, 52.73 feet; thence North 22°58'40" East, 360.96 feet to a point on a curve concave Southeasterly having a radius of 130.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 40°04'33", an arc length of 90.93 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 43°00'57" East, 89.09 feet; thence North 63°03'14" East, 273.68 feet to the point of curvature of a curve concave Southwesterly having a radius of 115.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 122°25'19", an arc length of 245.72 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 55°44'06" East, 201.57 feet; thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 75.00 feet, through a central angle of 60°29'23", an arc length of 79.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 24°46'09" East, 75.55 feet; thence South 55°00'50" East, 387.17 feet; thence South 37°39'22" East, 223.55 feet; thence South 27°50'01" East, 208.35 feet; thence South 00°38'01" West, 110.90 feet to the point of curvature of a curve concave Northeasterly having a radius of 60.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 61°45'45", an arc length of 64.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 30°14'52" East, 61.59 feet; thence South 61°07'44" East, 108.20 feet to the point of curvature of a curve concave Westerly having a radius of 55.00 feet; thence Southerly along the arc of said curve, through a central angle of 87°55'10", an arc length of 84.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 17°10'09" East, 76.36 feet; thence South 26°47'26" West, 101.22 feet; thence South 28°37'05" East, 39.66 feet; to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 109°59'02", an arc length of 57.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 26°22'26" West, 49.14 feet; thence South 81°21'57" West, 95.77 feet; thence South 17°58'02" East, 92.59 feet to the Point of Beginning.

Less and except from the above description the following:

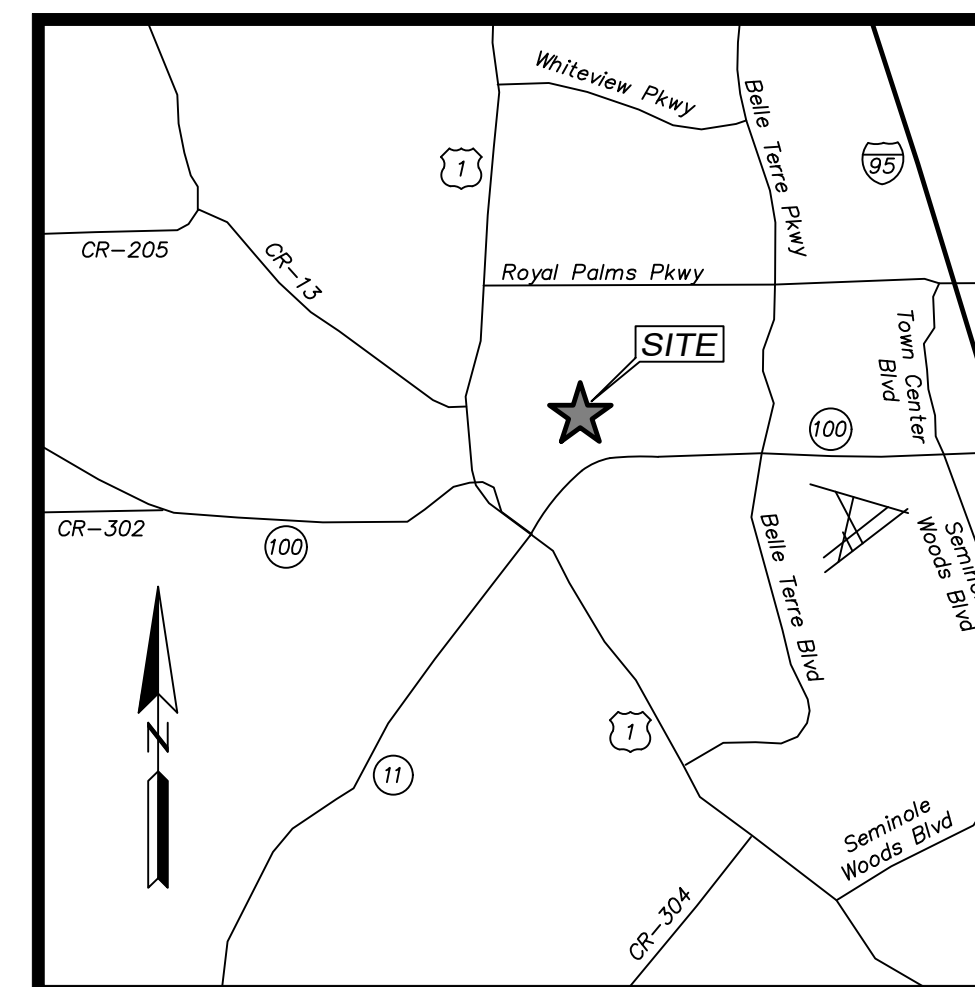
All of Tract C-12 (Conservation Easement 000) as depicted on Deer Run R-2, a plat recorded in Map Book 37, pages 80 through 93 of the Public Records of Flagler County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Tract 2-1, as depicted on Grand Reserve Phase 2, a plat recorded in Map Book 39, pages 68 through 73 of said Public Records; thence South 00°43'49" East, along the Westerly line of said Tract 2-1 and its Southerly prolongation, 60.05 feet to a point lying on the Northwesterly right of way line of Lob Wedge Lane, a private 50 foot right of way as presently established; thence South 89°18'08" West, along said Northwesterly right of way line 83.06 feet to the point of curvature of a curve concave Southerly having a radius of 325.00 feet; thence Westerly along said Northwesterly right of way line, through a central angle of 17°16'10", an arc length of 97.96 feet, said arc being subtended by a chord bearing and distance of South 80°40'03" West, 97.59 feet; thence North 17°58'02" West, 92.59 feet; thence South 77°00'21" West, 25.90 feet; thence North 12°59'39" West, 415.88 feet to the Point of Beginning.

From said Point of Beginning, thence South 41°33'17" West, 70.25 feet; thence South 58°58'44" West, 65.57 feet; thence North 57°40'19" West, 151.91 feet to a point on a non-tangent curve concave Easterly having a radius of 190.00 feet; thence Northerly along the arc of said curve, through a central angle of 14°02'13", an arc length of 46.55 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 17°54'25" West, 46.43 feet; thence North 10°53'19" West, 74.80 feet; thence North 33°33'08" East, 16.22 feet; thence North 57°23'28" East, 133.37 feet; thence South 64°26'48" East, 75.27 feet; thence South 54°19'02" East, 103.49 feet; thence South 01°25'38" West, 92.22 feet; thence South 41°33'17" West, 17.22 feet to the Point of Beginning.

Containing 24.51 acres, more or less.

TOTAL ACREAGE OF
GRAND RESERVE PHASE 3: 24.51 ACRES, MORE OR LESS



VICINITY MAP
(NOT TO SCALE)

Owner: D.R. Horton, Inc. – Jacksonville
4220 Race Track Road
St. Johns, Florida 32259

INDEX OF SHEETS

-- COVER SHEET
1-5 GRAND RESERVE PHASE 3

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

GRAND RESERVE PHASE 3

A PORTION OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 30 EAST, CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, OF THE PUBLIC RECORDS OF SAID COUNTY.

LEGAL DESCRIPTION

A portion of Section 2, Township 12 South, Range 30 East, City of Bunnell, Flagler County, Florida, being a replat of a portion of Parcels 2 and 14 as depicted on Deer Run R-2, a plat recorded in Map Book 37, pages 80 through 93 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Tract 2-1, as depicted on Grand Reserve Phase 2, a plat recorded in Map Book 39, pages 68 through 73 of said Public Records; thence South 00°43'49" East, along the Westerly line of said Tract 2-1 and its Southerly prolongation, 60.05 feet to a point lying on the Northwesterly right of way line of Lob Wedge Lane, a private 50 foot right of way as presently established; thence South 89°18'08" West, along said Northwesterly right of way line 83.06 feet to the point of curvature of a curve concave Southerly having a radius of 325.00 feet; thence Westerly along said Northwesterly right of way line, through a central angle of 17°16'05", an arc length of 97.95 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 80°40'06" West, 97.58 feet.

From said Point of Beginning, thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 325.00 feet, through a central angle of 44°03'05", an arc length of 249.87 feet to point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 50°00'31" West, 243.76 feet; thence South 27°58'58" West, 166.26 feet; thence North 57°52'26" West, 15.81 feet; thence North 22°39'05" West, 125.74 feet; thence North 36°55'09" West, 103.10 feet; thence North 26°48'19" West, 59.61 feet; thence North 27°28'09" West, 97.15 feet; thence North 53°37'09" West, 95.34 feet; thence North 82°53'16" West, 118.67 feet; thence North 80°25'46" West, 61.75 feet; thence North 19°14'06" East, 66.69 feet; thence North 36°57'14" East, 79.60 feet; thence North 14°00'51" East, 90.42 feet; thence North 18°47'15" West, 37.25 feet; thence North 35°53'46" West, 47.70 feet; thence North 73°00'25" East, 45.72 feet; thence South 72°44'58" East, 41.39 feet; thence South 55°16'42" East, 73.67 feet; thence North 71°32'36" East, 74.88 feet; thence North 04°30'17" East, 62.49 feet to a point on a non-tangent curve concave Easterly having a radius of 260.00 feet; thence Northerly along the arc of said curve, through a central angle of 12°52'41", an arc length of 58.44 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 17°19'39" West, 58.32 feet; thence North 10°53'19" West, 65.22 feet; thence South 88°21'51" West, 42.99 feet; thence South 34°30'26" West, 42.30 feet; thence South 65°35'00" West, 30.49 feet; thence South 85°25'10" West, 49.08 feet; thence North 72°26'08" West, 40.82 feet; thence South 80°59'20" West, 59.40 feet; thence North 21°06'26" West, 68.79 feet; thence North 09°27'58" West, 56.94 feet; thence North 29°37'59" West, 69.53 feet; thence North 58°03'56" West, 91.03 feet; thence North 63°49'43" West, 60.49 feet; thence South 41°40'30" West, 233.66 feet; thence South 02°09'20" East, 43.09 feet; thence South 43°56'24" West, 62.53 feet; thence South 34°33'46" West, 75.01 feet; thence South 11°05'39" West, 52.93 feet; thence South 04°30'32" East, 219.19 feet to a point on a non-tangent curve concave Easterly having a radius of 140.00 feet; thence Southerly along the arc of said curve, through a central angle of 16°41'28", an arc length of 40.78 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 13°10'45" East, 40.64 feet; thence South 84°35'58" East, along a non-tangent line, 97.24 feet; thence South 37°13'38" East, 141.91 feet; thence South 12°34'51" East, 66.36 feet; thence South 17°01'15" West, 99.83 feet; thence South 20°26'57" West, 32.76 feet to a point on a non-tangent curve concave Westerly having a radius of 50.00 feet; thence Southerly along the arc of said curve, through a central angle of 42°11'21", an arc length of 36.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 20°26'57" West, 35.99 feet; thence South 20°26'57" West, along a non-tangent line, 35.32 feet; thence South 02°59'04" East, 125.89 feet; thence South 45°04'32" West, 87.87 feet; thence South 65°32'07" West, 30.11 feet; thence North 29°59'04" West, 29.36 feet; thence North 07°42'15" West, 90.89 feet; thence North 24°00'50" West, 106.81 feet; thence North 13°25'41" West, 120.45 feet; thence North 03°45'16" West, 79.19 feet; thence North 36°52'32" West, 127.42 feet; thence North 06°11'47" East, 146.82 feet; thence North 04°16'43" West, 117.14 feet; thence North 51°07'00" West, 93.73 feet; thence South 80°36'39" West, 16.20 feet; thence North 04°24'29" West, 37.74 feet; thence North 06°11'08" East, 46.21 feet; thence North 40°56'00" East, 101.16 feet; thence North 50°16'42" East, 148.70 feet; thence North 21°17'12" West, 108.98 feet; thence North 20°58'09" West, 52.73 feet; thence North 22°58'40" East, 360.96 feet to a point on a curve concave Southeasterly having a radius of 130.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 40°04'33", an arc length of 90.93 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 43°00'57" East, 89.09 feet; thence North 63°03'14" East, 273.68 feet to the point of curvature of a curve concave Southwesterly having a radius of 115.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 122°25'19", an arc length of 245.72 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 55°44'06" East, 201.57 feet; thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 75.00 feet, through a central angle of 60°29'23", an arc length of 79.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 24°46'09" East, 75.55 feet; thence South 55°00'50" East, 387.17 feet; thence South 37°39'22" East, 223.55 feet; thence South 27°50'01" East, 208.35 feet; thence South 00°38'01" West, 110.90 feet to the point of curvature of a curve concave Northeasterly having a radius of 60.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 61°45'45", an arc length of 64.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 30°14'52" East, 61.59 feet; thence South 61°07'44" East, 108.20 feet to the point of curvature of a curve concave Westerly having a radius of 55.00 feet; thence Southerly along the arc of said curve, through a central angle of 87°55'10", an arc length of 84.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 17°10'09" East, 76.36 feet; thence South 26°47'26" West, 101.22 feet; thence South 28°37'05" East, 39.66 feet; to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 109°59'02", an arc length of 57.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 26°22'26" West, 49.14 feet; thence South 81°21'57" West, 95.77 feet; thence South 17°58'02" East, 92.59 feet to the Point of Beginning.

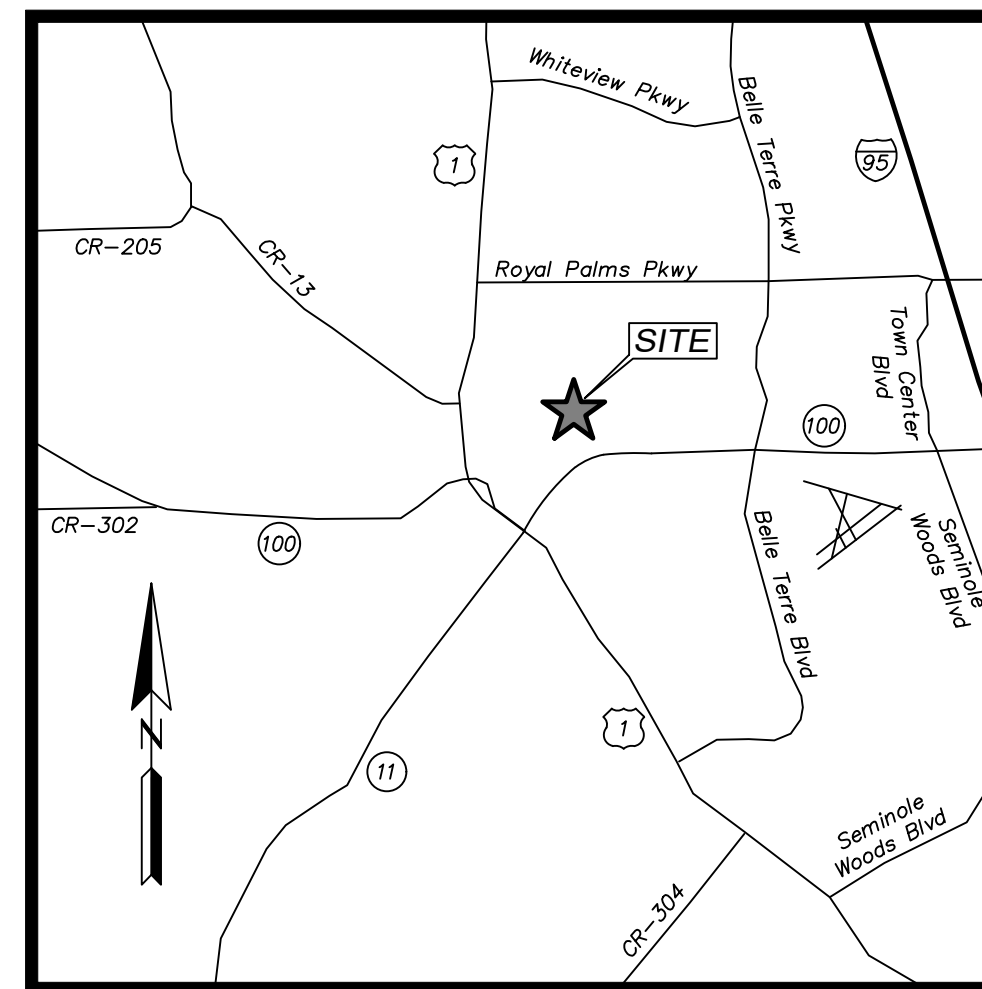
Less and except from the above description the following:

All of Tract C-12 (Conservation Easement QQQ) as depicted on Deer Run R-2, a plat recorded in Map Book 37, pages 80 through 93 of the Public Records of Flagler County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Tract 2-1, as depicted on Grand Reserve Phase 2, a plat recorded in Map Book 39, pages 68 through 73 of said Public Records; thence South 00°43'49" East, along the Westerly line of said Tract 2-1 and its Southerly prolongation, 60.05 feet to a point lying on the Northwesterly right of way line of Lob Wedge Lane, a private 50 foot right of way as presently established; thence South 89°18'08" West, along said Northwesterly right of way line 83.06 feet to the point of curvature of a curve concave Southerly having a radius of 325.00 feet; thence Westerly along said Northwesterly right of way line, through a central angle of 17°16'10", an arc length of 97.96 feet, said arc being subtended by a chord bearing and distance of South 80°40'03" West, 97.59 feet; thence North 17°58'02" West, 92.59 feet; thence South 77°00'21" West, 25.90 feet; thence North 12°59'39" West, 415.88 feet to the Point of Beginning.

From said Point of Beginning, thence South 41°33'17" West, 70.25 feet; thence South 58°58'44" West, 65.57 feet; thence North 57°40'19" West, 151.91 feet to a point on a non-tangent curve concave Easterly having a radius of 190.00 feet; thence Northerly along the arc of said curve, through a central angle of 14°02'13", an arc length of 46.55 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 17°54'25" West, 46.43 feet; thence North 10°53'19" West, 74.80 feet; thence North 33°33'08" East, 16.22 feet; thence North 57°23'28" East, 133.37 feet; thence South 64°26'48" East, 75.27 feet; thence South 54°19'02" East, 103.49 feet; thence South 01°25'38" West, 92.22 feet; thence South 41°33'17" West, 17.22 feet to the Point of Beginning.

Containing 24.51 acres, more or less.



VICINITY MAP (NOT TO SCALE)

CERTIFICATE OF APPROVAL

This is to certify that on the _____ day of _____, 2022 the foregoing plat was approved by the City of Bunnell, Florida.

By: _____
Mayor, City of Bunnell

By: _____
City Clerk

By: _____
City Attorney

By: _____
Chair, Planning, Zoning and Appeals

CERTIFICATE OF CLERK

I hereby certify that the foregoing plat was filed for record on the _____ day of _____, 2022 at _____ File No. _____

By: _____
Clerk and Ex-Officio Clerk to the Board of County Commissioners Flagler County, Florida

REVIEWING ENGINEER'S CERTIFICATION

I hereby certify, that the undersigned, is a licensed Engineer, and is either employed or under contract with Flagler County. I also certify that I am not representing the owner or owners of record and have reviewed this plat.

Date : _____

By : _____
Print Name : _____
Florida Professional Engineer
License Number _____

REVIEWING SURVEYOR'S CERTIFICATION

I hereby certify, that the undersigned, is a licensed Professional Surveyor and Mapper, and is either employed or under contract with City of Bunnell / Flagler County. I also certify that I am not representing the owner or owners of record and have reviewed this plat and found it to comply with the requirements of Part 1, Chapter 177, Florida Statutes.

Date : _____

By : _____
Print Name : _____
Florida Professional Surveyor and Mapper
Certificate No. LS _____

ADOPTION AND DEDICATION

This is to certify that D.R. Horton, Inc. - Jacksonville, a Delaware corporation ("Owner"), is the fee simple owner of the lands described in the caption hereon known as GRAND RESERVE PHASE 3, has caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of those lands.

Tracts "A-1" and "A-2" for Private Road & Common Area as shown on this plat shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns, being reserved as private roadway tract serving abutting lots for ingress, egress, utilities, drainage and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of the Owner, its successors and assigns, without recourse to the City of Bunnell; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said tract to a property owners association or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

A utility easement is dedicated to the City of Bunnell over all private rights of way for the construction, operation, and maintenance of utility facilities.

Drainage Tracts "B", "C" and "H" are hereby retained by the undersigned Owner, its successors and assigns. The obligation for maintenance of all drainage facilities located therein shall be that of the Owner, its successors and assigns, without recourse to the City of Bunnell; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said easements to a property owners association or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

Conservation Area Tracts "D" and "E" are hereby retained by the undersigned Owner, its successors and assigns.

Open Space Tracts "F", "G", "I" and "J" are hereby retained by the undersigned Owner, its successors and assigns.

Park Tract "K" is hereby retained by the undersigned Owner, its successors and assigns.

Those easements designated as "FPL Easements" are hereby irrevocably dedicated to Florida Power & Light Company, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

A ten foot (10') wide non-exclusive utility easement is hereby granted to any public or private utility provider along the frontage of all lots and tracts adjacent to where applicable.

In witness whereof, the undersigned Owner has executed this plat on the _____ day of _____, 2022.

OWNER: D.R. Horton, Inc. - Jacksonville
a Delaware corporation

Witness _____
Printed Name _____

Witness _____
Printed Name _____

BY: _____
Philip A. Fremento
Vice President

STATE OF FLORIDA, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [_____] physical presence or [_____] online notarization, this _____ day of _____, 2022, by Philip A. Fremento, Vice President, of D.R. Horton, Inc. - Jacksonville, a Delaware corporation, on behalf of the corporation, who [_____] is personally known to me or who [_____] has produced _____ as identification.

Notary Public, State of Florida at Large
Printed Name _____

My Commission expires _____
Commission Number _____

Owner: D.R. Horton, Inc. - Jacksonville
4220 Race Track Road
St. Johns, Florida 32259

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this _____ day of _____, 2022.

Andrew O. Knuppel
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6511

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

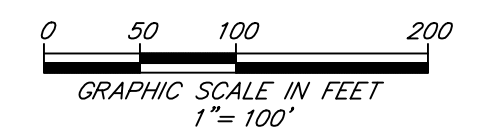
GRAND RESERVE PHASE 3

A PORTION OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 30 EAST, CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA,
BEING A REPLAT OF A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93,
OF THE PUBLIC RECORDS OF SAID COUNTY.



- NOTES:**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the boundary line of Grand Reserve Phase 2 as being South 00°43'49" East.
 - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "FLBN" (Palm Coast) coordinates:
Station "FLBN" (Palm Coast) coordinates:
N 1912449.285 E 564922.441
Coordinate Datum: State Plane values reference Florida East Zone,
North American Datum 1983 (2011) and are in U.S. survey feet.
 - 3) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not depicted on this plat that may be found in the Public Records of this county.
 - 4) Pursuant to the provisions of Section 177.091(28), Florida Statutes, all platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
 - 5) Nothing herein shall be construed as creating an obligation upon any governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body.
 - 6) There is reserved a 10 foot easement for utilities, landscape, irrigation and sidewalks along the front of all lots and tracts.
 - 7) Semimole Woods and Deer Run R-2 lot and tract lines depicted herein are graphic representations only and do not reflect field measure unless otherwise noted.

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
 - P.R.M. CONCRETE MONUMENT
 - C.M. PERMANENT CONTROL POINT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - RB&C REBAR AND CAP IDENTIFICATION
 - ID IDENTIFICATION
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - OB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - C/L CENTERLINE
 - CL TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - (NR) NON-RADIAL
 - R/W RIGHT OF WAY
 - M.B. MAP BOOK
 - P.G. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - UE UTILITY EASEMENT
 - ESMT EASEMENT
 - ③ MATCHLINE SHEET REFERENCE NUMBER

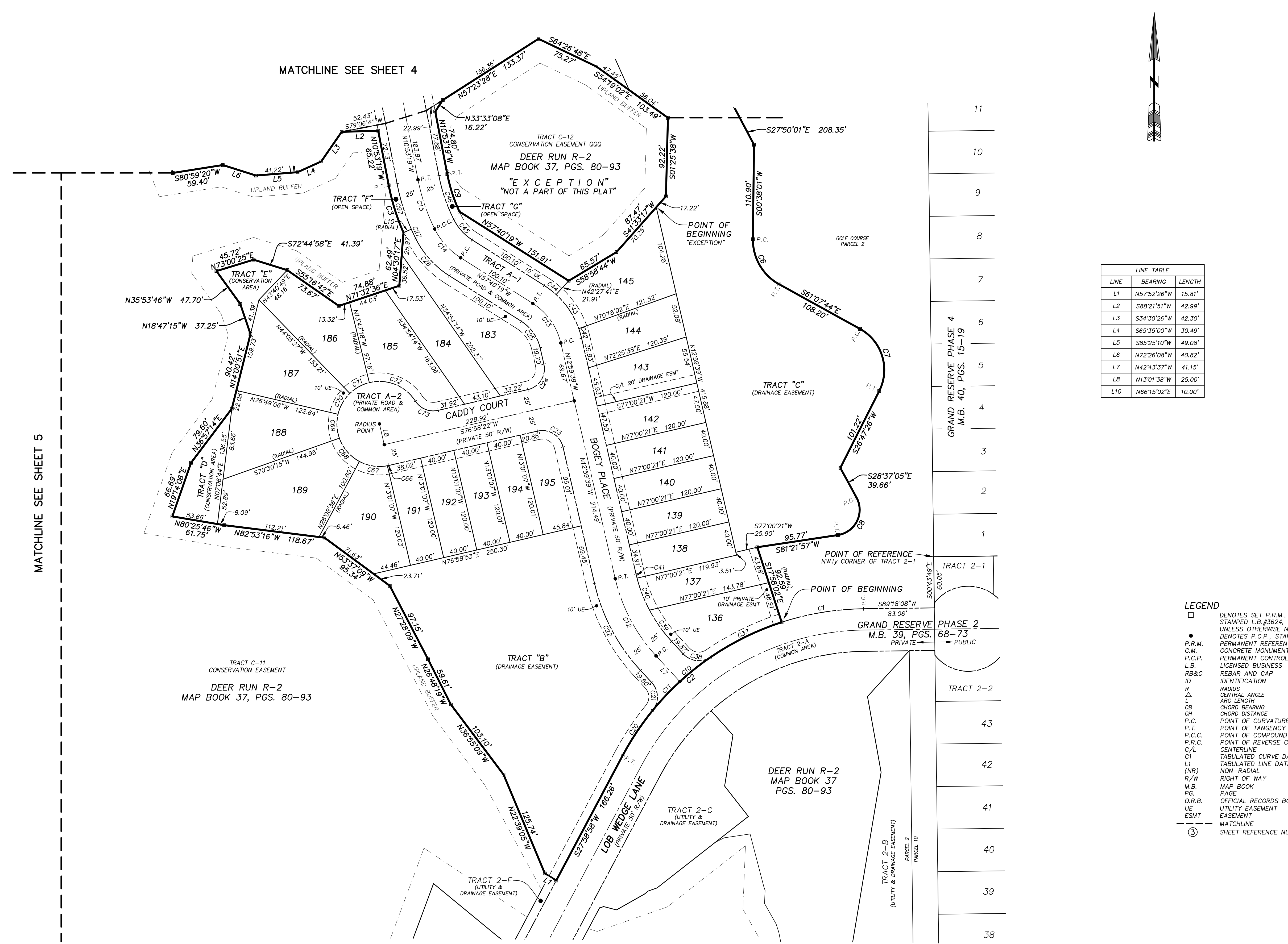


PREPARED BY:
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

GRAND RESERVE PHASE 3

A PORTION OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 30 EAST, CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA,
BEING A REPLAT OF A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93,
OF THE PUBLIC RECORDS OF SAID COUNTY.

SHEET 3 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



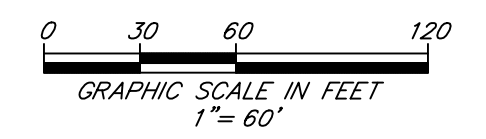
LINE TABLE

LINE	BEARING	LENGTH
L1	N57°52'26"W	15.81'
L2	S88°21'51"W	42.99'
L3	S34°30'26"W	42.30'
L4	S65°35'00"W	30.49'
L5	S85°25'10"W	49.08'
L6	N72°26'08"W	40.82'
L7	N42°43'37"W	41.15'
L8	N13°01'38"W	25.00'
L10	N66°15'02"E	10.00'

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	325.00'	17°16'05"	97.95'	S80°40'06"W	97.58'
C2	325.00'	44°03'05"	249.87'	S50°00'31"W	243.76'
C3	260.00'	12°52'41"	58.44'	N17°19'39"W	58.32'
C6	60.00'	61°45'45"	64.68'	S30°14'52"E	61.59'
C7	55.00'	87°55'10"	84.40'	S17°10'09"E	76.36'
C8	30.00'	109°59'02"	57.59'	S26°22'26"W	49.14'
C9	190.00'	14°02'13"	46.55'	N17°54'25"W	46.43'
C10	325.00'	8°12'11"	46.53'	S51°32'29"W	46.49'
C11	325.00'	8°13'25"	46.65'	S43°19'41"W	46.61'
C12	200.00'	29°43'58"	103.79'	N27°51'38"W	102.63'
C13	75.00'	44°40'40"	58.48'	N35°19'59"W	57.01'
C14	85.00'	31°09'32"	46.22'	N42°05'33"W	45.66'
C15	225.00'	15°37'28"	61.36'	N18°42'03"W	61.17'
C20	325.00'	11°14'01"	63.72'	S33°35'58"W	63.62'
C21	25.00'	81°36'36"	35.75'	N01°45'19"W	32.78'
C22	225.00'	29°43'58"	116.76'	S27°51'38"E	115.45'
C23	25.00'	90°01'59"	39.28'	N58°00'39"W	35.37'
C24	25.00'	89°58'01"	39.26'	N31°59'21"E	35.35'
C25	50.00'	44°40'40"	38.99'	N35°19'59"W	38.01'
C26	110.00'	31°09'32"	59.82'	S42°05'33"E	59.09'
C27	250.00'	2°44'45"	11.98'	S25°08'25"E	11.98'
C37	325.00'	16°23'28"	92.98'	S63°50'18"W	92.66'
C38	25.00'	81°37'49"	35.62'	S83°32'31"E	32.68'
C39	175.00'	14°48'01"	45.20'	S35°19'37"E	45.08'
C40	175.00'	13°15'51"	40.51'	S21°17'40"E	40.42'
C41	175.00'	1°40'06"	5.10'	S13°49'42"E	5.10'
C42	100.00'	6°42'19"	11.70'	N16°20'49"W	11.70'
C43	100.00'	27°49'26"	48.56'	N33°36'41"W	48.09'
C44	100.00'	10°08'54"	17.71'	N52°35'52"W	17.69'
C46	200.00'	15°37'28"	54.54'	S18°42'03"E	54.37'
C66	50.00'	2°16'13"	1.98'	N78°06'28"E	1.98'
C67	50.00'	38°54'01"	33.95'	S81°18'25"E	33.30'
C68	50.00'	42°21'39"	36.97'	S40°40'35"E	36.13'
C69	50.00'	32°40'39"	28.52'	S03°09'26"E	28.13'
C70	50.00'	32°40'39"	28.52'	S29°31'14"W	28.13'
C71	50.00'	30°21'09"	26.49'	S61°02'07"W	26.18'
C72	50.00'	71°17'24"	62.21'	N68°08'36"W	58.28'
C73	25.00'	70°31'44"	30.77'	S67°45'47"E	28.87'
C97	250.00'	12°52'43"	56.19'	S17°19'41"E	56.08'

- LEGEND
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624
 - UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3624
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - RB&C REBAR AND CAP IDENTIFICATION
 - ID IDENTIFICATION
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - C/L CENTERLINE
 - CI TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - (NR) NON-RADIAL
 - R/W RIGHT OF WAY
 - M.B. MAP BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - UE UTILITY EASEMENT
 - ESMT EASEMENT
 - MATCHLINE
 - ③ SHEET REFERENCE NUMBER

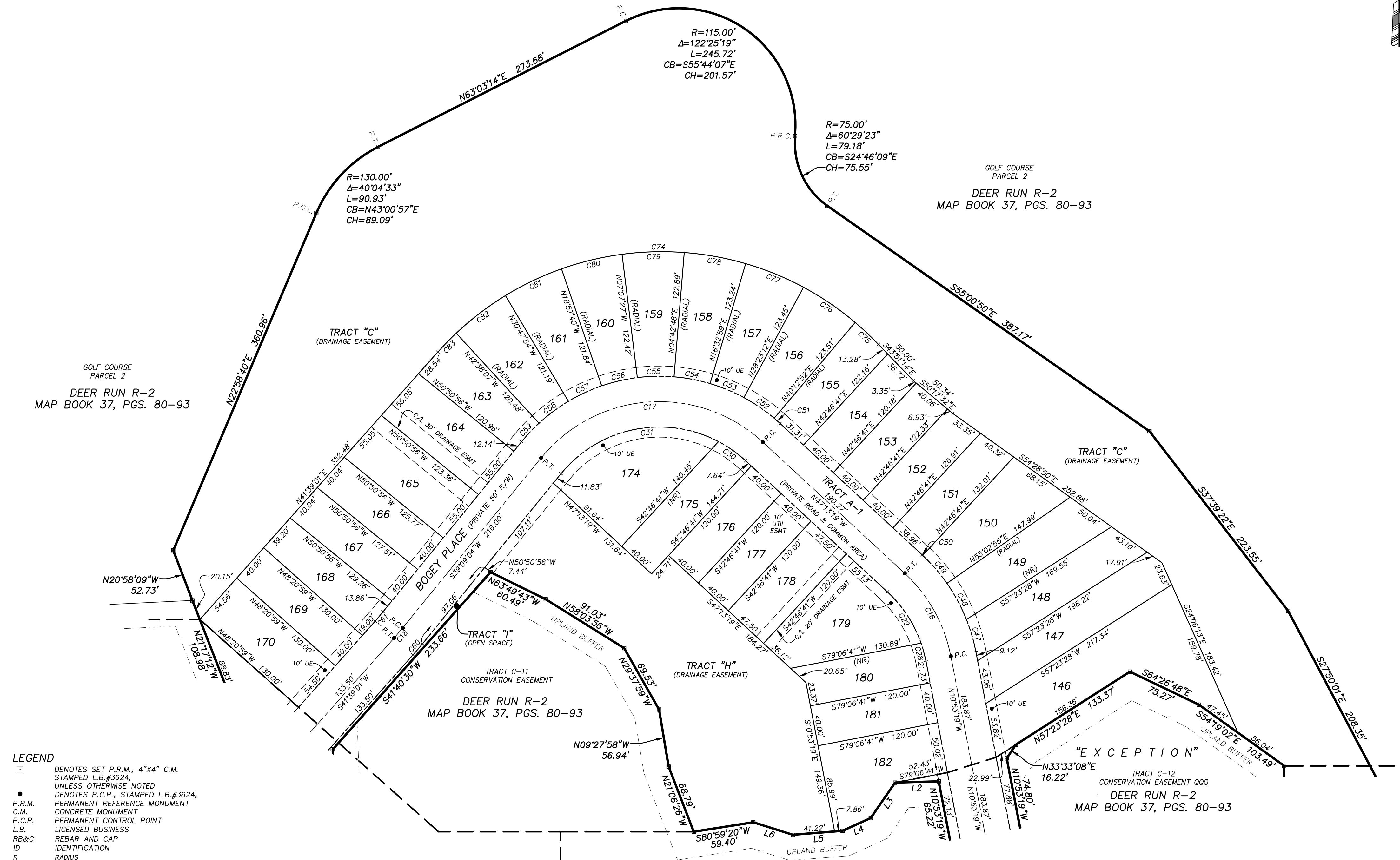


PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

GRAND RESERVE PHASE 3

A PORTION OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 30 EAST, CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA,
BEING A REPLAT OF A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93,
OF THE PUBLIC RECORDS OF SAID COUNTY.

SHEET 4 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



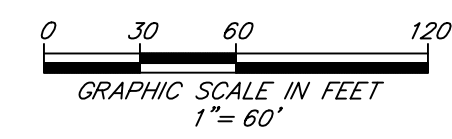
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C16	150.00'	36°20'00"	95.12'	N29°03'19"W	93.53'
C17	150.00'	93°37'36"	245.11'	S85°57'52"W	218.74'
C18	300.00'	2°29'57"	13.09'	S40°24'03"W	13.08'
C28	125.00'	8°24'21"	18.34'	N15°05'30"W	18.32'
C29	125.00'	27°55'39"	60.93'	N33°15'30"W	60.33'
C30	125.00'	15°00'13"	32.73'	N54°43'26"W	32.64'
C31	125.00'	78°37'24"	171.53'	S78°27'46"W	158.38'
C47	175.00'	10°46'18"	32.90'	N16°16'28"W	32.85'
C48	175.00'	131°7'27"	40.59'	N28°18'21"W	40.50'
C49	175.00'	11°55'50"	36.44'	N40°55'00"W	36.37'
C50	175.00'	0°20'25"	1.04'	N47°03'07"W	1.04'
C51	175.00'	2°33'49"	7.83'	N48°30'14"W	7.83'
C52	175.00'	11°49'40"	36.13'	N55°41'58"W	36.06'
C53	175.00'	11°50'13"	36.15'	N67°31'54"W	36.09'
C54	175.00'	11°50'13"	36.15'	N79°22'07"W	36.09'
C55	175.00'	11°50'13"	36.15'	S88°47'39"W	36.09'
C56	175.00'	11°50'13"	36.15'	S76°57'26"W	36.09'
C57	175.00'	11°50'13"	36.15'	S65°07'13"W	36.09'
C58	175.00'	11°50'13"	36.15'	S53°17'00"W	36.09'
C59	175.00'	8°12'49"	25.09'	S43°15'29"W	25.07'
C60	325.00'	2°29'57"	14.18'	N40°24'03"E	14.18'
C61	275.00'	2°29'57"	12.00'	N40°24'03"E	11.99'
C74	295.00'	94°40'43"	487.47'	S88°59'23"W	433.87'
C75	295.00'	6°06'07"	31.42'	N46°43'19"W	31.40'
C76	295.00'	11°58'04"	61.62'	N55°45'24"W	61.51'
C77	295.00'	11°58'18"	61.64'	N67°43'35"W	61.53'
C78	295.00'	11°57'38"	61.58'	N79°41'33"W	61.47'
C79	295.00'	11°56'39"	61.50'	S88°21'18"W	61.39'
C80	295.00'	11°55'24"	61.39'	S76°25'17"W	61.28'
C81	295.00'	11°53'55"	61.26'	S64°30'38"W	61.15'
C82	295.00'	11°52'17"	61.12'	S52°37'32"W	61.01'
C83	295.00'	5°02'22"	25.95'	S44°10'12"W	25.94'

LINE TABLE		
LINE	BEARING	LENGTH
L2	S88°21'51"W	42.99'
L3	S34°30'26"W	42.30'
L4	S65°35'00"W	30.49'
L5	S85°25'10"W	49.08'
L6	N72°26'08"W	40.82'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624
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 - C/L CENTERLINE
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 - MATCHLINE
 - ③ SHEET REFERENCE NUMBER

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 3

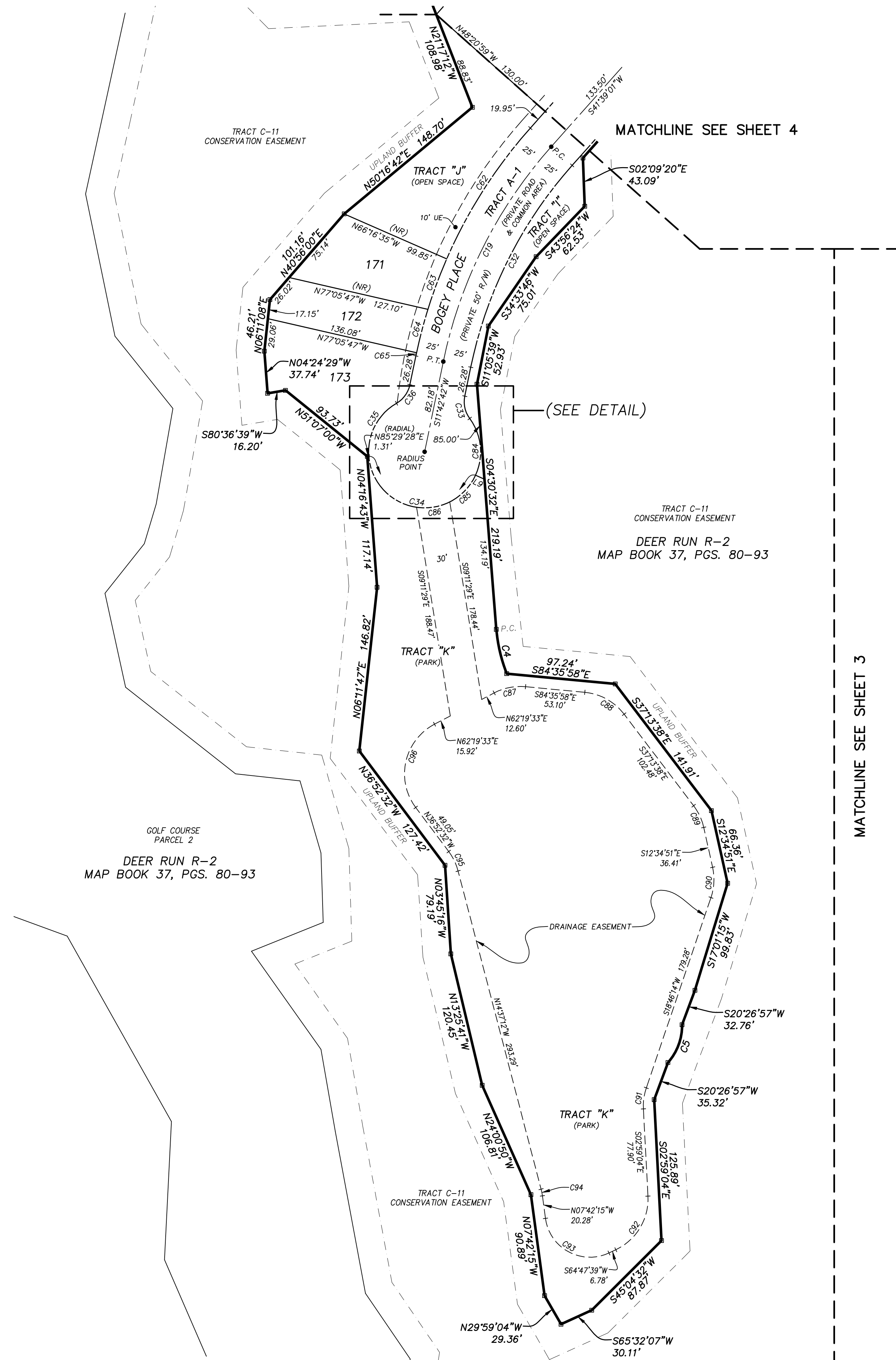
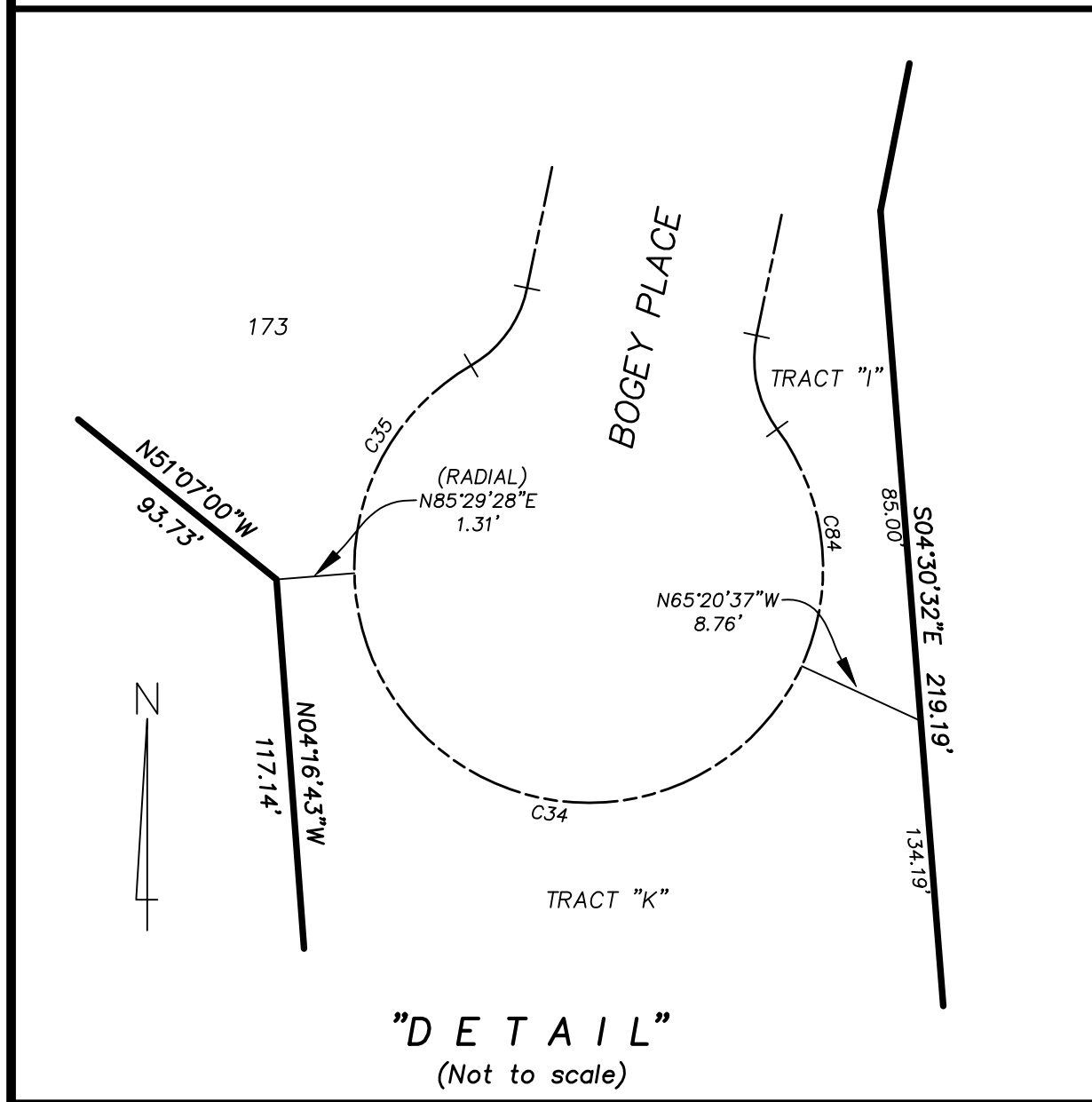


PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

GRAND RESERVE PHASE 3

A PORTION OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 30 EAST, CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA,
BEING A REPLAT OF A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93,
OF THE PUBLIC RECORDS OF SAID COUNTY.

SHEET 5 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



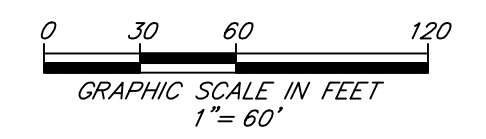
CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	140.00'	16°41'28"	40.78'	S13°10'45"E	40.64'
C5	50.00'	42°11'21"	36.82'	S20°26'57"W	35.99'
C19	415.00'	29°56'20"	216.85'	S26°40'52"W	214.39'
C32	390.00'	29°56'20"	203.79'	S26°40'52"W	201.48'
C33	25.00'	48°11'23"	21.03'	S12°23'00"E	20.41'
C34	50.00'	150°50'05"	131.63'	S79°55'35"E	96.78'
C35	50.00'	64°24'37"	56.21'	S27°41'46"W	53.30'
C36	25.00'	48°11'23"	21.03'	N35°48'23"E	20.41'
C62	440.00'	18°06'27"	139.05'	S32°35'48"W	138.48'
C63	440.00'	6°15'10"	48.02'	S20°25'00"W	47.99'
C64	440.00'	5°12'47"	40.03'	S14°41'01"W	40.02'
C65	440.00'	0°21'56"	2.81'	S11°53'40"W	2.81'
C84	50.00'	61°08'04"	53.35'	N05°54'39"W	50.85'
C85	50.00'	38°41'41"	33.77'	N44°00'13"E	33.13'
C86	50.00'	34°54'55"	30.47'	N80°48'31"E	30.00'
C87	50.00'	33°04'29"	28.86'	S78°51'48"W	28.46'
C88	50.00'	47°22'20"	41.34'	N60°54'48"W	40.17'
C89	50.00'	24°38'47"	21.51'	N24°54'15"W	21.34'
C90	50.00'	31°21'05"	27.36'	N03°05'42"E	27.02'
C91	50.00'	21°45'18"	18.98'	S07°53'35"W	18.87'
C92	50.00'	67°46'43"	59.15'	N30°54'17"E	55.76'
C93	40.00'	107°30'06"	75.05'	S61°27'18"E	64.52'
C94	50.00'	6°54'57"	6.04'	N11°09'44"W	6.03'
C95	50.00'	22°15'20"	19.42'	N25°44'52"W	19.30'
C96	50.00'	99°12'05"	86.57'	S12°43'31"W	76.15'

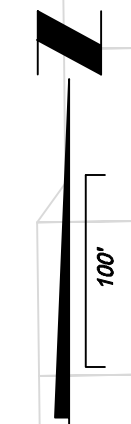
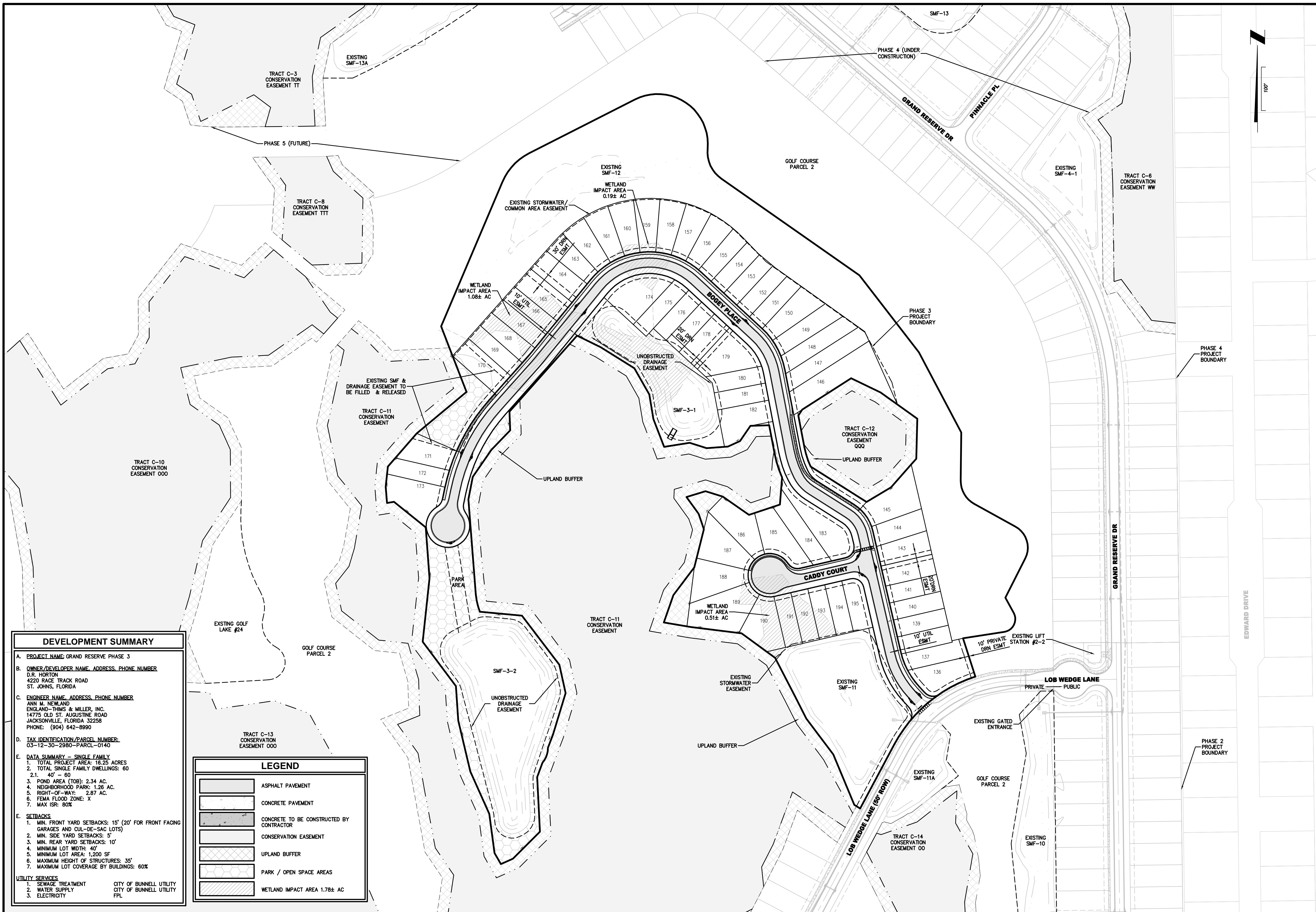
LINE TABLE

LINE	BEARING	LENGTH
L9	N65°20'37"W	8.76'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624. UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624.
 - P.R.M. PERMANENT REFERENCE MONUMENT
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 - UE UTILITY EASEMENT
 - ESMT EASEMENT
 - ③ MATCHLINE SHEET REFERENCE NUMBER



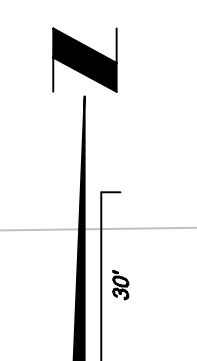
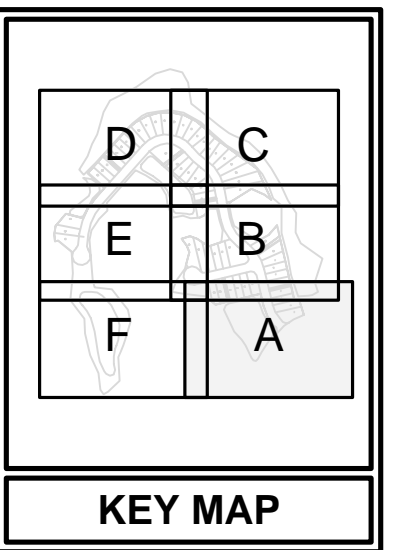
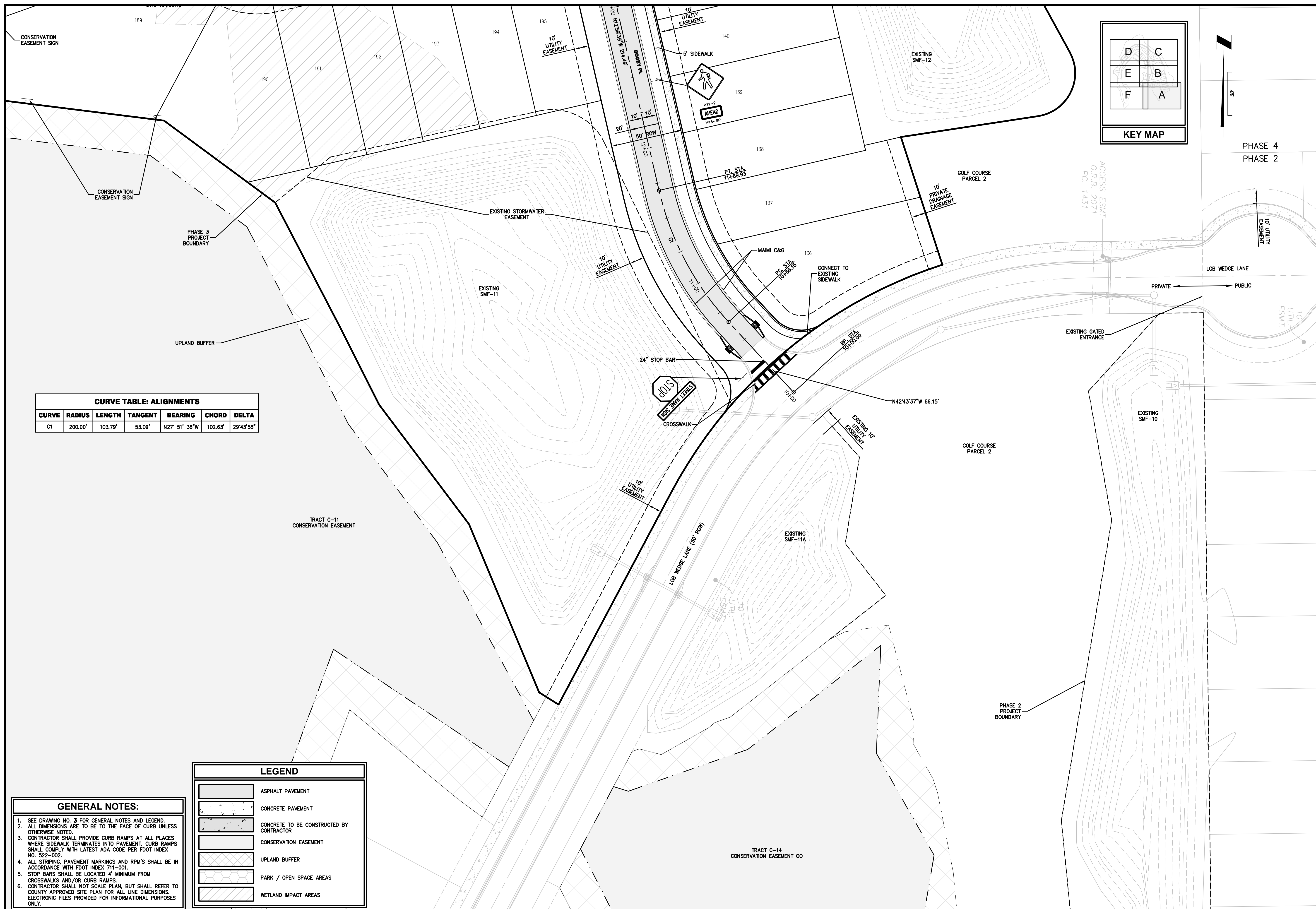
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624



DEVELOPMENT SUMMARY	
A. PROJECT NAME: GRAND RESERVE PHASE 3	
B. OWNER/DEVELOPER NAME, ADDRESS, PHONE NUMBER: D.R. HORTON 4220 RACE TRACK ROAD ST. JOHNS, FLORIDA	
C. ENGINEER NAME, ADDRESS, PHONE NUMBER: ANN M. NEWLAND ENGLAND-THIMS & MILLER, INC. 14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258 PHONE: (904) 642-8990	
D. TAX IDENTIFICATION/PARCEL NUMBER: 03-12-30-2980-PARCL-0140	
E. DATA SUMMARY - SINGLE FAMILY	
1. TOTAL PROJECT AREA: 18.25 ACRES	
2. TOTAL SINGLE FAMILY DWELLINGS: 60	
2.1. 40' - 60'	
3. POND AREA (TOB): 2.34 AC.	
4. NEIGHBORHOOD PARK: 1.26 AC.	
5. RIGHT-OF-WAY: 2.87 AC.	
6. FEMA FLOOD ZONE: X	
7. MAX ISR: 80%	
F. SETBACKS	
1. MIN. FRONT YARD SETBACKS: 15' (20' FOR FRONT FACING GARAGES AND CUL-DE-SAC LOTS)	
2. MIN. SIDE YARD SETBACKS: 5'	
3. MIN. REAR YARD SETBACKS: 10'	
4. MINIMUM LOT WIDTH: 40'	
5. MINIMUM LOT AREA: 1,200 SF	
6. MAXIMUM HEIGHT OF STRUCTURES: 35'	
7. MAXIMUM LOT COVERAGE BY BUILDINGS: 60%	
UTILITY SERVICES	
1. SEWAGE TREATMENT	CITY OF BUNNELL UTILITY
2. WATER SUPPLY	CITY OF BUNNELL UTILITY
3. ELECTRICITY	FPL

LEGEND	
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE TO BE CONSTRUCTED BY CONTRACTOR
	CONSERVATION EASEMENT
	UPLAND BUFFER
	PARK / OPEN SPACE AREAS
	WETLAND IMPACT AREA 1.78± AC

ETM VISION • EXPERIENCE • RESULTS	ENGLAND-THIMS & MILLER, INC. 14775 Old St. Augustine Road Jacksonville, FL 32258 TEL: (904) 642-8990 FAX: (904) 642-9485 REG. #2564 LC 0000316
	ETM NO. 20-309 DRAWN BY: MKB/CJG DESIGNED BY: AMN CHECKED BY: BLW DATE: 05/20/2022
MASTER SITE PLAN GRAND RESERVE PHASE 3 FOR D.R. HORTON	PLANS PREPARED UNDER THE DIRECTION OF: ANN M. NEWLAND P.E. NUMBER: 59818
DRAWING NUMBER 4	PLOTTED: July 22, 2022 - 12:38 PM, BY: Caronne Gallegos



CURVE TABLE: ALIGNMENTS

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	200.00'	103.79'	53.09'	N27° 51' 38"W	102.63'	29°43'56"

- GENERAL NOTES:**
- SEE DRAWING NO. 3 FOR GENERAL NOTES AND LEGEND.
 - ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
 - ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
 - STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.
 - CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

LEGEND

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE TO BE CONSTRUCTED BY CONTRACTOR
	CONSERVATION EASEMENT
	UPLAND BUFFER
	PARK / OPEN SPACE AREAS
	WETLAND IMPACT AREAS

PLANS PREPARED UNDER THE DIRECTION OF:

ANN M. NEWLAND
P.E. NUMBER: 59818

REVISIONS:

ETM NO. 20-509
DRAWN BY: MKB/CJG
DESIGNED BY: AMN
CHECKED BY: BLW
DATE: 05/20/2022

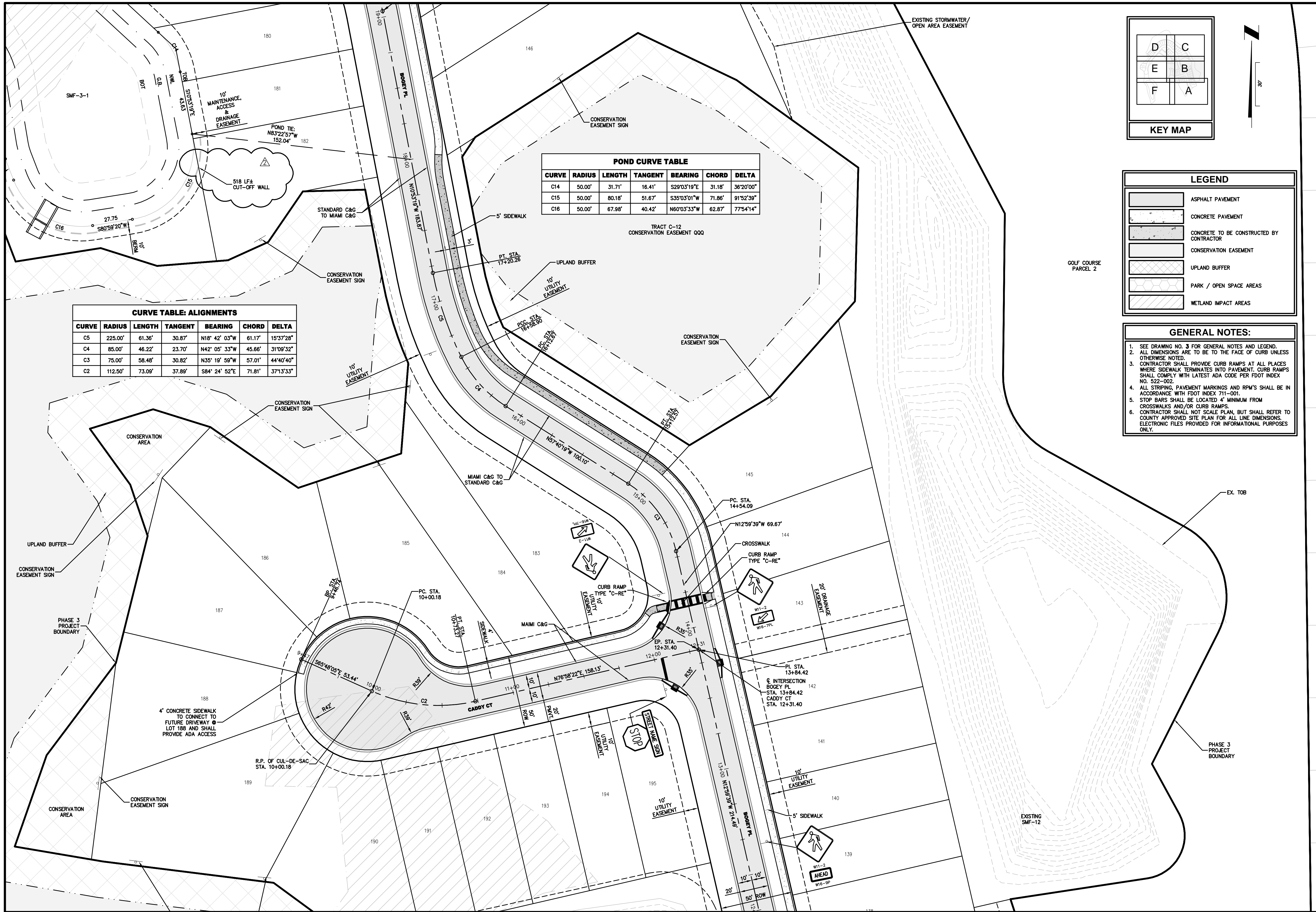
England, Thins & Miller, Inc.
10000 Highway Road
Jacksonville, FL 32258
TEL: (904) 642-8890
FAX: (904) 646-9485
REG. #2584 LC 0000316

ETM
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**GEOMETRY PLAN
GRAND RESERVE PHASE 3
FOR
D.R. HORTON**

DRAWING NUMBER
5A

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PLOTTED: July 22, 2022 - 12:39 PM, BY: Corinne Gallegos

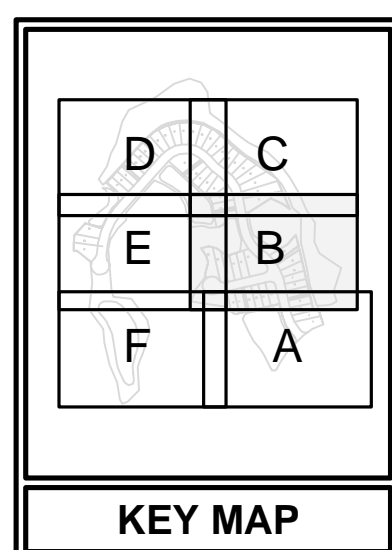


POND CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C14	50.00'	31.71'	16.41'	S29°03'19"E	31.18'	36°20'00"
C15	50.00'	80.18'	51.67'	S35°03'01"W	71.86'	91°52'39"
C16	50.00'	67.98'	40.42'	N60°03'33"W	62.87'	77°54'14"

CURVE TABLE: ALIGNMENTS

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C5	225.00'	61.36'	30.87'	N18° 42' 03"W	61.17'	15°37'28"
C4	85.00'	46.22'	23.70'	N42° 05' 33"W	45.66'	31°09'32"
C3	75.00'	58.48'	30.82'	N35° 19' 59"W	57.01'	44°40'40"
C2	112.50'	73.09'	37.89'	S84° 24' 52"E	71.81'	37°13'33"



LEGEND

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE TO BE CONSTRUCTED BY CONTRACTOR
	CONSERVATION EASEMENT
	UPLAND BUFFER
	PARK / OPEN SPACE AREAS
	WETLAND IMPACT AREAS

- GENERAL NOTES:**
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 - ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
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 - CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:
 1) 05/20/2022 - CUT-OFF WALL ADDED PER GEOTECH REPORT
 2) 05/20/2022 -

ETM NO. 20-309
 DRAWN BY: MKB/C/G
 DESIGNED BY: AMN
 CHECKED BY: BLW
 DATE: 05/20/2022

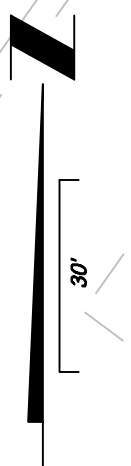
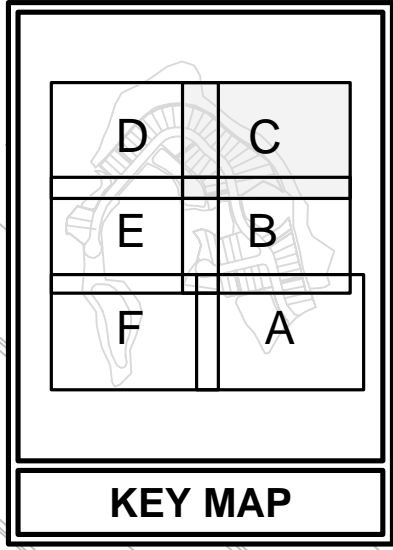
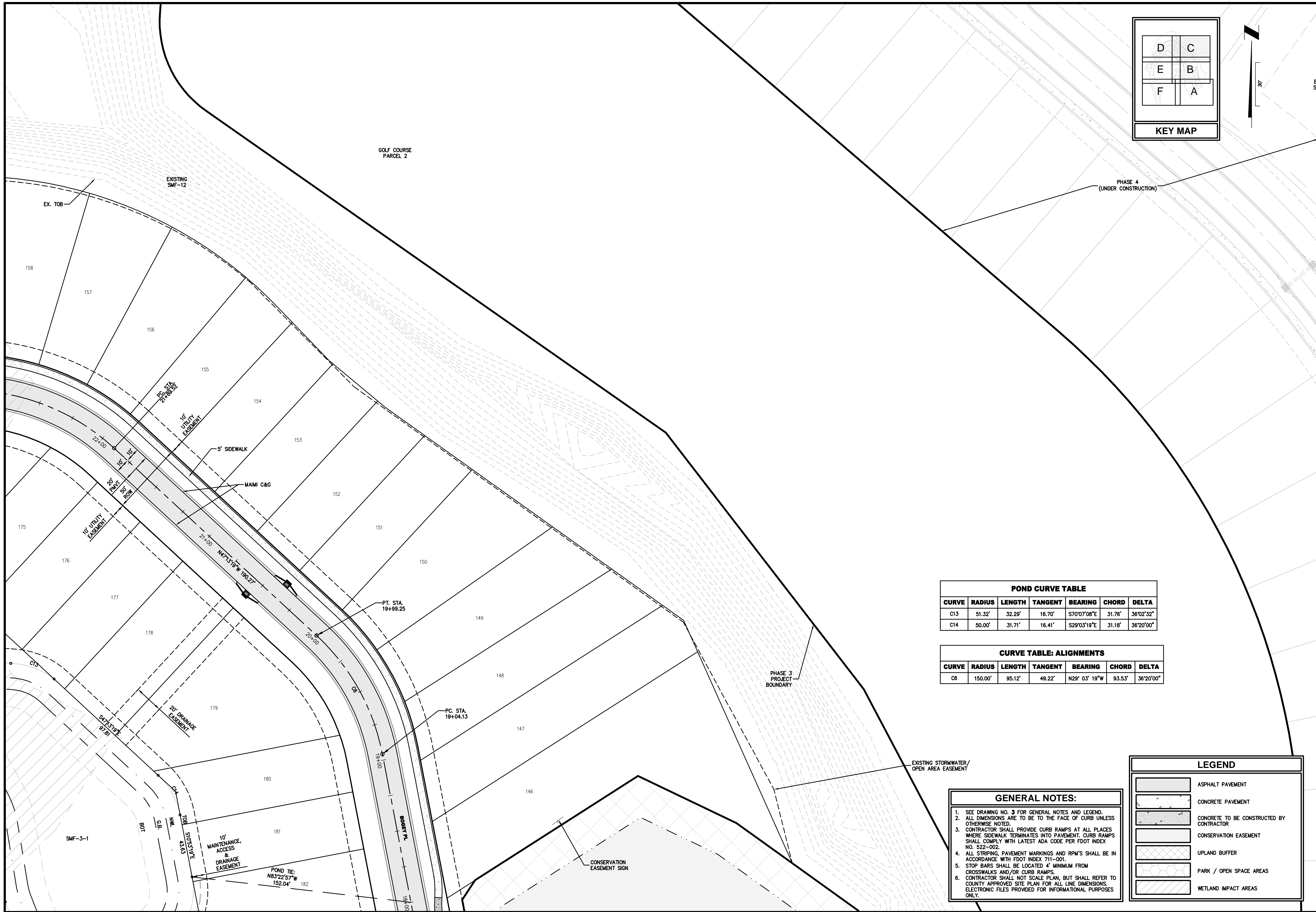
England-Thins & Miller, Inc.
 10000 Highway Road
 Jacksonville, FL 32258
 TEL: (904) 646-8990
 FAX: (904) 646-9485
 REG. #2584 LC 0000316

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**GEOMETRY PLAN
 GRAND RESERVE PHASE 3
 FOR
 D.R. HORTON**

DRAWING NUMBER
5B

PLOTTED: July 22, 2022 - 12:39 PM, BY: Corinne Gallegos



POND CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C13	51.32'	32.29'	16.70'	S70°07'08"E	31.76'	36°02'32"
C14	50.00'	31.71'	16.41'	S29°03'19"E	31.18'	36°20'00"

CURVE TABLE: ALIGNMENTS

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C6	150.00'	95.12'	49.22'	N29°03'19"W	93.53'	36°20'00"

- GENERAL NOTES:**
- SEE DRAWING NO. 3 FOR GENERAL NOTES AND LEGEND.
 - ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL PROVIDE CURB RAMP AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMP SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
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 - CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

LEGEND

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	CONCRETE PAVEMENT
	CONCRETE TO BE CONSTRUCTED BY CONTRACTOR
	CONSERVATION EASEMENT
	UPLAND BUFFER
	PARK / OPEN SPACE AREAS
	WETLAND IMPACT AREAS

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REG. #2584 LC 0000316

GEOMETRY PLAN
GRAND RESERVE PHASE 3
FOR
D.R. HORTON

PLANS PREPARED UNDER THE DIRECTION OF:
ANN M. NEWLAND
P.E. NUMBER: 59818

REVISIONS:
ETM NO. 20-309
DRAWN BY: MKB/CJG
DESIGNED BY: AMN
CHECKED BY: BLW
DATE: 05/20/2022

DRAWING NUMBER
50

T:\2020\20-309 LandDev\Design\Plots\Phase 3\GEO-20-309-3.dwg
PLOTTED: July 22, 2022 - 12:39 PM, BY: Corinne Gallegos

GENERAL NOTES:

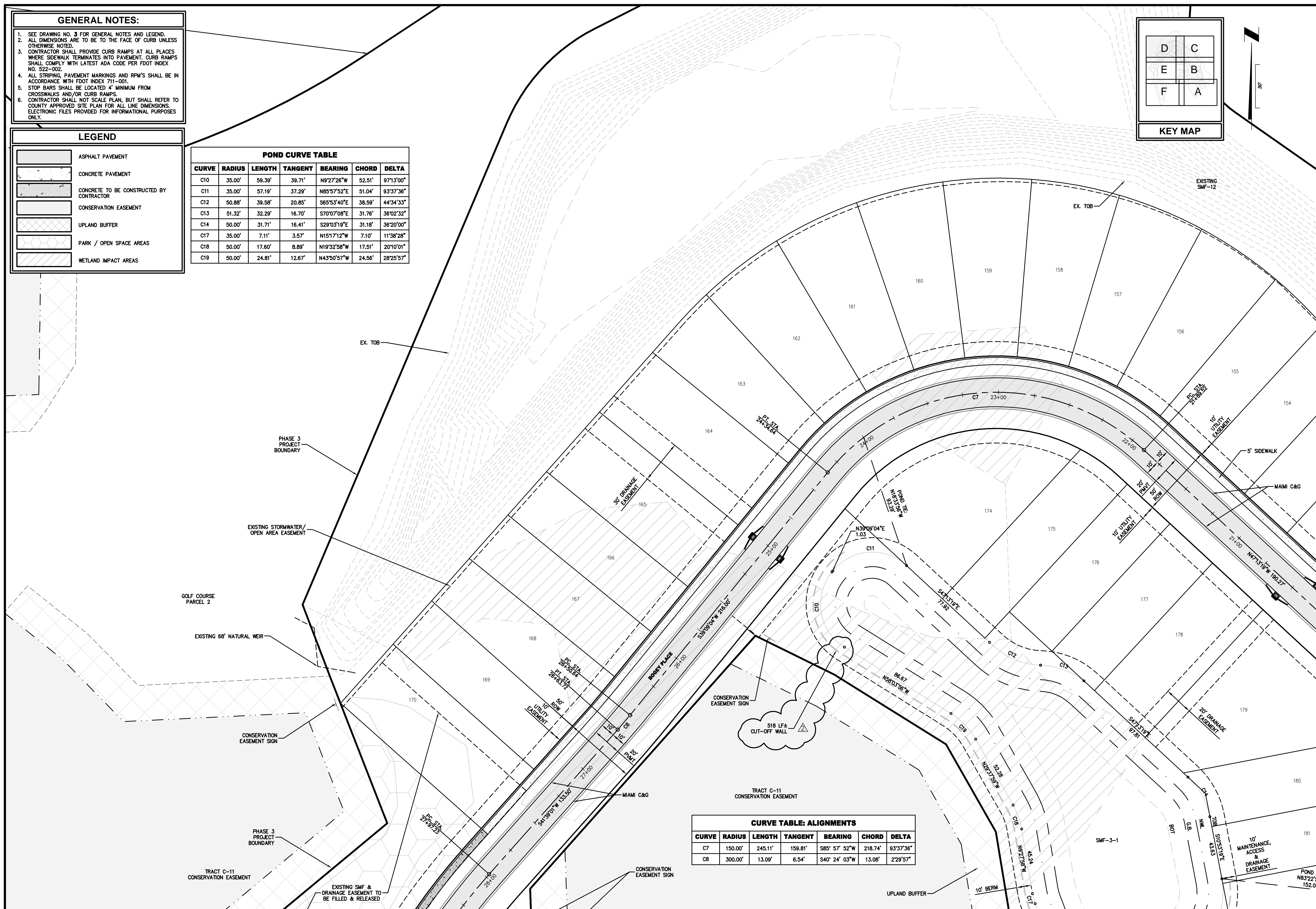
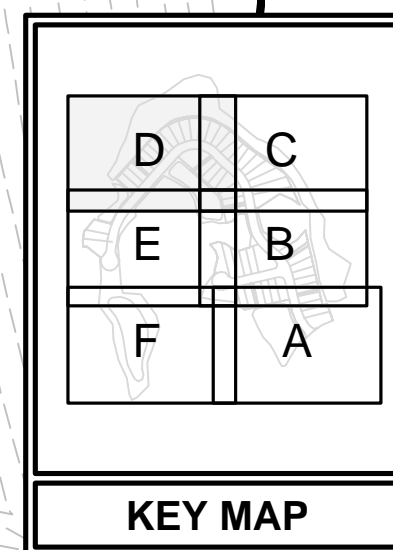
1. SEE DRAWING NO. 3 FOR GENERAL NOTES AND LEGEND.
2. ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE CURB RAMP AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMP SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
4. ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
5. STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMP.
6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

LEGEND

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE TO BE CONSTRUCTED BY CONTRACTOR
	CONSERVATION EASEMENT
	UPLAND BUFFER
	PARK / OPEN SPACE AREAS
	WETLAND IMPACT AREAS

POND CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C10	35.00'	59.39'	39.71'	N9°27'26"W	52.51'	97°13'00"
C11	35.00'	57.19'	37.29'	N85°57'52"E	51.04'	93°37'36"
C12	50.88'	39.58'	20.85'	S85°53'40"E	38.59'	44°34'33"
C13	51.32'	32.29'	16.70'	S70°07'08"E	31.76'	36°02'32"
C14	50.00'	31.71'	16.41'	S29°03'19"E	31.18'	36°20'00"
C17	35.00'	7.11'	3.57'	N15°17'12"W	7.10'	11°38'28"
C18	50.00'	17.60'	8.89'	N19°32'58"W	17.51'	20°10'01"
C19	50.00'	24.81'	12.67'	N43°50'57"W	24.56'	28°25'57"



CURVE TABLE: ALIGNMENTS

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C7	150.00'	245.11'	159.81'	S85° 57' 52"W	218.74'	93°37'36"
C8	300.00'	13.09'	6.54'	S40° 24' 03"W	13.08'	2°29'57"

PLANS PREPARED UNDER THE DIRECTION OF:
 ANN M. NEWLAND
 P.E. NUMBER: 59818
 PLOTTED: July 22, 2022 - 12:39 PM, BY: Corinne Gallegos

REVISIONS:
 2) 05/20/2022 - CUT-OFF WALL ADDED PER GEOTECH REPORT

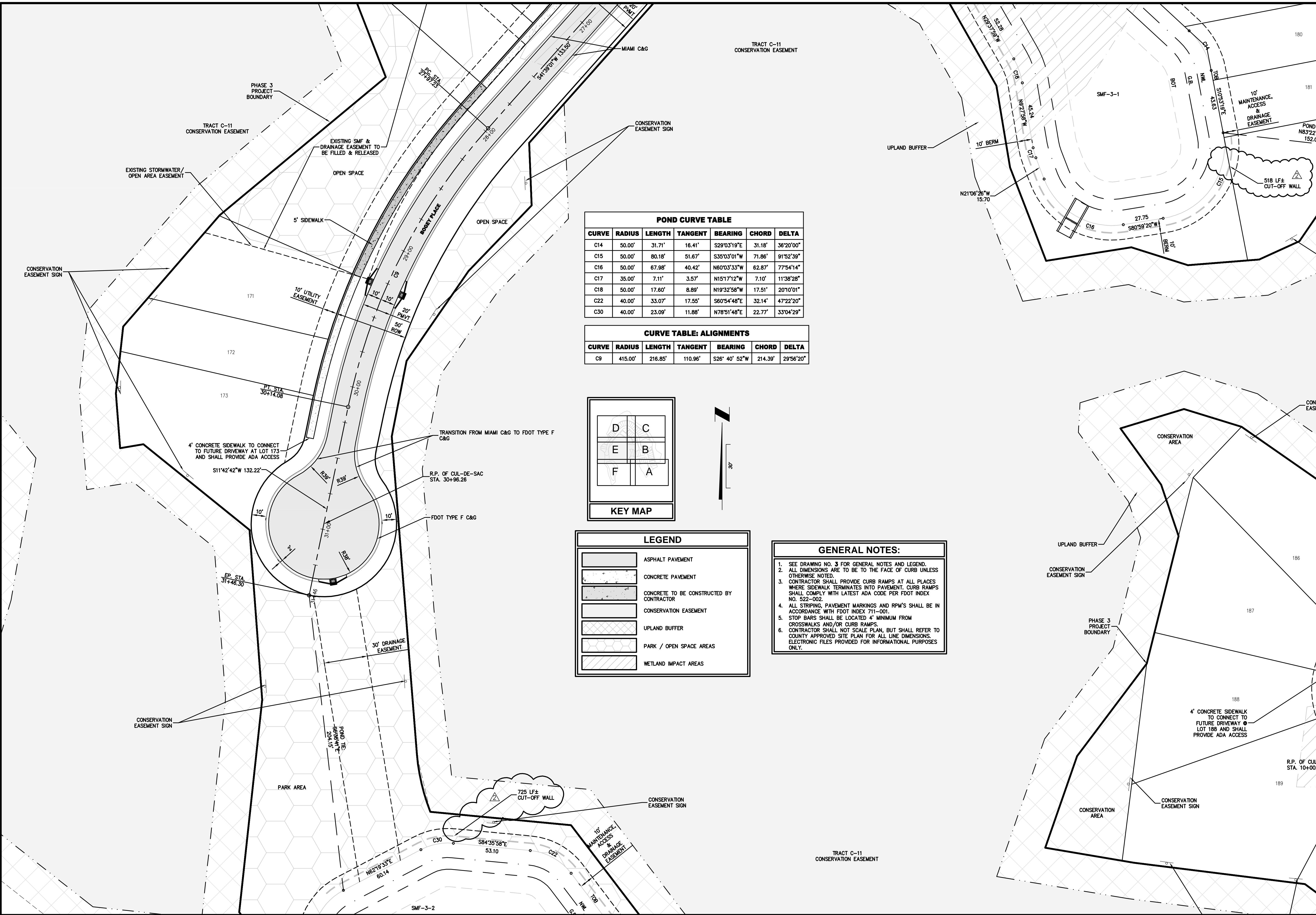
ETM NO. 20-309
 DRAWN BY: MKB/C/G
 DESIGNED BY: AMN
 CHECKED BY: BLW
 DATE: 05/20/2022

England-Thims & Miller, Inc.
 10000 Highway Road
 Jacksonville, FL 32258
 TEL: (904) 642-8890
 FAX: (904) 642-8885
 REG. #2864 LC 0000316

ETM
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GEOMETRY PLAN
GRAND RESERVE PHASE 3
FOR
D.R. HORTON

DRAWING NUMBER
5D

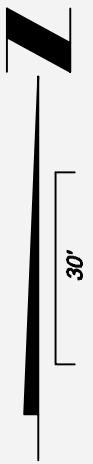
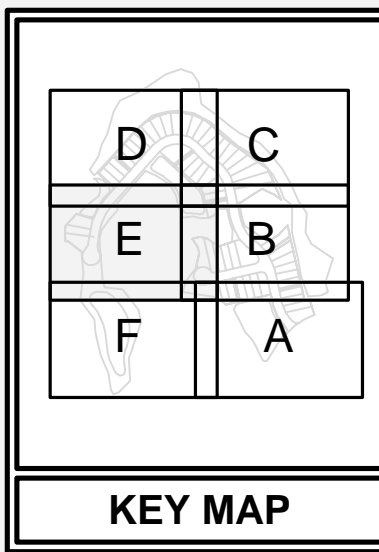


POND CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C14	50.00'	31.71'	16.41'	S29°03'19"E	31.18'	36°20'00"
C15	50.00'	80.18'	51.67'	S35°03'01"W	71.86'	91°52'39"
C16	50.00'	67.98'	40.42'	N60°03'33"W	62.87'	77°54'14"
C17	35.00'	7.11'	3.57'	N15°17'12"W	7.10'	11°38'28"
C18	50.00'	17.60'	8.89'	N19°32'58"W	17.51'	20°10'01"
C22	40.00'	33.07'	17.55'	S60°54'48"E	32.14'	47°22'20"
C30	40.00'	23.09'	11.88'	N78°51'48"E	22.77'	33°04'29"

CURVE TABLE: ALIGNMENTS

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C9	415.00'	216.85'	110.96'	S26° 40' 52"W	214.39'	29°56'20"



LEGEND

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE TO BE CONSTRUCTED BY CONTRACTOR
	CONSERVATION EASEMENT
	UPLAND BUFFER
	PARK / OPEN SPACE AREAS
	WETLAND IMPACT AREAS

- GENERAL NOTES:**
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PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:
 1) 05/20/2022 - CUT-OFF WALL ADDED PER GEOTECH REPORT
 2) 05/20/2022 -

ETM NO. 20-309
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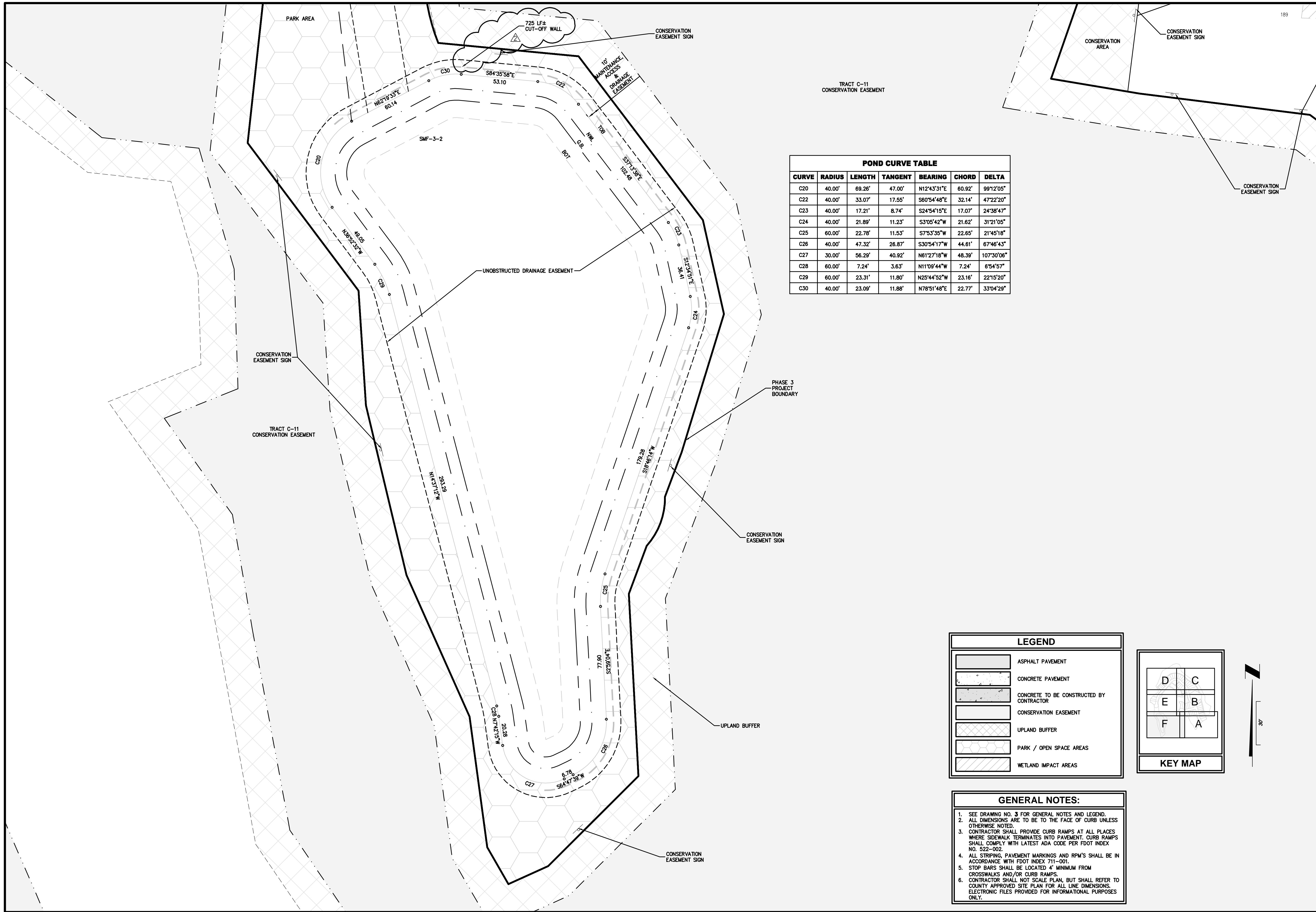
England-Thins & Miller, Inc.
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ETM
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**GEOMETRY PLAN
 GRAND RESERVE PHASE 3
 FOR
 D.R. HORTON**

DRAWING NUMBER
5E

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 PLOTTED: July 22, 2022 - 12:40 PM, BY: Corinne Gallegos

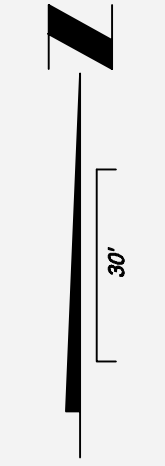
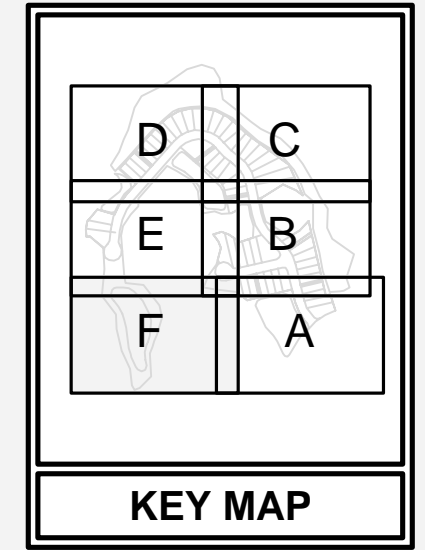


POND CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C20	40.00'	69.26'	47.00'	N12°43'31\"E	60.92'	99°12'05\"
C22	40.00'	33.07'	17.55'	S60°54'48\"E	32.14'	47°22'20\"
C23	40.00'	17.21'	8.74'	S24°54'15\"E	17.07'	24°38'47\"
C24	40.00'	21.89'	11.23'	S30°5'42\"W	21.62'	31°21'05\"
C25	60.00'	22.78'	11.53'	S7°53'35\"W	22.65'	21°45'18\"
C26	40.00'	47.32'	26.87'	S30°54'17\"W	44.61'	67°46'43\"
C27	30.00'	56.29'	40.92'	N61°27'18\"W	48.39'	107°30'06\"
C28	60.00'	7.24'	3.63'	N11°09'44\"W	7.24'	6°54'57\"
C29	60.00'	23.31'	11.80'	N25°44'52\"W	23.16'	22°15'20\"
C30	40.00'	23.09'	11.88'	N78°51'48\"E	22.77'	33°04'29\"

LEGEND

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PLANS PREPARED UNDER THE DIRECTION OF:

ANN M. NEWLAND
P.E. NUMBER: 59818

REVISIONS:

2) 05/20/2022 - CUT-OFF WALL ADDED PER GEOTECH REPORT

ETM NO. 20-309

DRAWN BY: MKB/CJG

DESIGNED BY: AMN

CHECKED BY: BLW

DATE: 05/20/2022

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GEOMETRY PLAN

GRAND RESERVE PHASE 3

FOR

D.R. HORTON

DRAWING NUMBER

5F



City of Bunnell, Florida

Agenda Item No. 5.

Document Date: 4/3/2023
Department: Community Development
Subject: FLUMA 2023-09 Requesting to change the Future Land Use Map in the Comprehensive Plan for 5 acres of land, owned by Stephen Strickland, Bearing Parcel ID: 01-13-30-0000-01010-0020 from "Conservation-1" to "Agriculture & Silviculture" Future Land Use designation.
Property Address: Parcel ID: 01-13-30-0000-01010-0020
Zoning Designation: AC, Agriculture (Flagler County)
Future Land Use Designation: Conservation-1
Agenda Section: New Business

ATTACHMENTS:

Description	Type
Draft Ordinance 2023-XX Strickland FLUM Amendment	Ordinance
Location Map	Location Map(s)
Proposed Future Land Use Map	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 for 5.0 acres of land from the "Conservation-1 (CON-1)" to the "Agriculture and Silviculture (AG&S)" Future Land Use designation.

There is a companion rezoning request to amend the official zoning map to rezone the 5.0 acre property from the Flagler County "AC, Agriculture" to the City of Bunnell "AG&S, Agriculture & Silviculture District" (ZMA 2023-09).

In accordance with local notification requirements, letters providing notice of the Planning, Zoning and Appeals Board were mailed out on April 18, 2023, to adjacent property owners within 300 feet of the subject property within the City of Bunnell limits. Signs with information of the public hearing were posted on April 18, 2023.

Background:

The applicant, Stephen Strickland, has recently created the subject property which totals 5.0 acres. The purpose behind this request is so the applicant can construct a single-family house. The City

is currently undergoing Phase 2 of the mass rezoning which will include properties that do not have City of Bunnell zoning but had some prospect of conservation in their Future Land Use. Phase 3 will involve removing Conservation-1 and Conservation-2 from the Land Development Code and the Comprehensive plan. The applicant did not favor the timeline for Phase 3 which his property would have been included in, and has decided to move forward with paying the costs to have the Future Land Use amended ahead of the City Initiative.

The parcel's current FLUM designation is "Conservation-1". This land use designation, under FLU Policy 11.1, consists of all lands deemed environmentally significant to be verified by appropriate jurisdictional field analysis, and regulated by applicable jurisdictional oversight, but not under a conservation easement or other permanent protection. The established residential density is one unit per five acres; however, it is required to be developed on adjacent uplands or Category 2 wetlands.

The proposed FLUM designation is "Agriculture and Silviculture". Under FLU Policy 16, this land use accommodates for a range of agricultural uses while also including low density residential development including modular, mobile, and manufactured homes at a density of one dwelling unit per five acres. This will be consistent with the proposed changes that are to be made once Phase 3 of the City mass rezoning is adopted, if this property were to be included.

Staff Recommendation:

Staff recommends approval of FLUMA 2023-09 request to amend the Future Land Use Map for the subject property from "Conservation-1" to "Agriculture and Silviculture".

City Attorney Review:

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 5.0 ACRES, OWNED BY STEPHEN STRICKLAND, BEARING PARCEL ID: 01-13-30-0000-01010-0020 LOCATED APPROXIMATELY 1.59 MILES ON COUNTY ROAD 304 FROM US HIGHWAY 1 AND APPROXIMATELY 0.15 MILES DIRECTLY EAST FROM COUNTY ROAD 304 IN THE CITY OF BUNNELL LIMITS FROM “CONSERVATION-1 (CON-1)” TO “AGRICULTURE & SILVICULTURE (AG&S)”; 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: 01-13-30-0000-01010-0020, located in the City of Bunnell; and

WHEREAS, the owner of the property, Stephen Strickland, 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 May 2, 2023 to consider amending the Future Land Use Map of the Future Land Use Element of the *City of Bunnell Comprehensive Plan* and recommend approval of the proposed Future Land Use Map amendment to the *Comprehensive Plan* for the subject property as requested by the property owner; and

WHEREAS, 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 & Silviculture" 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: A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 2284, PAGE 1354, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LYING IN BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE RUN N89°04'36"W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1, A DISTANCE OF 200.00 FEET; THENCE RUN S16°21'53"E, A DISTANCE OF 776.23 FEET; THENCE RUN S89°34'00"W, A DISTANCE OF 373.51 FEET TO A POINT OON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE RUN; THENCE RUN N03°26'06"W, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1, A DISTANCE OF 765.30 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.00 ACRE.

TAX PARCEL IDENTIFICATION NUMBER: 01-13-30-0000-01010-0020

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:

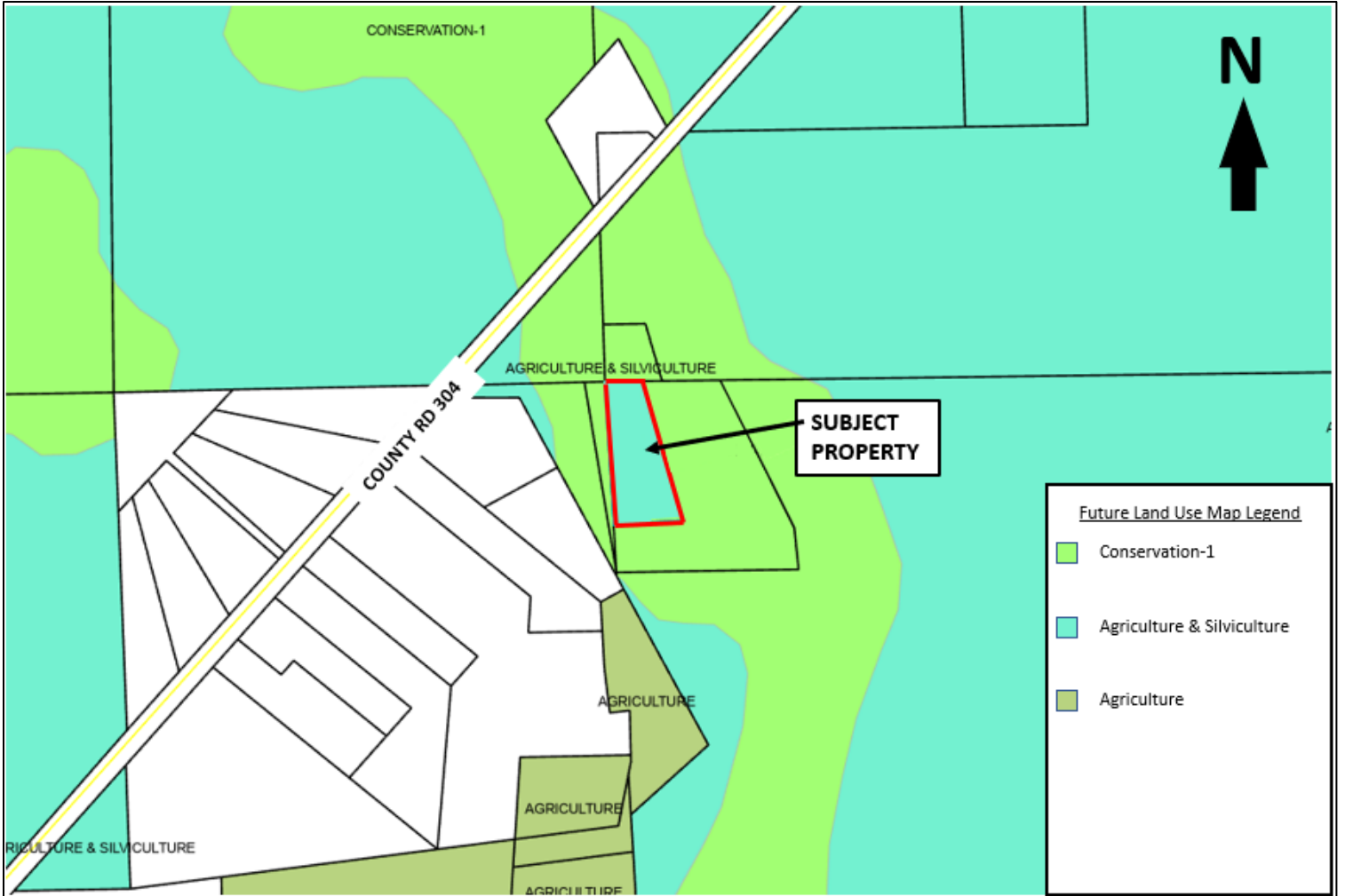
Vose Law Firm, City Attorney

Attest:

Kristen Bates, CMC, City Clerk

Exhibit "A"

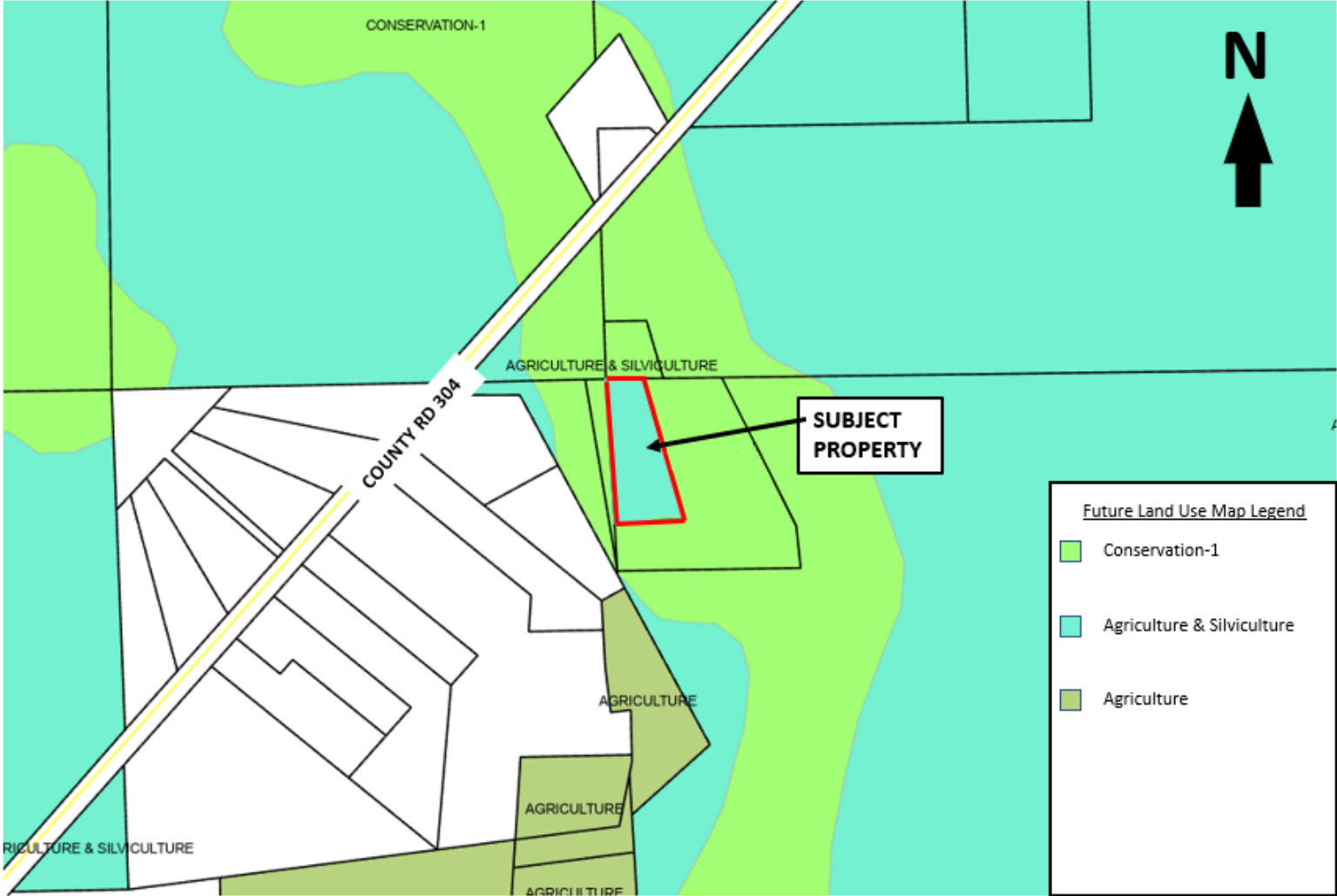
Proposed Future Land Use



Location Map



Proposed FLUM





City of Bunnell, Florida

Agenda Item No. 6.

Document Date: 4/3/2023
Department: Community Development
Subject: ZMA 2023-09 Requesting to change the official zoning map for 5 acres of land, owned by Stephen Strickland, Bearing Parcel ID: 01-13-30-0000-01010-0020 from Flagler County "AC, Agriculture District" to City of Bunnell "AG&S, Agriculture and Silviculture District".

Property Address: Parcel ID: 01-13-30-0000-01010-0020
Zoning Designation: AC, Agriculture (Flagler County)
Future Land Use Designation: Conservation-1
Agenda Section: New Business

ATTACHMENTS:

Description	Type
Draft Ordinance 2023-XX Strickland Zoning Change	Ordinance
Location Map	Location Map(s)
Proposed Zoning Map	Exhibit

Summary/Highlights:

The applicant is requesting an amendment to the official zoning map to change the zoning for 5.0 acres of land from Flagler County "AC, Agriculture" to City of Bunnell "AG&S, Agriculture and Silviculture District".

There is a companion FLUM amendment requesting to change the Future Land Use Map (FLUM) designation on the subject property from "Conservation-1" to "Agriculture and Silviculture" (FLUMA 2023-09).

In accordance with local notification requirements, letters providing the notice of the Planning, Zoning and Appeals Board meeting were mailed out on April 18, 2023, to adjacent property owners within 300 feet of the subject property within the City of Bunnell limits. Signs providing information of the public hearing were posted on the property on April 18, 2023.

Background:

The applicant, Stephen Strickland, recently created a 5.0 acre parcel that is 0.15 miles east from County Road 304. The applicant plans to develop the subject parcel for a single-family residence.

The property is currently zoned Flagler County "AC, Agriculture". As of now, the City is undergoing Phase 2 of a 3-Phase mass rezoning. Phase 2 will be rezoning properties that were annexed into the City of Bunnell back in 2006-2007 to City zoning from Flagler County zoning. When these properties were incorporated, they were given a City of Bunnell Future Land Use but were never assigned a zoning classification, therefore retaining the obsolete County zoning. Phase 3 will be ridding conservation-1 and conservation-2 land uses in the Comprehensive Plan and amending the FLUM of the properties affected which would have included the parent parcel of this subject property. The applicant does not favor the timeline that was given for Phase 3 to be adopted and has requested this change ahead of what the estimated timeline would be for the changes to be enacted by the mass rezoning project.

The proposed zoning classification is City of Bunnell "AG&S, Agriculture and Silviculture District". This zoning classification allows for a residential density of one (1) dwelling unit per five acres. This will be consistent with the proposed Future Land Use and with what is proposed for Phase 2 & 3 of the mass rezoning. The current County zoning is obsolete and will not allow for any development to occur on the subject property. Amending the zoning to City zoning will relieve this restraint and will allow for the applicant's plans to move forward.

Staff Recommendation:

Staff is recommending approval for ZMA 2023-09 request to amend the official zoning map for 5.0 acres of land from Flagler County "AC, Agriculture" to City of Bunnell "AG&S, Agriculture and Silviculture District".

City Attorney Review:

ORDINANCE 2023-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY CONTAINING 5.0 ACRES, OWNED BY STEPHEN STRICKLAND, BEARING PARCEL ID: 01-13-30-0000-01010-0020 LOCATED APPROXIMATELY 1.59 MILES ON COUNTY ROAD 304 FROM US HIGHWAY 1 AND APPROXIMATELY 0.15 MILES DIRECTLY EAST FROM COUNTY ROAD 304 IN THE CITY OF BUNNELL LIMITS FROM FLAGLER COUNTY “AC, AGRICULTURE” TO CITY OF BUNNELL “AG&S, AGRICULTURE AND SILVICULTURE 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, Stephen Strickland, the owner of certain real property, which land totals 5.0 acres in size and is assigned Tax Parcel Identification Number 01-13-30-0000-01010-0020 by the Property Appraiser of Flagler County; and

WHEREAS, Stephen Strickland 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 5.0 acres located approximately 1.59 miles on County Road 304 from US Highway 1 and approximately 0.15 miles directly east from County Road 304, rezoned to the “AG&S, Agriculture and Silviculture District” zoning classification from the existing Flagler County “AC, Agriculture” 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 May 2, 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 5.0 acres in size, shall be rezoned to the City of Bunnell "AG&S, Agriculture Silviculture District" zoning classification from the existing Flagler County "AC, Agriculture" zoning classification;

LEGAL DESCRIPTION: A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 2284, PAGE 1354, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LYING IN BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE RUN N89°04'36"W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1, A DISTANCE OF 200.00 FEET; THENCE RUN S16°21'53"E, A DISTANCE OF 776.23 FEET; THENCE RUN S89°34'00"W, A DISTANCE OF 373.51 FEET TO A POINT OON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE RUN; THENCE RUN N03°26'06"W, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1, A DISTANCE OF 765.30 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.00 ACRE.

TAX PARCEL IDENTIFICATION NUMBER: 01-13-30-0000-01010-0020

(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:

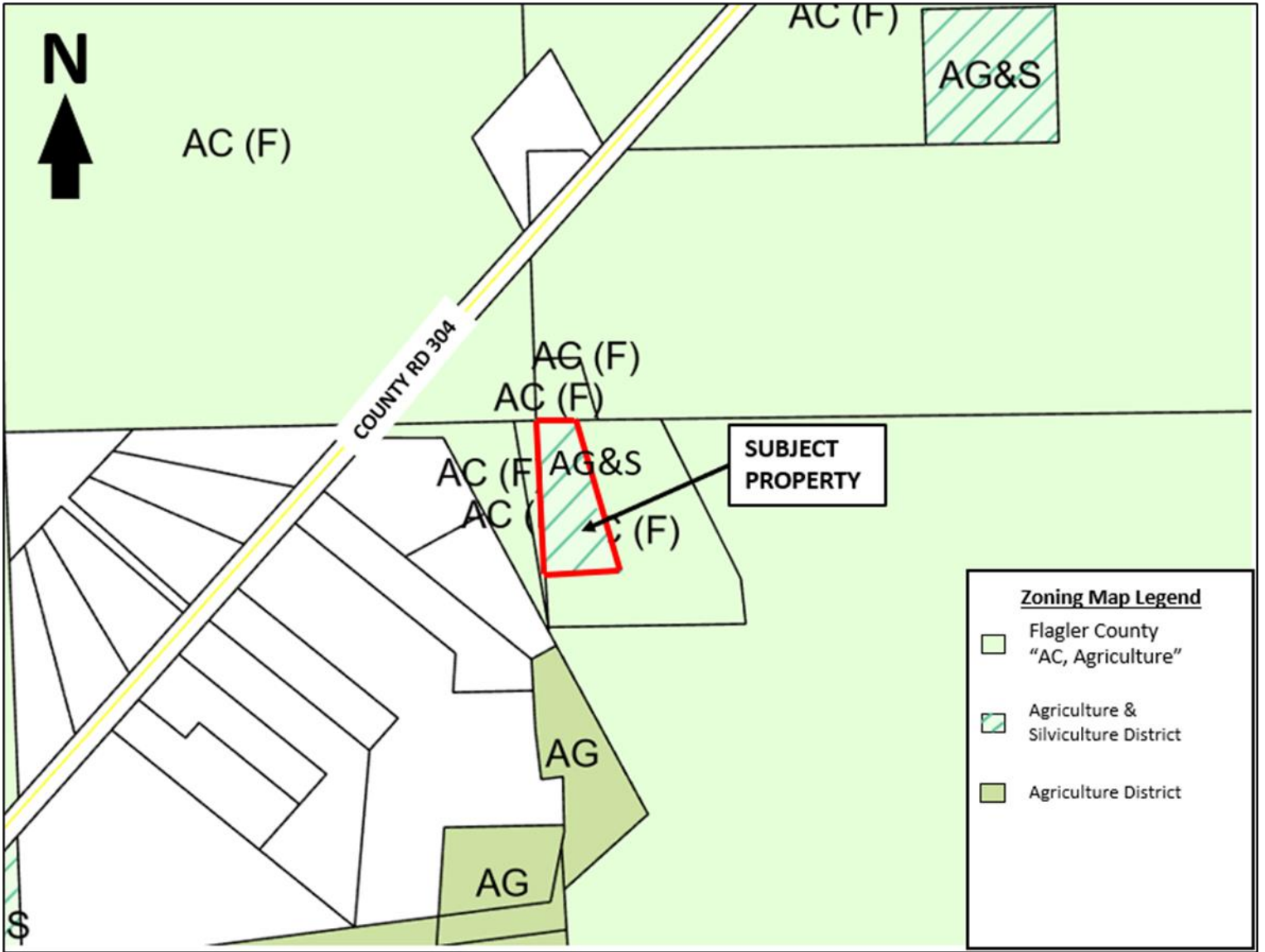
Vose Law Firm, City Attorney

Attest:

Kristen Bates, CMC, City Clerk

Exhibit "A"

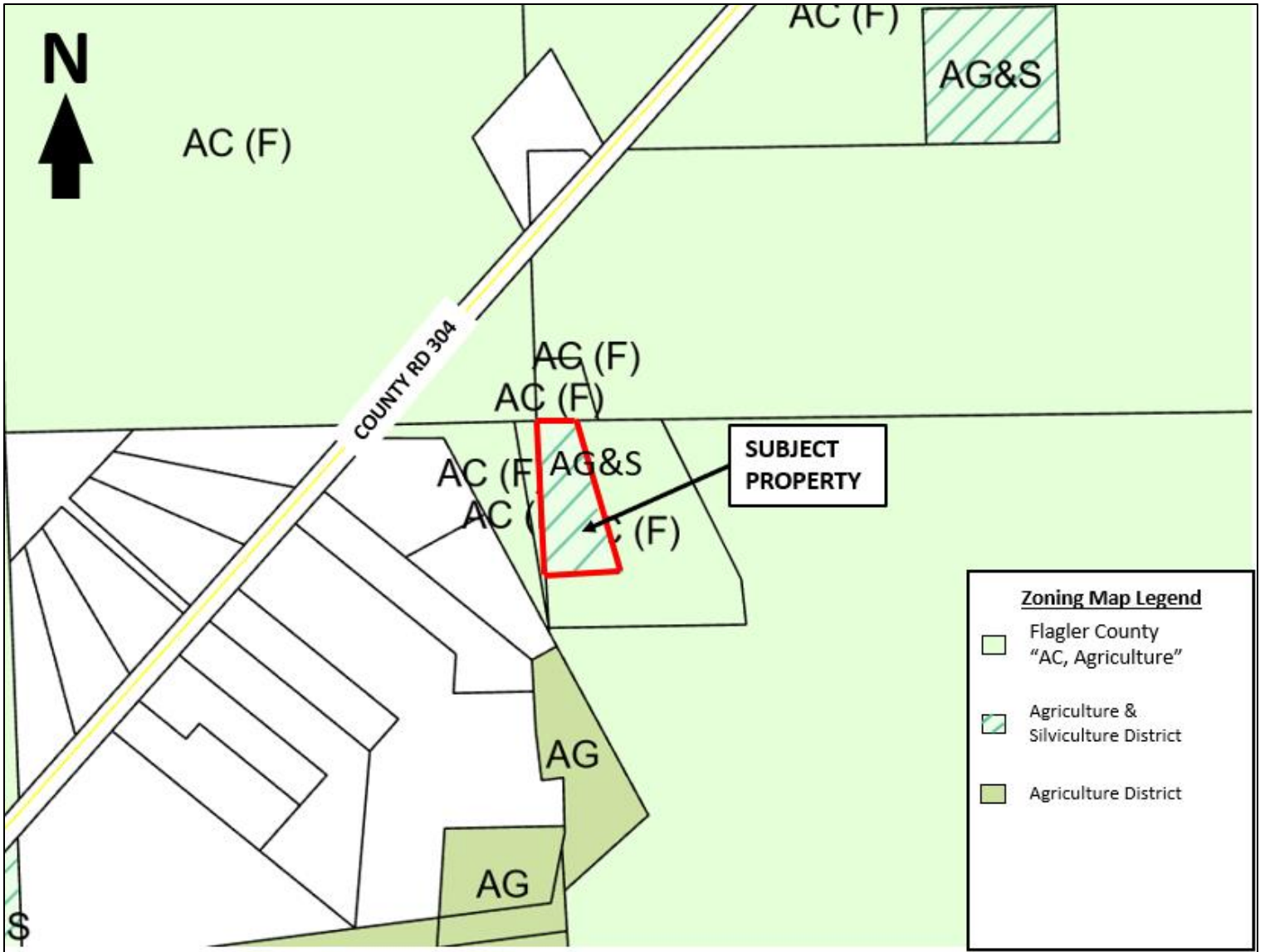
Amended Zoning Map



Location Map



Proposed Zoning Map





City of Bunnell, Florida

Agenda Item No. 7.

Document Date: 4/17/2023
Department: Community Development
Subject: Ordinance 2023-09 Requesting to change the official zoning map for 27,131.50+/- acres of land within the City of Bunnell.

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

ATTACHMENTS:

Description	Type
Ordinance 2023-09 Phase 2 Mass Rezoning	Ordinance
Phase 2 Affected Properties	Exhibit

Summary/Highlights:

This is an administrative proposal to amend the City's official zoning map to assign Bunnell zoning classifications consistent with the adopted Future Land Use Map to 27,131.50+/- acres of land held in various ownerships. This is Phase 2 of a 3 phase effort to rezone property to an appropriate Bunnell zoning classification.

Background:

The City of Bunnell annexed many thousands of acres of land into its corporate limits in 2006-2007. The City's comprehensive plan was amended to provide future land use designations for the annexed land. These new land use designations were a one-to-one translation from the Flagler County future use designation that were already on a particular property to the closest City equivalent. The underlying Flagler County zoning was left in place. Up until Phase 1 of this rezoning effort, almost all the annexed lands still retained their obsolete Flagler County zoning. A few properties having no zoning at all are shown on the official zoning map as "ND-No Designation".

This is a problem because land without City of Bunnell zoning is not covered by the City's Land Development Code. At the same time, the City does not have the authority to administer the County's land development code. This makes the remaining Flagler County zoning essentially a holding category and this is meant that property owners have been required to go through zoning changes before they can obtain building permits. Many property owners have had planned projects significantly delayed because they had not anticipated the time and expense associated with a rezoning.

To remedy this situation, the City of Bunnell has embarked on this 3-phase mass rezoning effort. The City's planning consultant was directed to assign proposed Bunnell zoning classifications based on the Future Land Use Map in the City of Bunnell Comprehensive Plan 2035. This is in conformance with Florida Law which requires that all land development regulations which include the zoning map to be consistent with the City's comprehensive plan.

This item is Phase 2 of a 3-phase mass rezoning of properties that will provide Bunnell zoning classifications for properties without City zoning. Phase 1 included those properties without City of Bunnell zoning classifications that did not have any portion of the property designated as Conservation-1 or Conservation-2 on the City's Future Land Use Map. Phase 1 was concluded in August of 2022. Phase 2 includes the non-conservation portions of the properties excluded from Phase 1. Phase 3 will address the remaining portions of the properties that do have conservation designations. It is anticipated that the scope of Phase 3 will involve changes to the City's comprehensive plan, the land development code, and the zoning map.

Staff held a workshop on April 9, 2023. All the owners of property included in phases 2 & 3 were notified of the workshop. At the workshop, City Staff and ZevCohen & Associates personnel reviewed the annexation history of the properties, the results of Phase 1 of the mass rezoning, described the plans for Phases 2 & 3 and answered questions.

Individual public hearing notices were mailed to each of the affected property owners on April 13, 2023. The notices identified the affected properties by parcel number, listed their existing City Future Land Use Map designation and obsolete Flagler County zoning classifications as well as the proposed new Bunnell zoning classification.

Staff Recommendation:

Staff recommends approval of Ordinance 2023-09 Request to change the official zoning map for 27,131.50+/- acres of land within the City of Bunnell.

City Attorney Review:

ORDINANCE 2023-09

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING APPROXIMATELY 27,131.5 ± ACRES WITHIN THE CITY OF BUNNELL AS DESCRIBED IN EXHIBIT “A” PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the properties to be rezoned are certain parcels of real property, which land totals approximately 27,131.5 ± acres, and which parcels are identified by Parcel Identification Numbers in the attached Exhibit “A”; and

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

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

WHEREAS, on May 2, 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 properties as set forth in this Ordinance is consistent with the *Comprehensive Plan of the City of Bunnell*, the land development regulations of the City of Bunnell, and the controlling provisions of State law; and

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

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

Section 1. Legislative Findings and Intent.

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

(b) The subject properties, which are approximately 27,131.5± acres in size, are those parcels identified by Parcel Identification Numbers as shown within Exhibit “A”.

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

Section 2. Rezoning of Real Property/Implementing Actions.

(a) Upon enactment of this Ordinance the following described properties, as depicted in the map attached to this Ordinance, and totaling approximately 27,131.5 ± acres in size, shall be rezoned to the zoning classifications shown in Exhibit “A” as corresponding to each specified parcel and as depicted in the maps attached to this ordinance from various Flagler County and undesignated zoning classifications; and

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

(c) Conditions of development relating to the subject property may be incorporated into the subsequent pertinent development orders and such development orders may be subject to public hearing requirements in accordance with the provisions of controlling law.

Section 3. Incorporation of Maps.

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

Section 4. Conflicts.

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

Section 5. Severability.

If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

Section 6. Non-codification.

This Ordinance shall be not be codified in the *City Code of the City of Bunnell* or the *Land Development Code of the City of Bunnell*; provided, however, that the actions taken herein shall be depicted on the zoning maps of the City of Bunnell by the City Manager, or designee.

Section 7. Effective Date

This Ordinance shall take effect upon adoption.

First Reading: Approved on this _____ day of _____ 2023.

Second/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

Seal:

Exhibit "A"

List of Parcels & Proposed Zoning Classifications

Exhibit “B”

Proposed Zoning Map

