

Crossroads of Flagler County

Board Members:
Carl Lilavois, Chair
Gary Masten, Co-Chair
Lyn Lafferty
Gary Garner
Janice Catoggio

PLANNING, ZONING AND APPEALS BOARD AGENDA

Tuesday, May 7, 2024

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 11, 2024 Planning, Zoning and Appeals Board Minutes

New Business:

4. FLUMA 2024-02 Requesting to amend, by Ordinance, the Future Land Use Map of the 2035 Comprehensive Plan for 31,174+/- acres of land from "Conservation-1" and "Conservation-2" districts to the "Agriculture & Silviculture" and "Conservation" districts for various properties.

5. ZMA 2024-01 Requesting to change the Official Zoning Map for 31,174+/- acres of land with the City of Bunnell from Flagler County "Agriculture" zoning classifications to City of Bunnell "Agriculture & Silviculture" and "Conservation" zoning classifications for various properties.

Old Business: None

6. Public Comment

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

7. Board comment

8. Adjournment of Planning and Zoning Meeting

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

48 hours prior to the meeting date.



City of Bunnell, Florida

Agenda Item No. a.

ATTACHMENTS:

Description

Type

April 11, 2024 Planning, Zoning and Appeals Board Minutes

Minutes

Exhibit "A" - Supplemental Information submitted by staff to the Board

Exhibit



Crossroads of Flagler County

Board Members:
Carl Lilavois, Chair
Gary Masten, Co-Chair
Lyn Lafferty
Gary Garner
Janice Catoggio

PLANNING, ZONING AND APPEALS BOARD

MINUTES

Thursday, April 11, 2024

6:00 PM

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

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

Chair Lilavois called the meeting to order at 6:00pm and let the Pledge of Allegiance.

Present: Carl Lilavois, Chair; Gary Masten, Co-Chair; Gary Garner; Lyn Lafferty (*Arrived late*)

Excused: Janice Catoggio

Non-voting: Community Development Coordinator Adrian Calderin; Community Development Director Joe Parsons; City Engineer Marcus DePasquale; City Attorney Paul Waters.

2. Disclosure of Ex-Parte communications.

None.

3. Approval of Minutes

a. March 5, 2024 Planning, Zoning and Appeals Board Minutes

Motion: Approve the March 5, 2024 Planning, Zoning and Appeals Board Meeting Minutes.

Moved By: Gary Garner

Seconded By: Gary Masten

Board Discussion: None

Public Discussion: None

Vote: Motion carried unanimously

New Business:

4. SE 2023-02 Requesting approval of a special exception use for a concrete batch and asphalt plant located at 3060 Steel Rail Dr.

Community Development Coordinator Calderin introduced and explained the item. He explained the zoning regulations do not permit the operation (use) of a concrete batch plant, but the use could be allowed through the approval of a special exception. The area is suited for this type of use. Staff recommended approval of the special exception with the following conditions:

1. This special exception use shall run with the land and may be transferrable should the ownership of the property ever change so long as the new owner continues to use the property as allowed under this special exception. If under any circumstance the use of the property changes beyond what is allowed within this special exception, this special exception shall become null and void.

City Attorney Waters swore in the following audience members:

Jacquelyn Rector
Scott Sowers
Joseph Schofield
Chad Grimm
Andrew Giannini
Jack (*last name is not known*)

Co-Chair Masten asked staff why there is a condition for the use to run with the land rather than becoming void with a change in ownership as has been done in the past. Community Development Coordinator Calderin stated research has been done and shows this type of special exception use should run with the land.

Motion: Approve SE 2023-02 Requesting approval of a special exception use for a concrete batch and asphalt plant located at 3060 Steel Rail Dr. with the following conditions:

1. This special exception use shall run with the land and may be transferrable should the ownership of the property ever change so long as the new owner continues to use the property as allowed under this special exception. If under any circumstance the use of the property changes beyond what is allowed within this special exception, this special exception shall become null and void.

Moved By: Gary Garner

Seconded By: Gary Masten

Vote: Motion carried unanimously

5. SE 2024-01 Requesting approval of a special exception to allow a landscaping business to operate and park/store/maintain commercial vehicles on property zoned AG, Agricultural District.

Community Development Coordinator Calderin introduced and explained the item. He stated the property is zoned agricultural and does not allow for the proposed use to occur without permission from the City. The area is rural in nature and has commercial uses in the immediate area. Staff recommended approval with the following conditions:

1. The property must adhere to the noise limitations for commercial use outlined in Section 26-199 of the Code of Ordinances. Any violation of these limitations will adhere to Section 26-203 of the Code of Ordinances.
2. All proposed parking for the storage of the Company's vehicles, trailers, equipment, and/or employee parking shall be that of a sealed surface per Section 34-207(7) in the Land Development Code or as otherwise stated in Section 34-207(9)(g). Handicap Parking must be of a sealed surface.
3. The special exception use shall be classified as the principal use of the property.
4. With the potential of employees working on the property to maintain the applicant's equipment and vehicles, the proposed building must contain a restroom facility to service any on-site operation that is within the limitations allowed under this special exception.
5. Maintenance of vehicles owned by the applicant, and which are described herein, shall be allowed so long as it does not violate the City's noise ordinance.

6. The commercial vehicles/equipment permitted to be parked/stored overnight on the property shall be a maximum of 30.
7. The property shall be fenced to create a visual buffer from the storage of the commercial vehicles for the neighboring properties.
8. The maximum number of vehicles allowed shall not be exceeded. Any vehicle found exceeding the maximum number of vehicles allowed provided herein shall be considered as a violation of this special exception.
9. Storage of any landscaping materials and/or supplies on the subject property, such as sod, pavers, stones, concrete, mulch, fill material, soil, and other materials considered to be used by the landscaping company, shall be prohibited.
10. Storage of any debris collected through business operations, such as, but not limited to, tree and landscaping debris, shall be prohibited on site.
11. The two parcels will be required to be combined into one lot/parcel as the proposed development of the building shows to be spanning across both properties on the conceptual plan.
12. This special exception use shall run with the land and may be transferrable should the ownership of the property ever change so long as the new owner continues to use the property as allowed under this special exception. If under any circumstance the use of the property changes beyond what is allowed within this special exception, this special exception shall become null and void.
13. Prior to using the property, the business will be required to obtain a business tax receipt with the City to operate their business out of the site and within the city limits after any required building permits and site plan approvals have been issued and/or finalized.

Board Member Lafferty asked what type of fence will be required for the buffer. Community Development Coordinator Calderin said it will have to be at least 98% opaque.

Co-Chair Masten asked staff why there is a condition for the use to run with the land rather than becoming void with a change in ownership. Community Development Coordinator Calderin stated with improvements being proposed, it is feasible for this special exception to run with the land.

Board Member Lafferty asked how the use of the land would be monitored. Community Development Coordinator said code enforcement would regularly monitor the area and the City would investigate any complaints received about the property operations.

Motion: Approve SE 2024-01 Requesting approval of a special exception to allow a landscaping business to operate and park/store/maintain commercial vehicles on property zoned AG, Agricultural District with the following conditions:

1. The property must adhere to the noise limitations for commercial use outlined in Section 26-199 of the Code of Ordinances. Any violation of these limitations will adhere to Section 26-203 of the Code of Ordinances.
2. All proposed parking for the storage of the Company's vehicles, trailers, equipment, and/or employee parking shall be that of a sealed surface per Section 34-207(7) in the Land Development Code or as

otherwise stated in Section 34-207(9)(g). Handicap Parking must be of a sealed surface.

3. The special exception use shall be classified as the principal use of the property.
4. With the potential of employees working on the property to maintain the applicant's equipment and vehicles, the proposed building must contain a restroom facility to service any on-site operation that is within the limitations allowed under this special exception.
5. Maintenance of vehicles owned by the applicant, and which are described herein, shall be allowed so long as it does not violate the City's noise ordinance.
6. The commercial vehicles/equipment permitted to be parked/stored overnight on the property shall be a maximum of 30.
7. The property shall be fenced to create a visual buffer from the storage of the commercial vehicles for the neighboring properties.
8. The maximum number of vehicles allowed shall not be exceeded. Any vehicle found exceeding the maximum number of vehicles allowed provided herein shall be considered as a violation of this special exception.
9. Storage of any landscaping materials and/or supplies on the subject property, such as sod, pavers, stones, concrete, mulch, fill material, soil, and other materials considered to be used by the landscaping company, shall be prohibited.
10. Storage of any debris collected through business operations, such as, but not limited to, tree and landscaping debris, shall be prohibited on site.
11. The two parcels will be required to be combined into one lot/parcel as the proposed development of the building shows to be spanning across both properties on the conceptual plan.
12. This special exception use shall run with the land and may be transferrable should the ownership of the property ever change so long as the new owner continues to use the property as allowed under this special exception. If under any circumstance the use of the property changes beyond what is allowed within this special exception, this special exception shall become null and void.
13. Prior to using the property, the business will be required to obtain a business tax receipt with the City to operate their business out of the site and within the city limits after any required building permits and site plan approvals have been issued and/or finalized.

Moved By: Gary Garner

Seconded By: Gary Masten

Vote: Motion carried unanimously.

6. SE 2024-02 Requesting approval of a special exception to allow the use of an interactive pet daycare and boarding facility, located at 3363 North State Street.

Community Development Coordinator Calderin introduced and explained the item. He explained the zoning regulations do not permit the proposed use but can be allowed through a special exception. Information provided by the applicant was shared. The proposed use is compatible with the intent of the zoning district and the use will be located in a new building which is under construction. Staff recommended approval with the following conditions:

1. The business must adhere to Code of Ordinances Section 10-14. – Standards of care and inspection of commercial animal establishments.

Board Member Lafferty asked what is to the north of the proposed building. Community Development Coordinator Calderin said there are currently two multiunit buildings within the same parcel.

Board Member Lafferty asked the applicant, Jacquelyn Rector, if the dogs will be hand-walked. Jacquelyn stated they will not and explained proposed business operations. Board Member Lafferty asked what is the max number of animals that would be allowed at the facility. Jacquelyn Rector said there are six play areas that would house 10 dogs each and 44 units for overnight stay.

Motion: Approve SE 2024-02 Requesting approval of a special exception to allow the use of an interactive pet daycare and boarding facility, located at 3363 North State Street with the following conditions:

1. The business must adhere to Code of Ordinances Section 10-14. – Standards of care and inspection of commercial animal establishments.

Moved By: Gary Masten

Seconded By: Gary Garner

Vote: Motion carried unanimously.

7. MJSP 2023-01 Requesting approval of the major site plan for Bunnell Shade and Shelter located at 1225 W Moody Blvd.

Community Development Coordinator Calderin introduced and explained the item. He stated the development plans are consistent with the Comprehensive Plan and meet all applicable requirements in the Land Development Code. Staff recommended approval with the following conditions:

1. Submit all FDOT permits to the City upon issuance from the state agency.

Board Member Garner asked what permits are required from FDOT for a storage facility. City Engineer DePasquale stated they are required to obtain access permits as it is a State right-of-way.

Co-Chair Masten asked if the property is or is planned to be fenced. The Engineer of Record, Joseph Schofield, stated it is proposed to be fenced.

Motion: Approve MJSP 2023-01 Requesting approval of the major site plan for Bunnell Shade and Shelter located at 1225 W Moody Blvd with the following condition:

1. Submit all FDOT permits to the City upon issuance from the state agency.

Moved By: Gary Garner

Seconded By: Lyn Lafferty

Vote: Motion carried unanimously.

8. MJSP 2023-05 Requesting approval of the major site plan for Sparks Concrete Inc. located at 3060 Steel Rail Dr.

Community Development Coordinator Calderin introduced and explained the item. He explained the development had to replat the lots prior to this plan review being completed. Staff recommended approval with the following conditions:

1. Prior to the issuance of any building permits and development of the site, the following will need to be addressed and/or corrected on the major site plan:
 - a. The City does not have capacity to provide industrial use potable water for concrete production. As discussed in the pre-application meeting, an industrial/commercial well permit must be provided to supply water for the proposed concrete plant/industrial uses on the site.
 - b. Provide a force main pump out assembly on the force main which equals the size of the proposed force main. See standard detail S-13 for layout and requirements. Note: the pump out assembly, valves, and check valves are required for all commercial properties and are to protect the property owners from unforeseen force main pressures from other lift stations connected to the force main within Steel Rail Drive and the City.
 - c. If the force main velocities cannot be met with a 2" force main and the currently proposed pump, kindly increase the pump horsepower such that the DEP minimum 2ft/s velocity can be met within the minimum required 2" force main. Alternatively, since this is on private property, the originally proposed 1.5" force main can be used, but at the property owner's own risk. Unfortunately, in either case, the City cannot assist with the maintenance of private force mains.
 - d. On sheet C-102, show the setbacks for the 800 Square foot storage building.
 - e. On sheet C-107, correct the square footage of the office building to be consistent with the other plan sheets. The sheet calls out the office building being 1,250 square feet; however, the rest of the plan sheets call out the office building being 1,050 square feet.

Motion: Approve MJSP 2023-05 Requesting approval of the major site plan for Sparks Concrete Inc. located at 3060 Steel Rail Dr with the following conditions:

1. Prior to the issuance of any building permits and development of the site, the following will need to be addressed and/or corrected on the major site plan:
 - a. The City does not have capacity to provide industrial use potable water for concrete production. As discussed in the pre-application meeting, an industrial/commercial well permit must be provided to supply water for the proposed concrete plant/industrial uses on the site.
 - b. Provide a force main pump out assembly on the force main which equals the size of the proposed force main. See standard detail S-13 for layout and requirements. Note: the pump out assembly, valves, and check valves are required for all commercial properties and are to protect the property owners from unforeseen force main pressures from other lift stations connected to the force main within Steel Rail Drive and the City.
 - c. If the force main velocities cannot be met with a 2" force main and the currently proposed pump, kindly increase the pump horsepower such that the DEP minimum 2ft/s velocity can be

met within the minimum required 2” force main. Alternatively, since this is on private property, the originally proposed 1.5” force main can be used, but at the property owner’s own risk. Unfortunately, in either case, the Cit cannot assist with the maintenance of private force mains.

- d. On sheet C-102, show the setbacks for the 800 Square foot storage building.
- e. On sheet C-107, correct the square footage of the office building to be consistent with the other plan sheets. The sheet calls out the office building being 1,250 square feet; however, the rest of the plan sheets call out the office building being 1,050 square feet.

Moved By: Gary Masten

Seconded By: Gary Garner

Vote: Motion carried unanimously

9. FLUMA 2024-01 Requesting to amend the Future Land Use Map in the Comprehensive Plan by Ordinance for 2,787+/- acres of land within the City of Bunnell, owned by JM Properties X LLC and Wayerhaeuser Company.

City Attorney Waters asked the Board to accept supplemental documents prepared after the agenda was published. The Board unanimously accepted, and the documents were made part of the agenda.

Community Development Coordinator Calderin introduced and explained the item. He explained this large-scale Future Land Use Map is for a mixed-use community called the Reserve at Haw Creek and will provide a variety of densities and intensities. The applicant plans to dedicate land to the City to accommodate the growth this development will create. This amendment meets the intent of the City’s Comprehensive Plan. Staff recommended approval.

Board Member Lafferty asked if what the applicant is proposing meetings the maximum densities within the designations. Community Development Coordinator Calderin answered it complies with the Comprehensive Plan and further explained the different densities and intensities allowed. Board Member Lafferty further asked if this will affect future applications for developing agricultural land. Community Development Coordinator Calderin stated it does not as each application is reviewed on a case-by-case basis.

Chad Grimm with Northeast Florida Developers gave a short introduction and description about the proposed development.

Co-Chair Masten asked if they are developing other areas in the County. Mr. Grimm stated not at this time.

Board Member Lafferty asked about zoning districts differing in intensity abutting each other. Community Development Coordinator Calderin explained staff does take that into consideration when rezonings are being proposed on a case-by-case basis along with what is being proposed and the neighboring area.

Chair Lilavois asked what the density will be in the Rural Estates land use designation. Mr. Grimm explained the max density allowed is one unit per acre with clustering development allowed.

Intergovernmental School Planner Whitson stated he has had talks with the development team and would like to discuss more with them on a few technical details.

Motion: Approve FLUMA 2024-01 Requesting to amend the Future Land Use Map in the Comprehensive Plan by Ordinance for 2,787+/- acres of land within the City of Bunnell, owned by JM Properties X LLC and Wayerhaeuser Company.

Moved By: Carl Lilavois

Seconded By: Gary Garner

Vote: Motion carried unanimously

Old Business: None

10. Public Comment

None.

11. Board Comment

Co-Chair Masten asked why Phase 6 in the Grand Reserve Subdivision started land clearing prior to getting their plans approved, and if the developers received a Florida Fish and Wildlife permit to relocate gopher tortoises within the land. City Engineer stated the developers did receive the permit and successfully relocated the gopher tortoises that were surveyed on the property.

Board Member Lafferty expressed her dissatisfaction with the lack of medical professional offices in the County.

12. Adjournment of Planning and Zoning Meeting

Motion: Adjourn

Moved By: Gary Garner

Seconded By: Gary Masten

Vote: Motion carried unanimously

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
Future Land Use Map Amendment
Data and Analysis
Reserve at Haw Creek Planned Unit Development

Status

The intent of this amendment is to change the City's Future Land Use Map for approximately 2,787± acres of land to accommodate the Planned Unit Development known as the Reserve at Haw Creek. This is planned to be a mixed-use community containing multiple single and multi-family residential uses along side varying commercial uses. There are also some areas planned for industrial uses and public services.

There are two (2) parcels to be annexed into the city limits that will be annexed prior to the adoption of this Future Land Use Amendment.

Below is a summary of information for evaluation.

Data

Location

The subject area is located between State Highway 100 West and State Road 11. Part of the proposed development is also located along County Road 302 and County Road 65. See Exhibit "A" for the property location.

Existing Use of the Subject Properties

The properties are currently vacant wooded land. There is a 300' FPL Easement that runs through from north to south of the eastern area of the subject area.

Size

The total area of the subject area is approximately 2,787± acres.

Land Use

Existing FLUM

The existing Future Land Use designations for this area are Single Family-Low Density (SF-L), Agriculture and Silviculture (AG&S), and Conservation-1 (CON-1). These are shown in Exhibit "B".

The current Future Land Use allows:

- 132.64± acres of Single Family-Low Density use at 4.0 units per acre = 531 units
- 2,654.36± acres of Conservation-1 and Agriculture and Silviculture Density at 1.0 unit per 5 acres = 531 units

Total Allowable Density: 1,062 units

Adjacent Properties

The Future Land Use designations for the properties adjacent to the subject area at the time of the City's proposed amendment are:

North:	Commercial-Medium (COM-M), Unincorporated Agriculture & Timberlands (AG-Timber), Unincorporated Conservation (CONS)
South:	Agriculture & Silviculture (AG&S) and Conservation-1 (CON-1)
East:	Commercial-Medium (COM-M), Single Family-Medium Density (SF-M), Single Family-Low Density (SF-L), Industrial (IND)
West:	Unincorporated Agriculture & Timberlands (AG-Timber) and Unincorporated Residential: Low Density/Rural Estate (RES-LOW-RE)

Existing Conditions

The existing property uses abutting the subject area at the time of the City's proposed amendment are:

North:	Vacant; Timberland; Improved Agricultural; Single-Family
South:	Vacant
East:	Vacant; Business Park; Light Industrial; Single-Family
West:	Vacant; Improved Agricultural, Single-Family

The proposed amendment will ensure compatibility and harmony with the adjacent property uses through acceptable engineering and site development practices enforced through the City's Land Development Code, adopted additional PUD development standards, and through cooperation with the County during plan review.

Proposed FLUM

The proposed Future Land Use designations are shown in Exhibit "B". The proposed zoning for the subject area will be PUD and will have additional zoning/development criteria for this area.

The proposed Future Land Uses would allow:

- 770 Acres of Rural Estates Density at 1.0 unit per acre = 770 Units
- 1,437.5 acres of Single Family-Low Density at 4.0 units per acre = 5,750 units
- 95.5 acres of Single Family-Medium Density at 8.0 units per acre = 764 Units
- 212 acres of Multifamily Density at 20.0 units per acre = 4,240 Units
- 44 acres of Commercial-Medium Density at 20.0 units per acre = 880 Units

- 44 acres of Commercial-Medium Intensity at 0.4 FAR = 766,656 square feet of commercial use
- 216 acres of Industrial Intensity at 0.5 FAR = 4,704,480 square feet of Industrial use
- 12.5 acres of Public Intensity at 0.6 FAR = 326,700 square feet of Public use

The change in the designations for the subject area would result in a density increase of 11,342 residential units while also adding 766,656 square feet of commercial use, 4,704,480 square feet of industrial use, and 326,700 square feet of public use.

Population Analysis

The subject parcel is vacant at this time. Based on the extent of expected wetlands and limited uplands, development of the property will be about 50% - 60% of the total subject area. Given the developable acreage as provided by the applicant, the total approximate density will be 5,833± units for a total estimated population of 14,583 persons.

Impacts on Public Facilities and Services

Any future development of the property, all site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the City review process to ensure that the development complies with all applicable federal, state, and local regulations and permitting requirements. No development may take place prior to compliance with all applicable regulations.

Sanitary Sewer Impacts

The subject area will utilize a Regional, advanced Wastewater Treatment Facility the developer plans to construct for the mixed-use community and dedicate it to the City of Bunnell. There will be developer agreements in place for this mixed-use community as the City does not currently have capacity to service this area. The future flow rates and capacity needs for this area can be found in the Utility Limited Due Diligence Analysis completed and provided by the applicant.

Potable Water Impacts

The subject area will utilize a Regional Potable Water Supply Facility the developer plans to construct for the mixed-use community and dedicate it to the City of Bunnell. There will be developer agreements in place for this mixed-use community as the City does not currently have capacity to service this area. The future flow rates and capacity needs for this area can be found in the Utility Limited Due Diligence Analysis completed and provided by the applicant.

Drainage

Development of the subject area will be subject to the stormwater regulations of the St. Johns River Water Management District and the City of Bunnell. All appropriate stormwater permits will need to be obtained before the development can proceed.

Solid Waste

The subject area will have a significant impact on the City's Solid Waste services. Therefore, the developer will be required to provide additional Solid Waste Vehicles to the City through developer agreements to maintain the City's level of service standards.

Traffic Circulation

The subject area will have multiple access points along State Highway 100 West and State Road 11 with additional access points on County Road 302 and County Road 65. The buildout of this development will have significant impacts on the number of trips that these roads currently experience. A traffic study has been completed and provided by the applicant.

Schools and Recreation

The subject area is expected to produce 862 students once the development is completed and built out. The School District will require for the individual phases of the development to acquire concurrency reservations. Currently, the middle and high schools are over capacity. Therefore, the developer will be required to further acquire proportionate share mitigation agreements with the School District. The development as a whole will contain a multitude of parks and recreational areas to service the surrounding residential uses. Thus, the subject area will not create a significant impact on the City's recreational facilities, but it may have some impact on the school system as determined by the School District.

Facility Conclusion

These Future Land Use changes will create a significant impact to City facilities or public services; however, the developer has planned to construct appropriate water and sewer facilities for the Planned Unit Development through various developer agreements with the City and will dedicate these improvements once they are completed. There will be areas dedicated to Fire and Rescue to maintain the level of service and to reduce the response times for incidents the community may produce, and areas dedicated to the City for their maintenance yard which houses the Public Works and Solid Waste Departments.

Consistency with Goals, Objectives, and Policies of the City of Bunnell Comprehensive Plan, Northeast Florida Strategic Regional Policy Plan, and the State Comprehensive Plan

This Future Land Use Map amendment is consistent with the State Comprehensive Plan and the Strategic Regional Policy Plan. It is also consistent with the 2035 Bunnell Comprehensive Plan.

Comprehensive Plan Analysis

The City of Bunnell is starting to experience an increase in growth. The development of the subject area will create a significant impact on the public services the City provides, but the developer will be responsible for upgrading the existing services through developer agreements with the City. The proposed Future Land Use categories are consistent with the surrounding Future Land Use Designations and the existing land uses as it will be extending from the urbanized core of the City and inhibiting the effects of urban sprawl by promoting

higher-density development, encouraging mixed-used development, and preserving green spaces to maintain a balance between growth and environmental conservation.



City of Bunnell, Florida

Agenda Item No. 4.

Document Date: 2/29/2024
Department: Community Development
Subject: FLUMA 2024-02 Requesting to amend, by Ordinance, the Future Land Use Map of the 2035 Comprehensive Plan for 31,174+/- acres of land from "Conservation-1" and "Conservation-2" districts to the "Agriculture & Silviculture" and "Conservation" districts for various properties.

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

ATTACHMENTS:

Description	Type
Ordinance 2024-XX Mass Rezoning Phase 3B Large-scale FLUM Amendment	Ordinance
Ordinance Exhibit "B" - Parcel Data with Future Land Use Designations	Exhibit
Existing Future Land Use Map	Exhibit
Business Impact Estimate (Ord. 2024-XX (Mass Rezoning Phase 3B FLUM Amendment)	Exhibit

Summary/Highlights:

This is an administrative proposal for a large-scale comprehensive plan amendment to the City's Future land use map to change the map from "Conservation-One" and "Conservation-Two" to "Agriculture & Silviculture" and "Conservation" for various properties held in multiple ownerships. These proposed map changes are required to implement the comprehensive plan amendments made in Phase "3A" of the mass rezoning effort. Those changes included text changes to the Future Land Use Element that eliminated the "Conservation-One" future land use map designation and renamed "Conservation-Two" as simply "Conservation".

This is Phase "3B" of a 3-phase effort to rezone properties to an appropriate Bunnell zoning classification.

There is a companion zoning amendment (Case No. ZMA 2024-01) to amend the official zoning map to have consistent and compatible zoning designations as the FLUM designations identified herein.

In accordance with local notification requirements, a public hearing notice was published in the

Observer Local News Newspaper on April 25, 2024, in compliance with Section 166.041(3) (a), *Florida Statutes*.

Background:

The City of Bunnell annexed 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 of Bunnell equivalent. The underlying Flagler County zoning was left in place. Up until Phase 1 of the mass rezoning effort, almost all the annexed lands still retained their obsolete Flagler County zoning. A few properties having no zoning at all were 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. This made the legacy Flagler County zoning essentially a holding category and this has meant that property owners have been required by the City to go through zoning map amendments before they could obtain City of Bunnell 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 embarked on this 3-phase mass rezoning effort. The City's planning consult 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 mandates that all land development regulations, including the official zoning map must be consistent with the City's comprehensive plan.

When city staff started the mass rezoning project, they discovered that many landowners didn't know that parts of their property had long been categorized as "Conservation-One." Even though this designation allowed for agricultural and residential uses, it turned out to be quite contentious and nearly jeopardized the mass rezoning project. After a series of public meetings with various landowners it was determined that the City would remove the "Conservation-One" future land use designation from properties within the City as the final phase of the mass rezoning effort.

Phase 1 targeted properties that retained county zoning but had no city zoning designations and did not involve any properties with conservation designations. This phase set the precedent for subsequent rezonings and was completed in August 2022.

Phase 2 commenced shortly after phase 1, encompassing properties excluded from the first phase due to their partial conservation designations. This phase rezoned the non-conservation portion of the properties held out from phase 1. This phase was concluded in September 2023.

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 ZCA 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.

Phase "3-A" address text changes to the comprehensive plan policies within the Future Land Use

and the Conservation Elements to remove the “Conservation-One” future land use designation, rename the “Conservation-Two” as simply “Conservation” and to allow the City to rely on state and federal wetland regulations procedures. Phase 3A was presented to the Planning, Zoning and Appeals Board at their February 6, 2024, meeting. The PZA Board recommended approval of the proposed comprehensive text amendments. The City Commission at their March 25, 2024 approved the transmission of the proposed comprehensive plan amendments to the Department of Commerce. The Department of Commerce and other state agencies are reviewing those proposed amendments.

Existing & Proposed Future Land Use Plan Designations

The established residential density in the eliminated Conservation-One was one unit per five acres and allowed agricultural uses. It was to be applied to 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”**. This language affords no more protection to “environmentally sensitive” lands than is provided to any other land that contains wetlands or other significant natural resources.

The “Agriculture & Silviculture” future land use designation is identified in FLU Policy 16 and reads as follows:

Agriculture and Silviculture (Ag&S).

The agriculture and silviculture land use category shall accommodate a range of agricultural and/or agricultural related uses, and accommodating low density residential development, including modular, mobile and manufactured homes at a maximum density of one (1) dwelling unit per five (5) acres. Appropriate uses include agricultural, recreation, public and institutional uses, PUD developments, conservation areas, participation in the City rural preservation program, including rural nodes, conservation communities, clustering and mixed-use. This category is created by the City to specifically designate the Agriculture and Timberlands (Ag&T) acreage annexed into the City from Flagler County.

Such uses include, but not limited to:

- Bona-fide agricultural uses;
- Silviculture uses;
- Ornamental horticulture, floriculture and nursery products, wholesale and retail;
- Livestock;
- Single-family residences;
- Churches;
- Passive recreational uses;
- Private hunting clubs and public hunting areas;
- special exception uses, such as cemeteries, kennels, seasonal farm housing; and
- other similar uses.

The “**Agriculture & Silviculture**” provides the same development yield as the former “Conservation-One” land use designation and natural resources will have the same applicable jurisdictional oversight.

“**Conservation**” future land use designation “consists of all lands under conservation easement or other permanent protection where only activities specified in the easement are permitted.” There is no change in the development yield associated with these map changes. The

Conservation maps changes are being made reflect the name to the "Conservation-Two" map label

Because the land use activities, development yield, and the protections afforded to natural resources are the same under the Ag&S future land use designation, the proposed amendment is consistent with the goals, objectives, and policies of the Bunnell Comprehensive Plan and the overall strategic vision of the City.

The proposed changes will have no changes on the current and projected population growth in the City of Bunnell and therefore will have no impact on the provision of public facilities and services that is not already accounted for in the comprehensive plan. The proposed amendments will have no impact on the level of services for any public facilities or services identified in the comprehensive plan.

Staff Recommendation:

Recommend approval to the City Commission to amend the Future Land Use Map in the Future Land Use Element of the 2035 Comprehensive Plan for 31,174+/- acres of land.

City Attorney Review:

Approved

ORDINANCE 2024-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR THE LARGE-SCALE 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 TOTALING APPROXIMATELY 31,174± ACRES WITHIN THE CITY OF BUNNELL AS DESCRIBED IN EXHIBIT “B”; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATIONS FOR THE PROPERTIES DESCRIBED HEREIN; 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 properties that are subject to this Ordinance are certain parcels of real property, which land totals approximately 31,174± acres, and which parcels are identified by Parcel Identification Numbers in the attached Exhibit “B”; and

WHEREAS, the City of Bunnell has petitioned to amend the Future Land Use Map designations of said parcels of real property from Conservation-1 and Conservation-2 designations to the Future Land Use designations shown in Exhibit “B” as corresponding to each specified parcel, all in accordance with the City of Bunnell 2035 Comprehensive Plan; and

WHEREAS, the City’s Community Development Department has conducted a thorough review and analysis of the general planning and land development issues should the subject Future Land Use Map amendment be approved and has otherwise reviewed and evaluated the Future Land Use Map amendment 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 2035 Comprehensive Plan; and

WHEREAS, this Future Land Use Map amendment is part of Phase 3B of a 3-Phase mass rezoning effort to rezone land annexed into the City between 2006-2007, upon which said land never received a City of Bunnell zoning designation and are currently designated with a Flagler County zoning designation; and

WHEREAS, on _____, the City Commission of the City of Bunnell duly adopted amendments to the Future Land Use amendment and Conservation Element in the 2035 Comprehensive Plan, which amended the Conservation-1 and Conservation-2 Future Land Use categories, and amendments to the Land Development Code for the Conservation-1 and Conservation-2 zoning districts, as part of Phase 3A in the Mass Rezoning Initiative; and

WHEREAS, Section 163.3177(6)(a), Florida Statutes, requires each Future Land Use category to be shown on a land use map; 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 7, 2024 to consider amending the Future Land Use Map of the Future Land Use Element of the *City of Bunnell Comprehensive Plan* and recommend _____ of the proposed large-scale Future Land Use Map amendment to the *2035 Comprehensive Plan* for the subject properties; and

WHEREAS, Section 163.3184, *Florida Statutes*, relates to the amendment of adopted local government comprehensive plans and sets forth requirements for large-scale Future Land Use Map amendments not within an area of critical state concern to be subject to an expedited state review process; 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 163.3184, *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 properties as well as the recitals (whereas clauses) to this Ordinance.

(b) The subject properties, which are approximately 31,174± acres in size, are those parcels identified by Parcel Identification Numbers as shown within Exhibit "B".

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

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

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

Section 2. Amendment to Future Land Use Map/Implementing Actions.

(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 Future Land

Use designations shown in Exhibit “B”, as corresponding to each specified parcel within such exhibit and as depicted in the map shown and attached as Exhibit “A” to this Ordinance, from the Conservation-1 and Conservation-2 Future Land Use designations.

(b) The City Manager, or designee, is hereby authorized to execute any and all documents necessary to formalize approval of this Ordinance as deemed appropriate and warranted.

Section 3. 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 4. 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 5. Conflicts.

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

Section 6. 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 7. Effective Date.

The large-scale Comprehensive Plan map amendment set forth herein shall not become effective, in accordance with Section 163.3184(3)(c)4., *Florida Statutes*, until 31 days after the state land planning agency notifies the City that the plan amendment package is complete. If challenged within 30 days after adoption, the large-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 large-scale map amendment is in compliance with the controlling State law.

First Reading: approved on this _____ day of _____, 2024.

Second Reading/Final Reading: adopted on this _____ day of _____ 2024.

CITY COMMISSION, City of Bunnell, Florida.

By: _____
Catherine D. Robinson, Mayor

Approved for form and content by:

Vose Law Firm, City Attorney

Attest:

Seal:

Kristen Bates, CMC, City Clerk

Exhibit "A"

Amended Future Land Use Map

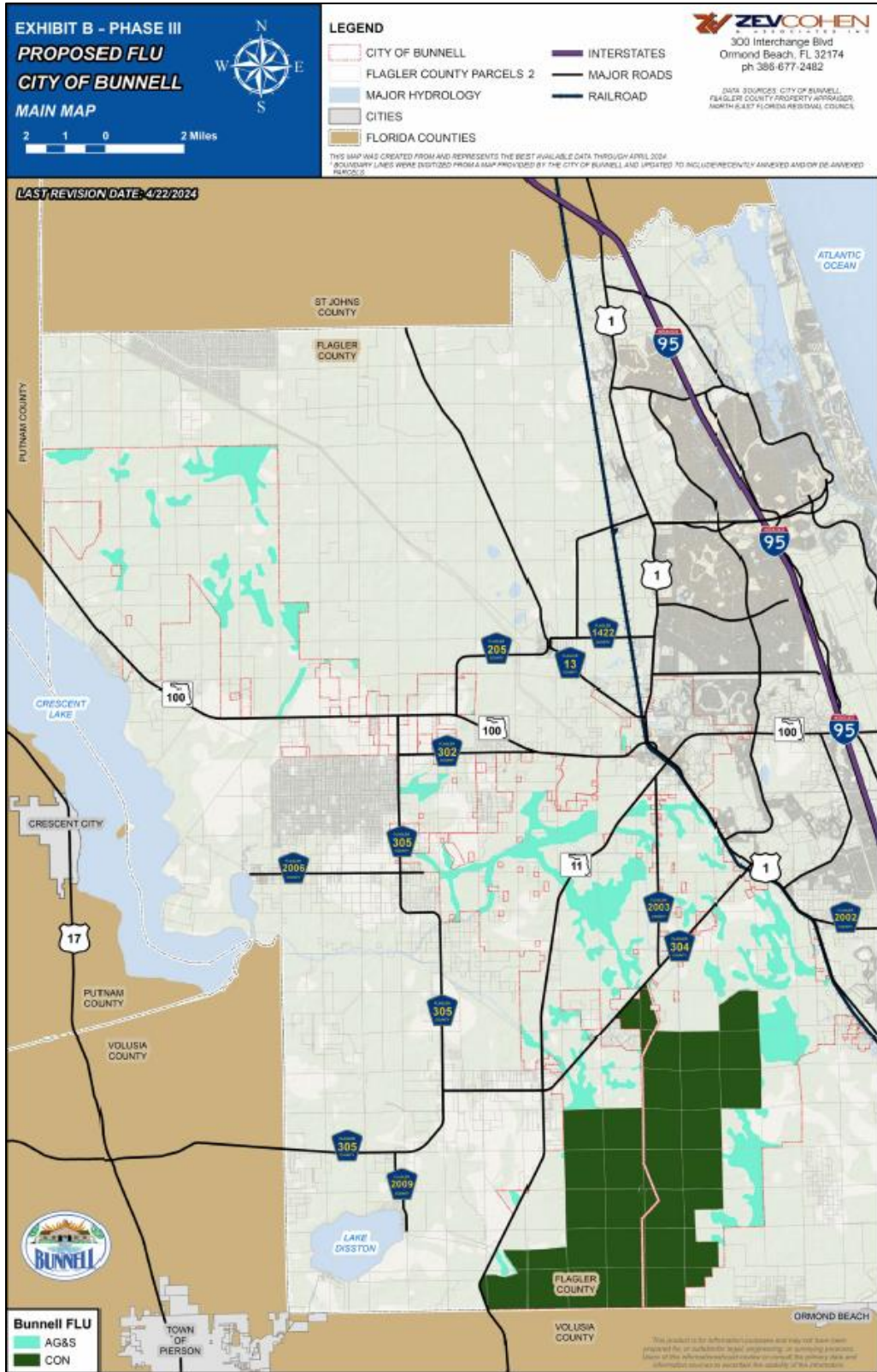


EXHIBIT B - PARCELS INCLUDED IN LARGE SCALE FUTURE LAND USE MAP AMENDMENT

PROP ID	PARCEL ID	CURRENT FUTURE LAND USE	PROPOSED FUTURE LAND USE	PRIMARY OWNER	ADDRESS LINE 1	ADDRESS LINE 2	ADDRESS (CITY)	ADDRESS (STATE)	ADDRESS (ZIP)
2845	01-11-28-0000-01010-0000	CONSERVATION-1	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
2972	01-12-28-0000-01010-0000	CONSERVATION-1	AG&S	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE	DAYTONA BEACH	FL	32124
7045	01-13-29-5550-00010-0000	CONSERVATION-1	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12273	01-13-30-0000-01010-0000	CONSERVATION-1	AG&S	DUPONT LANDHOLDING LLC TRUSTEE	DUPONT LAND TRUST	PO BOX 550	BUNNELL	FL	32110
12274	01-13-30-0000-01010-0010	CONSERVATION-1	AG&S	STRICKLAND STEPHEN &	ANGEL H & W	PO BOX 729	BUNNELL	FL	32110
12563	01-14-30-0000-01010-0000	CONSERVATION-1	AG&S	ST JOHNS RIVER WATER	MANAGEMENT DISTRICT	PO BOX 1429	PALATKA	FL	32178
2846	02-11-28-0000-01010-0000	CONSERVATION-1	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
6064	02-12-29-0000-01010-0000	CONSERVATION-1	AG&S	TILTON SAMUEL J III &	ELAINE P TRUSTEES	544 COUNTY ROAD 205	BUNNELL	FL	32110
7058	02-13-29-5550-00030-0010	CONSERVATION-1	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
7059	02-13-29-5550-00030-0020	CONSERVATION-1	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12279	02-13-30-0650-00040-0012	CONSERVATION-1	AG&S	DUPONT LANDHOLDING LLC TRUSTEE	DUPONT LAND TRUST	PO BOX 550	BUNNELL	FL	32110
12298	02-13-30-0650-00040-0040	CONSERVATION-1	AG&S	STRICKLAND STEPHEN &	ANGEL H&W	PO BOX 729	BUNNELL	FL	32110
12299	02-13-30-0650-00040-0010	CONSERVATION-1	AG&S	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12328	02-13-30-0650-00000-0101	CONSERVATION-1	AG&S	DUPONT LANDHOLDING LLC TRUSTEE	DUPONT LAND TRUST	PO BOX 550	BUNNELL	FL	32110
12564	02-14-30-0000-01010-0000	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2847	03-11-28-0000-01010-0000	CONSERVATION-1	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
12333	03-13-30-0650-00080-0000	CONSERVATION-1	AG&S	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12565	03-14-30-0000-01010-0000	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2849	04-11-28-0000-01010-0000	CONSERVATION-1	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
12341	04-13-30-0000-01010-0000	CONSERVATION-1	AG&S	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12567	04-14-30-0000-01010-0000	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2850	05-11-28-0000-01010-0000	CONSERVATION-1	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
2851	05-11-28-0000-01010-0010	CONSERVATION-1	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
12342	05-13-30-0000-01010-0000	CONSERVATION-1	AG&S	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
82659	05-13-31-0650-00080-0011	CONSERVATION-1	AG&S	DUPONT LANDHOLDING LLC TRUSTEE	DUPONT LAND TRUST	PO BOX 550	BUNNELL	FL	32110
12569	05-14-30-0000-01010-0000	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2852	06-11-28-0000-01010-0000	CONSERVATION-1	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
6103	06-12-29-0000-01010-0000	CONSERVATION-1	AG&S	OLD DIXIE CATTLE COMPANY LLC		PO BOX 354768	PALM COAST	FL	32135
6104	06-12-29-0000-01010-0010	CONSERVATION-1	AG&S	COUNTRYSIDE FLAGLER LLC		P.O. BOX 459	PALATKA	FL	32178
82724	06-13-31-0000-01010-0000	CONSERVATION-1	AG&S	DUPONT LANDHOLDING LLC TRUSTEE	DUPONT LAND TRUST	PO BOX 550	BUNNELL	FL	32110
12572	06-14-30-0000-02010-0000	CONSERVATION-1	AG&S	WEYERHAEUSER COMPANY		205 PERRY LANE ROAD	BRUNSWICK	GA	31525
82725	07-13-31-0000-01010-0000	CONSERVATION-1	AG&S	AIRPLANE HOLDINGS LLC TRUSTEES	AIRPLANE HOLDING LAND TRUST	PO BOX 729	BUNNELL	FL	32110
82726	07-13-31-0000-04020-0000	CONSERVATION-1	AG&S	AIRPLANE HOLDINGS LLC TRUSTEES	AIRPLANE HOLDING LAND TRUST	PO BOX 729	BUNNELL	FL	32110
10213	08-12-30-5550-00140-0000	CONSERVATION-1	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12352	08-13-30-0000-01010-0000	CONSERVATION-1	AG&S	BARTON DENISE T & CRAIG C	BARTON-TRUSTEES	5404 CR 304	BUNNELL	FL	32110
82729	08-13-31-0650-00040-0010	CONSERVATION-1	AG&S	DUPONT LANDHOLDING LLC	TRUSTEE	PO BOX 550	BUNNELL	FL	32110
82740	08-13-31-0650-00080-0000	CONSERVATION-1	AG&S	DUPONT LANDHOLDING LLC TRUSTEE	DOUBLE CURVE LAND TRUST	PO BOX 550	BUNNELL	FL	32110
82741	08-13-31-0650-00000-0100	CONSERVATION-1	AG&S	DUPONT LANDHOLDING LLC	TRUSTEE	PO BOX 550	BUNNELL	FL	32110
12576	08-14-30-0000-01010-0000	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2858	09-11-28-0000-01010-0000	CONSERVATION-1	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
10228	09-12-30-5550-00010-0030	CONSERVATION-1	AG&S	BUNNELL LAND HOLDING LLC		PO BOX 789	BUNNELL	FL	32110
12353	09-13-30-0650-00040-0000	CONSERVATION-1	AG&S	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12577	09-14-30-0000-01010-0000	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2859	10-11-28-0000-01010-0000	CONSERVATION-1	AG&S	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE	DAYTONA BEACH	FL	32124
2860	10-11-28-0000-01010-0010	CONSERVATION-1	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
2861	10-11-28-0000-01010-0020	CONSERVATION-1	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
10284	10-12-30-0650-00000-0010	CONSERVATION-1	AG&S	Q17 HOLDINGS LLC		8600 NW 36 AVENUE	MIAMI	FL	33147
10285	10-12-30-0650-00000-0070	CONSERVATION-1	AG&S	CARNEIRO MANUEL & CATHERINE	ANNE SMITH H&W TRUSTEES	4 CLASSIC CT S	PALM COAST	FL	32137
12356	10-13-30-0000-01030-0000	CONSERVATION-1	AG&S	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12364	10-13-30-0000-03010-0050	CONSERVATION-1	AG&S	WEYERHAEUSER COMPANY		205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12365	10-13-30-0000-03010-0060	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
12579	10-14-30-0000-01010-0000	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
12580	10-14-30-0000-01020-0000	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
6243	11-12-29-0000-04040-0000	CONSERVATION-1	AG&S	GCC FL PROPERTIES LLC		770 A1A BEACH BLVD STE B	ST AUGUSTINE	FL	32084
12378	11-13-30-0650-00040-0000	CONSERVATION-1	AG&S	THREE STEPS FOREST LLC		8 CENTER STREET	EXETER	NH	03833
12582	11-14-30-0000-01010-0000	CONSERVATION-1	AG&S	ST JOHNS RIVER WATER	MANAGEMENT DISTRICT	PO BOX 1429	PALATKA	FL	32178
12583	11-14-30-0000-01010-0010	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2864	12-11-28-0000-01010-0000	CONSERVATION-1	AG&S	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE	DAYTONA BEACH	FL	32124
2865	12-11-28-0000-01010-0010	CONSERVATION-1	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
12382	12-13-30-0650-00040-0000	CONSERVATION-1	AG&S	THREE STEPS FOREST LLC		8 CENTER STREET	EXETER	NH	03833
12383	12-13-30-0650-00040-0010	CONSERVATION-1	AG&S	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
7445	12-14-29-0000-02010-0000	CONSERVATION-1	AG&S	BARTON DENISE T		5404 CR 304	BUNNELL	FL	32110
7446	12-14-29-0000-02010-0010	CONSERVATION-1	AG&S	JONES MONICA C		125 SEA TRAIL	PALM COAST	FL	32164
7447	12-14-29-0000-03020-0000	CONSERVATION-1	AG&S	WEYERHAEUSER COMPANY		205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12584	12-14-30-0000-01010-0000	CONSERVATION-1	AG&S	ST JOHNS RIVER WATER	MANAGEMENT DISTRICT	PO BOX 1429	PALATKA	FL	32178
2866	13-11-28-0000-01010-0000	CONSERVATION-1	AG&S	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE	DAYTONA BEACH	FL	32124
12384	13-13-30-0650-00040-0000	CONSERVATION-1	AG&S	THREE STEPS FOREST LLC		8 CENTER STREET	EXETER	NH	03833
12385	13-13-30-0650-00040-0010	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116

EXHIBIT A - PARCELS INCLUDED IN LARGE SCALE FUTURE LAND USE MAP AMENDMENT

PROP ID	PARCEL ID	CURRENT FUTURE LAND USE	PROPOSED FUTURE LAND USE	PRIMARY OWNER	ADDRESS LINE 1	ADDRESS LINE 2	ADDRESS (CITY)	ADDRESS (STATE)	ADDRESS (ZIP)
12385	13-13-30-0650-000A0-0010	CONSERVATION-1	AG&S	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
7453	13-14-29-0000-03010-0000	CONSERVATION-1	AG&S	WEYERHAEUSER COMPANY		205 PERRY LAND ROAD	BRUNSWICK	GA	31525
7454	13-14-29-0000-03010-0010	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2867	14-11-28-0000-01010-0000	CONSERVATION-1	AG&S	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
6350	14-12-29-5550-00030-0000	CONSERVATION-1	AG&S	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE	DAYTONA BEACH	FL	32124
6358	14-12-29-5550-00110-0010	CONSERVATION-1	AG&S	TUCKER ALFRED R JR	LIFE ESTATE C/O ART TUCKER	5 COURTNEY CT	PALM COAST	FL	32137
6360	14-12-29-5550-00120-0000	CONSERVATION-1	AG&S	STERLING DOROTHY T		PO BOX 356	BUNNELL	FL	32110
6361	14-12-29-5550-00130-0010	CONSERVATION-1	AG&S	STERLING DOROTHY T		PO BOX 356	BUNNELL	FL	32110
6362	14-12-29-5550-00130-0020	CONSERVATION-1	AG&S	STERLING DOROTHY T		PO BOX 356	BUNNELL	FL	32110
12386	14-13-30-0650-000A0-0000	CONSERVATION-1	AG&S	THREE STEPS FOREST LLC		8 CENTER STREET	EXETER	NH	03833
12588	14-14-30-0000-01010-0000	CONSERVATION-1	AG&S	ST JOHNS RIVER WATER	MANAGEMENT DISTRICT	PO BOX 1429	PALATKA	FL	32178
12589	14-14-30-0000-01010-0010	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP	C/O RAYONIER TAX COORDINATOR	197 CLARENDON ST	WILDLIGHT	MA	02116
2868	15-11-28-0000-01010-0000	CONSERVATION-1	AG&S	RAYONIER FOREST RESOURCES LP		1 RAYONIER WAY	WILDLIGHT	FL	32097
6367	15-12-29-5550-00010-0010	CONSERVATION-1	AG&S	BERTHA SAMUEL J II		PO BOX 251	BUNNELL	FL	32110
6375	15-12-29-5550-00060-0020	CONSERVATION-1	AG&S	SEAY FARMS LLC		PO BOX 1151	BUNNELL	FL	32110
6378	15-12-29-5550-00110-0020	CONSERVATION-1	AG&S	KING HERSHEL C JR	TRUSTEE	801 CR 25	BUNNELL	FL	32110
6379	15-12-29-5550-00130-0010	CONSERVATION-1	AG&S	STERLING DOROTHY TUCKER		PO BOX 356	BUNNELL	FL	32110
6380	15-12-29-5550-00130-0030	CONSERVATION-1	AG&S	STERLING DOROTHY TUCKER		PO BOX 356	BUNNELL	FL	32110
6381	15-12-29-5550-00140-0000	CONSERVATION-1	AG&S	STERLING DOROTHY T		PO BOX 356	BUNNELL	FL	32110
6382	15-12-29-5550-00160-0000	CONSERVATION-1	AG&S	STERLING DOROTHY TUCKER		PO BOX 356	BUNNELL	FL	32110
12389	15-13-30-0650-000A0-0000	CONSERVATION-1	AG&S	WEYERHAEUSER COMPANY		205 PERRY LAND ROAD	BRUNSWICK	GA	31525
12390	15-13-30-0650-000A0-0031	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
12391	15-13-30-0650-000A0-0040	CONSERVATION-1	AG&S	WEYERHAEUSER COMPANY		205 PERRY LAND ROAD	BRUNSWICK	GA	31525
12590	15-14-30-0000-01010-0000	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2870	16-11-28-0000-01010-0000	CONSERVATION-1	AG&S	ARGOS US FOREST INVEST REIT LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
2871	16-11-28-0000-01010-0010	CONSERVATION-1	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
12395	16-13-30-0000-01020-0000	CONSERVATION-1	AG&S	BARTON DENISE T & CRAIG C	BARTON-TRUSTEES	5404 CR 304	BUNNELL	FL	32110
2002350	16-13-30-0000-01020-0010	CONSERVATION-1	AG&S	BARTON JEREMY & JILL H&W		5404 COUNTY ROAD 304	BUNNELL	FL	32110
12396	16-13-30-0000-02010-0000	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
12591	16-14-30-0000-01010-0000	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2874	17-11-28-0000-01010-0020	CONSERVATION-1	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
12412	17-13-30-0000-04040-0000	CONSERVATION-1	AG&S	WILCOX DAN A	& DIONE E H&W	65 S COUNTY ROAD 135	BUNNELL	FL	32110
83230	17-13-31-0000-01010-0000	CONSERVATION-1	AG&S	DUPONT LANDHOLDING LLC	TRUSTEE	PO BOX 550	BUNNELL	FL	32110
12593	17-14-30-0000-01010-0000	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2001074	18-12-30-5550-00150-0010	CONSERVATION-1	AG&S	DODGEN CHARLES H	& MONA M H&W	PO BOX 1449	BUNNELL	FL	32110
12064	18-12-30-5550-00160-0010	CONSERVATION-1	AG&S	DODGEN CHARLES H & MONA M H&W LIFE ESTATE		PO BOX 1449	BUNNELL	FL	32110
12413	18-13-30-0000-01010-0000	CONSERVATION-1	AG&S	SORENSEN COLLEEN T & DELLAS	H SORENSEN -TRUSTEES	PO BOX 85	GLENDALE	UT	84729
12414	18-13-30-0000-01020-0000	CONSERVATION-1	AG&S	MIDDLE HAW CREEK LAND LLC		17 CORDOVA ST	SAINT AUGUSTINE	FL	32084
83236	18-13-31-0000-01010-0000	CONSERVATION-1	AG&S	AG ONE LLC TRUSTEE	AG ONE LAND TRUST	PO BOX 2288	BUNNELL	FL	32117
12594	18-14-30-0000-01010-0000	CONSERVATION-1	AG&S	WEYERHAEUSER COMPANY		205 PERRY LAND ROAD	BRUNSWICK	GA	31525
12594	18-14-30-0000-01010-0000	CONSERVATION-2	CON	WEYERHAEUSER COMPANY		205 PERRY LAND ROAD	BRUNSWICK	GA	31525
12595	18-14-30-0000-01010-0010	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
12065	19-12-30-0650-00020-0040	CONSERVATION-1	AG&S	ALLEN LANDS LLC		720 COUNTY ROAD 304	BUNNELL	FL	32110
12068	19-12-30-5550-00020-0000	CONSERVATION-1	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
2001075	19-12-30-5550-00020-0010	CONSERVATION-1	AG&S	DODGEN CHARLES H & MONA M H&W LIFE ESTATE		PO BOX 1449	BUNNELL	FL	32110
12069	19-12-30-5550-00070-0000	CONSERVATION-1	AG&S	ALLEN LANDS LLC		720 COUNTY ROAD 304	BUNNELL	FL	32110
12074	19-12-30-5550-00110-0000	CONSERVATION-1	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12428	19-13-30-1650-01060-0010	CONSERVATION-1	AG&S	BUNDY EVE T & ELROY A	TRUSTEES	613 BUTLER POOL RD	IDABEL	OK	74745
2001293	19-13-30-1650-01060-0030	CONSERVATION-1	AG&S	MIDDLE HAW CREEK LAND LLC		17 CORDOVA ST	SAINT AUGUSTINE	FL	32084
2001294	19-13-30-1650-01060-0040	CONSERVATION-1	AG&S	SMITH MICHAEL C	& ROXIANNE SMITH	22 SENTINEL TRAIL	PALM COAST	FL	32164
2002779	19-13-30-1650-01060-0051	CONSERVATION-1	AG&S	SCHATZ AUSTIN EDWARD		500 NORTH FLAGLER AVE	FLAGLER BEACH	FL	32136
12429	19-13-30-1650-03010-0000	CONSERVATION-1	AG&S	SORENSEN COLLEEN T & DELLAS H		PO BOX 85	GLENDALE	UT	84729
83237	19-13-31-0000-01010-0000	CONSERVATION-1	AG&S	LAND TRUST PROPERTIES LLC	TRUSTEE	PO BOX 2993	BUNNELL	FL	32110
12596	19-14-30-0000-01010-0000	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2889	20-11-28-0000-01010-0020	CONSERVATION-1	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
12082	20-12-30-0650-000C0-0000	CONSERVATION-1	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12431	20-13-30-0000-03020-0000	CONSERVATION-1	AG&S	WILCOX DAN A	& DIONE E H&W	65 S COUNTY ROAD 135	BUNNELL	FL	32110
12432	20-13-30-1650-01010-0000	CONSERVATION-1	AG&S	HEATON RAYMOND V	TRUSTEE	PO BOX 204	GLENDALE	UT	84729
12435	20-13-30-1650-01010-0030	CONSERVATION-1	AG&S	DEMPSEY DANIEL M & KAREN E	H&W LIFE ESTATE	6050 COUNTY RD 304	BUNNELL	FL	32110
12436	20-13-30-1650-01010-0040	CONSERVATION-1	AG&S	MILLER RICHARD EUGENE &	COLENE KAY MILLER	5840 COUNTY ROAD 304	BUNNELL	FL	32110
12437	20-13-30-1650-01010-0050	CONSERVATION-1	AG&S	MOISAO ANTONIO B & MARIA J	H&W	6000 COUNTY ROAD 304	BUNNELL	FL	32110
12438	20-13-30-1650-01010-0060	CONSERVATION-1	AG&S	DUPONT LANDHOLDING LLC TRUSTEE	TRUSTEE	1648 TAYLOR ROAD #78	PORT ORANGE	FL	32128
83239	20-13-31-0000-04010-0000	CONSERVATION-1	AG&S	ARGOS US FOREST INVEST REIT LP	CRACKER SWAMP LAND TRUST	PO BOX 550	BUNNELL	FL	32110
12597	20-14-30-0000-01010-0000	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2892	21-11-28-0000-01010-0010	CONSERVATION-1	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
12083	21-12-30-0000-01010-0000	CONSERVATION-1	AG&S	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12439	21-13-30-0000-01010-0000	CONSERVATION-1	AG&S	THREE STEPS FOREST LLC		8 CENTER STREET	EXETER	NH	03833

EXHIBIT A - PARCELS INCLUDED IN LARGE SCALE FUTURE LAND USE MAP AMENDMENT

PROP ID	PARCEL ID	CURRENT FUTURE LAND USE	PROPOSED FUTURE LAND USE	PRIMARY OWNER	ADDRESS LINE 1	ADDRESS LINE 2	ADDRESS (CITY)	ADDRESS (STATE)	ADDRESS (ZIP)
12598	21-14-30-0000-01010-0000	CONSERVATION-2	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2894	22-11-28-0000-01010-0010	CONSERVATION-1	AGRICULTURE & SILVICULTURE	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE	DAYTONA BEACH	FL	32124
6460	22-12-29-5550-00010-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	STERLING DOROTHY T		PO BOX 356	BUNNELL	FL	32110
12084	22-12-30-0650-00040-0010	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12088	22-12-30-0650-00040-0060	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12095	22-12-30-0650-00080-0010	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12103	22-12-30-0650-00000-0120	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12104	22-12-30-0650-00000-0010	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12105	22-12-30-0650-00000-0030	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER		PO BOX 1398	BUNNELL	FL	32110
12106	22-12-30-0650-00000-0040	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER		PO BOX 1398	BUNNELL	FL	32110
12477	22-13-30-0000-01010-0000	CONSERVATION-2	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
12600	22-14-30-0000-01010-0000	CONSERVATION-2	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2897	23-11-28-0000-01010-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE	DAYTONA BEACH	FL	32124
12116	23-12-30-0650-00040-0060	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12120	23-12-30-0650-00080-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12122	23-12-30-0650-00000-0040	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12479	23-13-30-0000-01010-0000	CONSERVATION-2	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
7514	23-14-29-0000-02010-0000	CONSERVATION-2	CONSERVATION	WEYERHAEUSER COMPANY		205 PERRY LAND ROAD	BRUNSWICK	GA	31525
7515	23-14-29-0000-02010-0010	CONSERVATION-2	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
12601	23-14-30-0000-01020-0000	CONSERVATION-2	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2899	24-11-28-0000-01010-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE	DAYTONA BEACH	FL	32124
12127	24-12-30-0650-00000-0070	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12480	24-13-30-0000-01010-0000	CONSERVATION-2	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
7516	24-14-29-0000-01010-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	WEYERHAEUSER COMPANY		205 PERRY LAND ROAD	BRUNSWICK	GA	31525
7517	24-14-29-0000-01010-0010	CONSERVATION-2	CONSERVATION	WEYERHAEUSER COMPANY		205 PERRY LAND ROAD	BRUNSWICK	GA	31525
7517	24-14-29-0000-01010-0010	CONSERVATION-1	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2900	25-11-28-0000-01010-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE	DAYTONA BEACH	FL	32124
6582	25-12-29-0000-01010-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
6583	25-12-29-0000-01011-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12135	25-12-30-0650-00080-0070	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12137	25-12-30-0650-00000-0010	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12481	25-13-30-0000-01010-0000	CONSERVATION-2	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2902	26-11-28-0000-01010-0010	CONSERVATION-1	AGRICULTURE & SILVICULTURE	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE	DAYTONA BEACH	FL	32124
6588	26-12-29-0000-01010-0020	CONSERVATION-1	AGRICULTURE & SILVICULTURE	RUSSO ANTHONY LAWRENCE &	RAQUEL JANETTE RUSSO H&W	1310 COUNTY RD 90	BUNNELL	FL	32110
6589	26-12-29-0000-01020-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
6591	26-12-29-5550-00040-0010	CONSERVATION-1	AGRICULTURE & SILVICULTURE	HEYMANS LOUIS J		1234 COUNTY RD 90	BUNNELL	FL	32110
12187	26-12-30-0650-00000-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12482	26-13-30-0000-01010-0000	CONSERVATION-2	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
6627	27-12-29-5550-00120-0010	CONSERVATION-1	AGRICULTURE & SILVICULTURE	JACKSON KATHLEEN M & EMILY A	JACKSON	29 BAY VIEW DR	ST AUGUSTINE	FL	32084
12188	27-12-30-0650-00040-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12191	27-12-30-0650-00080-0010	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12192	27-12-30-0650-00000-0010	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12193	27-12-30-0650-00000-0030	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER		PO BOX 1398	BUNNELL	FL	32110
12195	27-12-30-0650-00000-0090	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12211	27-12-30-5760-00070-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	KELLY BILLY J JR &	COLETTE H&W	1800 OLD HAW CREEK RD	BUNNELL	FL	32110
12212	27-12-30-5760-00080-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	KELLY BILLY JOSEPH &	BEVERLY	1776 OLD HAW CREEK ROAD	BUNNELL	FL	32110
12483	27-13-30-0000-01010-0000	CONSERVATION-2	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
12215	28-12-30-0650-00040-0010	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12216	28-12-30-0650-00040-0030	CONSERVATION-1	AGRICULTURE & SILVICULTURE	WEYERHAEUSER COMPANY		205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12220	28-12-30-0650-00000-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12485	28-13-30-0000-01010-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	THREE STEPS FOREST LLC		8 CENTER STREET	EXETER	NH	03833
2001224	29-12-30-0650-00000-0010	CONSERVATION-1	AGRICULTURE & SILVICULTURE	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12488	29-13-30-0000-01010-0010	CONSERVATION-1	AGRICULTURE & SILVICULTURE	MELVIN ALEX J	TRUSTEE	1648 TAYLOR ROAD #478	PORT ORANGE	FL	32128
12489	29-13-30-0000-01011-0010	CONSERVATION-1	AGRICULTURE & SILVICULTURE	ZAMMITT ROBERT J	& MICHELLE H&W	7380 CR 304	BUNNELL	FL	32110
6048	30-11-29-0000-01020-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	LEGACY RANCH OF FLAGLER LLC	5185 TROPICAL TRAIL	P.O. BOX 459	PALATKA	FL	32178
12222	30-12-30-5550-00010-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12223	30-12-30-5550-00040-0010	CONSERVATION-1	AGRICULTURE & SILVICULTURE	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12493	30-13-30-0000-01010-0030	CONSERVATION-1	AGRICULTURE & SILVICULTURE	ZAMMITT ROBERT J & MICHELLE H&W		7380 COUNTY ROAD 304	BUNNELL	FL	32110
83365	30-13-31-0000-01010-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	FAVORETTA INVESTMENT GROUP I	LLC	16 CORDOBA CT	PALM COAST	FL	32137
6050	31-11-29-0000-01020-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	LEGACY RANCH OF FLAGLER LLC		P.O. BOX 459	PALATKA	FL	32178
6052	31-11-29-0000-03030-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN NELL J & JAMES M W&H		PO BOX 306	BUNNELL	FL	32110
2001226	31-12-30-5550-00010-0010	CONSERVATION-1	AGRICULTURE & SILVICULTURE	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
80170	31-12-31-0000-04090-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	DUPONT LANDHOLDING LLC TRUSTEE	DUPONT LAND TRUST	P O BOX 550	BUNNELL	FL	32110
80173	31-12-31-0000-04100-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	DUPONT LANDHOLDING LLC TRUSTEE	DUPONT LAND TRUST	P O BOX 550	BUNNELL	FL	32110
83366	31-13-31-0000-01010-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	FAVORETTA INVESTMENT GROUP II	LLC	16 CORDOBA CT	PALM COAST	FL	32137
6055	32-11-29-0000-03020-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	LEGACY RANCH OF FLAGLER LLC		P.O. BOX 459	PALATKA	FL	32178
12236	32-12-30-5550-00000-0000	CONSERVATION-1	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525

EXHIBIT A - PARCELS INCLUDED IN LARGE SCALE FUTURE LAND USE MAP AMENDMENT

PROP ID	PARCEL ID	CURRENT FUTURE LAND USE	PROPOSED FUTURE LAND USE	PRIMARY OWNER	ADDRESS LINE 1	ADDRESS LINE 2	ADDRESS (CITY)	ADDRESS (STATE)	ADDRESS (ZIP)
2001225	32-12-30-5550-00000-0010	CONSERVATION-1	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12556	32-13-30-0000-01010-0000	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
12556	32-13-30-0000-01010-0000	CONSERVATION-1	AG&S	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2951	33-11-28-0000-01000-0000	CONSERVATION-1	AG&S	MCNAB JAMES M	& MARGARET S TREUSTTTES	20 RUE GRANDE MER	PALM COAST	FL	32137
12237	33-12-30-5550-00000-0000	CONSERVATION-1	AG&S	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12557	33-13-30-0000-01010-0000	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
12247	34-12-30-0650-00090-0000	CONSERVATION-1	AG&S	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12559	34-13-30-0000-01010-0000	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
7034	35-12-29-5550-00000-0000	CONSERVATION-1	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12254	35-12-30-0650-00000-0000	CONSERVATION-1	AG&S	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12256	35-12-30-0650-00000-0000	CONSERVATION-1	AG&S	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12258	35-12-30-0650-00000-0020	CONSERVATION-1	AG&S	STRICKLAND STEPHEN D		PO BOX 729	BUNNELL	FL	32110
12561	35-13-30-0000-01010-0000	CONSERVATION-2	CON	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
7035	36-12-29-5550-00010-0000	CONSERVATION-1	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
7036	36-12-29-5550-00011-0000	CONSERVATION-1	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
7037	36-12-29-5550-00040-0010	CONSERVATION-1	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
7038	36-12-29-5550-00040-0020	CONSERVATION-1	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
7040	36-12-29-5550-00060-0010	CONSERVATION-1	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12263	36-12-30-0650-000A0-0110	CONSERVATION-1	AG&S	DUPONT LANDHOLDING LLC TRUSTEE	DUPONT LAND TRUST	PO BOX 550	BUNNELL	FL	32110
2001229	36-12-30-0650-000C0-0021	CONSERVATION-1	AG&S	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12272	36-12-30-0650-000C0-0114	CONSERVATION-1	AG&S	STRICKLAND STEPHEN &	ANGEL H & W	PO BOX 729	BUNNELL	FL	32110
12562	36-13-30-0000-01010-0000	CONSERVATION-1	AG&S	ST JOHNS RIVER WATER	MANAGEMENT DISTRICT	PO BOX 1429	PALATKA	FL	32178

EXHIBIT B - PHASE III

EXISTING FLU
CITY OF BUNNELL

MAIN MAP



LEGEND

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

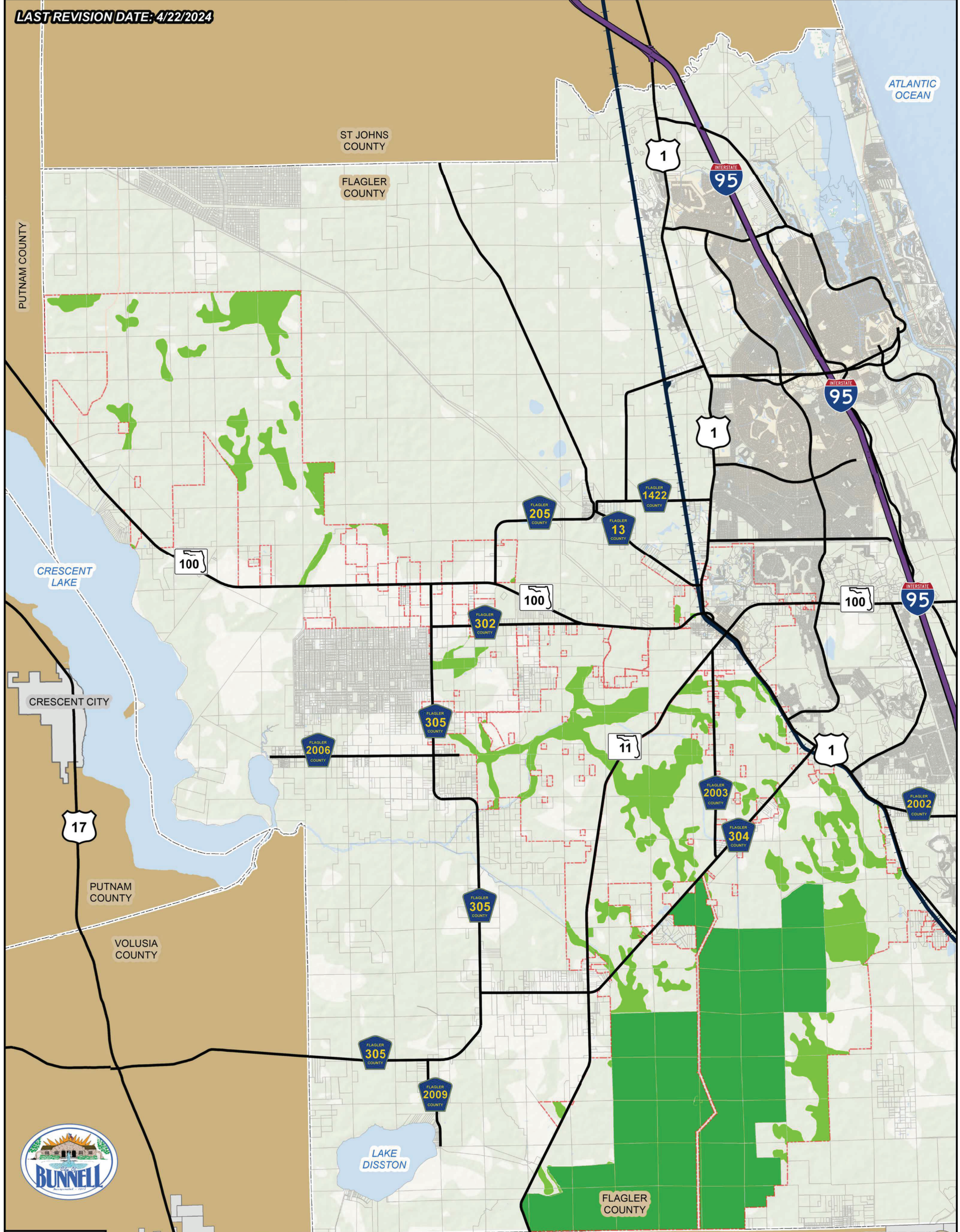


300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482

DATA SOURCES: CITY OF BUNNELL,
FLAGLER COUNTY PROPERTY APPRAISER,
NORTH EAST FLORIDA REGIONAL COUNCIL

THIS MAP WAS CREATED FROM AND REPRESENTS THE BEST AVAILABLE DATA THROUGH APRIL 2024.
* BOUNDARY LINES WERE DIGITIZED FROM A MAP PROVIDED BY THE CITY OF BUNNELL AND UPDATED TO INCLUDE RECENTLY ANNEXED AND/OR DE-ANNEXED PARCELS.

LAST REVISION DATE: 4/22/2024



- Bunnell FLU**
- CON-1
 - CON-2

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

Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City of Bunnell has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the “Business Impact Estimate” section below. In addition, even if one or more exemptions are identified, the City of Bunnell may nevertheless choose to provide information concerning the proposed ordinance in the “Business Impact Estimate” section below. This Business Impact Estimate Form may be revised following its initial posting.

Proposed ordinance’s title/reference:

ORDINANCE 2024-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR THE LARGE-SCALE 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 TOTALING APPROXIMATELY 31,174± ACRES WITHIN THE CITY OF BUNNELL AS DESCRIBED IN EXHIBIT “B”; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATIONS FOR THE PROPERTIES DESCRIBED HEREIN; 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.

Applicable Exemptions:

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
 - Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Business Impact Estimate:

The City of Bunnell hereby publishes the following information:

1. A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

This Ordinance is to amend the Future Land Use Map in the 2035 Comprehensive Plan for properties that currently retain designations of Conservation-1 and Conservation-2. This is part of a City Initiative and is Phase 3B of a 3-Phase mass rezoning effort.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:

- (b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:

- (c) An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance:

4. Additional information the governing body determines may be useful (if any):

Note: The City's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.



City of Bunnell, Florida

Agenda Item No. 5.

Document Date: 2/9/2024
Department: Community Development
Subject: ZMA 2024-01 Requesting to change the Official Zoning Map for 31,174+/- acres of land with the City of Bunnell from Flagler County "Agriculture" zoning classifications to City of Bunnell "Agriculture & Silviculture" and "Conservation" zoning classifications for various properties.

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

ATTACHMENTS:

Description	Type
Ordinance 2024-XX Mass Rezoning Phase 3B Zoning Map Amendment	Ordinance
Ordinance Exhibit "B" - Parcel Data with Zoning Designations	Exhibit
Existing Zoning Map	Exhibit
Business Impact Estimate (Ord. 2024-XX Mass Rezoning Phase 3B Zoning Map Amendment)	Exhibit

Summary/Highlights:

This is an administrative proposal to amend the City's official zoning map to assign Bunnell zoning classifications consistent with the City's Future Land Use Map for 31,174± acres of land held in various ownerships. The subject properties currently have legacy Flagler County zoning that will be changed to the "Agriculture & Silviculture" and "Conservation" zoning classifications. The overwhelming majority will be rezoned Agriculture & Silviculture". A handful of the properties are already in environment easements and will be rezoned to "Conservation."

This is part of Phase "3B" of a 3-phase effort to rezone property to an appropriate Bunnell zoning classification.

There is a companion Large-scale Future Land Use Map amendment (Case No. FLUMA 2024-02) to amend the Future Land Use Map (FLUM) of the 2035 Comprehensive Plan to have consistent and compatible Land Use designations as the zoning designations identified herein.

In accordance with local notification requirements, Individual public hearing notices were mailed to each of the affected property owners on April 25, 2024. 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 classifications. A public hearing notice was published in the Observer Local News Newspaper on April 25, 2024, in compliance with Section 166.041(3)(a), *Florida Statutes*.

Background:

The City of Bunnell annexed 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 of Bunnell equivalent. The underlying Flagler County zoning was left in place. Up until Phase 1 of the mass rezoning effort, almost all the annexed lands still retained their obsolete Flagler County zoning. A few properties having no zoning at all were 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. This made the obsolete Flagler County zoning essentially a holding category and this has meant that property owners have been required by the City to go through zoning map amendments before they could obtain City of Bunnell 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 embarked on this 3-phase mass rezoning effort. The City's planning consult 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 mandates that all land development regulations, including the official zoning map must be consistent with the City's comprehensive plan.

When city staff started the mass rezoning project, they discovered that many landowners didn't know that parts of their property had long been categorized as "Conservation-One." Even though this designation allowed for agricultural and residential uses, it turned out to be quite contentious and nearly jeopardized the mass rezoning project. After a series of public meetings with various landowners it was determined that the City would remove the "Conservation-One" future land use designation from properties within the City as the final phase of the mass rezoning effort.

This item is Phase "3B" of the mass rezoning of properties that is providing 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 included the non-conservation portions of the properties excluded from Phase 1. Phase 3 addresses the remaining portions of the properties that do have conservation designations.

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 ZCA 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.

Staff Recommendation:

Recommend approval to the City Commission for Ordinance 2024-XX Requesting to change the Official zoning map for 31,174+/- acres of land within the City of Bunnell.

City Attorney Review:

Approved

ORDINANCE 2024-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY TOTALING APPROXIMATELY 31,174± ACRES WITHIN THE CITY OF BUNNELL LIMITS AS DESCRIBED IN EXHIBIT “B”; 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 31,174± acres, and which parcels are identified by Parcel Identification Numbers in the attached Exhibit “B”; and

WHEREAS, the City of Bunnell has petitioned to rezone said parcels of real property from various Flagler County classifications to the zoning classifications shown in Exhibit “B” as corresponding to each specified parcel, all in accordance with the City of Bunnell 2035 Comprehensive Plan; and

WHEREAS, the City’s Community Development 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 2035 Comprehensive Plan; and

WHEREAS, this rezoning is part of Phase 3B of a 3-Phase mass rezoning effort to rezone land annexed into the City between 2006-2007, upon which said land never received a City of Bunnell zoning designation and are currently designated with a Flagler County zoning designation; and

WHEREAS, on _____, the City Commission of the City of Bunnell duly adopted amendments to the Future Land Use Element and Conservation Element in the 2035 Comprehensive Plan, which amended the Conservation-1 and Conservation-2 Future Land Use categories, as part of Phase 3A in the Mass Rezoning Initiative; and

WHEREAS, Section 163.3201, Florida Statutes, requires the adoption and enforcement of regulations by a governing body for the development of land or for the adoption and enforcement by a governing body of a land development code shall be based on, be related to, and be a means of implementation for an adopted Comprehensive Plan; and

WHEREAS, Section 163.3194(1)(b), Florida Statutes, requires all land development regulations enacted or amended to be consistent with the adopted comprehensive plan, or element or portion thereof; and

WHEREAS, on May 7, 2024 the Planning, Zoning and Appeals Board of the City of Bunnell reviewed this request and recommended _____ 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 *2035 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 31,174± acres in size, are those parcels identified by Parcel Identification Numbers as shown within Exhibit “B”.

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

(d) 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 properties, as depicted in the map shown and attached as Exhibit “A” to this Ordinance, and totaling 31,174± acres in size, shall be rezoned to the zoning classifications shown in Exhibit “B” as corresponding to each specified parcel and as depicted in Exhibit “A” from various Flagler County 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 “A” to this Ordinance are hereby ratified and affirmed and incorporated into this Ordinance as a substantive part of this Ordinance.

Section 4. Conflicts.

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

Section 5. Severability.

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

Section 6. Non-codification.

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

Section 7. Effective Date.

This Ordinance shall take effect upon the effective date of Ordinance 2024-XX.

First Reading: approved on this _____ day of _____, 2024.

Second Reading/Final Reading: adopted on this _____ day of _____ 2024.

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"

Amended Zoning Map

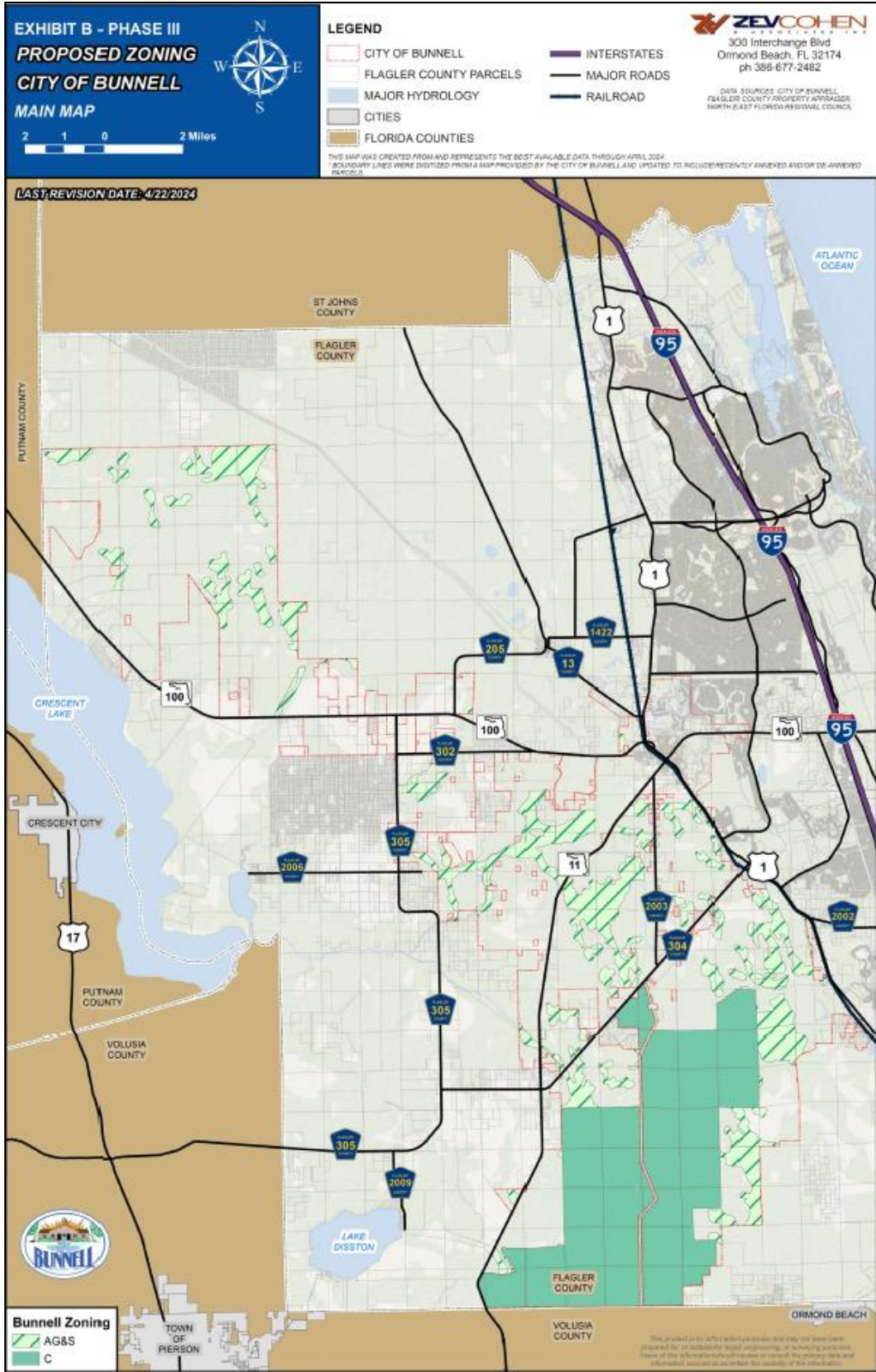


EXHIBIT B - PARCELS INCLUDED IN MASS REZONING (PHASE III)

PROP ID	PARCEL ID	PROPOSED FUTURE LAND USE	PROPOSED ZONING	PRIMARY OWNER	ADDRESS LINE 1	ADDRESS LINE 2	ADDRESS (CITY)	ADDRESS (STATE)	ADDRESS (ZIP)
2845	01-11-28-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
2972	01-12-28-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE	DAYTONA BEACH	FL	32124
7045	01-13-29-5550-00010-0000	AGRICULTURE & SILVICULTURE	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12273	01-13-30-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	DUPONT LANDHOLDING LLC TRUSTEE	DUPONT LAND TRUST	PO BOX 550	BUNNELL	FL	32110
12274	01-13-30-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	STRICKLAND STEPHEN & ANGEL H & W	ANGEL H & W	PO BOX 729	BUNNELL	FL	32110
12563	01-14-30-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	ST JOHNS RIVER WATER	MANAGEMENT DISTRICT	PO BOX 1429	PALATKA	FL	32178
2846	02-11-28-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
6064	02-12-29-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	TILTON SAMUEL J III & ALLEN LANDS LLC*	ELAINE P TRUSTEES	544 COUNTY ROAD 205	BUNNELL	FL	32110
7058	02-13-29-5550-00030-0010	AGRICULTURE & SILVICULTURE	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
7059	02-13-29-5550-00030-0020	AGRICULTURE & SILVICULTURE	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12279	02-13-30-0650-000A0-0012	AGRICULTURE & SILVICULTURE	AG&S	DUPONT LANDHOLDING LLC TRUSTEE	DUPONT LAND TRUST	PO BOX 550	BUNNELL	FL	32110
12298	02-13-30-0650-000A0-0040	AGRICULTURE & SILVICULTURE	AG&S	STRICKLAND STEPHEN & BROWN & JOHNSTON & JOLY & DURSHIMER*	ANGEL H&W	PO BOX 729	BUNNELL	FL	32110
12299	02-13-30-0650-000B0-0010	AGRICULTURE & SILVICULTURE	AG&S	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12328	02-13-30-0650-000D0-0101	AGRICULTURE & SILVICULTURE	AG&S	DUPONT LANDHOLDING LLC TRUSTEE	DUPONT LAND TRUST	PO BOX 550	BUNNELL	FL	32110
12564	02-14-30-0000-01010-0000	CONSERVATION	C	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2847	03-11-28-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
12333	03-13-30-0650-000B0-0000	AGRICULTURE & SILVICULTURE	AG&S	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12565	03-14-30-0000-01010-0000	CONSERVATION	C	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2849	04-11-28-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
12341	04-13-30-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12567	04-14-30-0000-01010-0000	CONSERVATION	C	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2851	05-11-28-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
12342	05-13-30-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
82659	05-13-31-0650-000B0-0011	AGRICULTURE & SILVICULTURE	AG&S	DUPONT LANDHOLDING LLC TRUSTEE	DUPONT LAND TRUST	PO BOX 550	BUNNELL	FL	32110
12569	05-14-30-0000-01010-0000	CONSERVATION	C	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2852	06-11-28-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
6103	06-12-29-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	OLD DIXIE CATTLE COMPANY LLC		PO BOX 354768	PALM COAST	FL	32135
6104	06-12-29-0000-01010-0010	AGRICULTURE & SILVICULTURE	AG&S	COUNTRYSIDE FLAGLER LLC		P.O. BOX 459	PALATKA	FL	32178
82724	06-13-31-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	DUPONT LANDHOLDING LLC TRUSTEE	DUPONT LAND TRUST	PO BOX 550	BUNNELL	FL	32110
12572	06-14-30-0000-02010-0000	AGRICULTURE & SILVICULTURE	AG&S	WEYERHAEUSER COMPANY		205 PERRY LANE ROAD	BRUNSWICK	GA	31525
82725	07-13-31-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	AIRPLANE HOLDINGS LLC TRUSTEES	AIRPLANE HOLDING LAND TRUST	PO BOX 729	BUNNELL	FL	32110
82726	07-13-31-0000-04020-0000	AGRICULTURE & SILVICULTURE	AG&S	AIRPLANE HOLDINGS LLC TRUSTEES	AIRPLANE HOLDING LAND TRUST	PO BOX 729	BUNNELL	FL	32110
10213	08-12-30-5550-00140-0000	AGRICULTURE & SILVICULTURE	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12352	08-13-30-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	BARTON DENISE T & CRAIG C	BARTON-TRUSTEES	5404 CR 304	BUNNELL	FL	32110
82729	08-13-31-0650-000A0-0010	AGRICULTURE & SILVICULTURE	AG&S	DUPONT LANDHOLDING LLC	TRUSTEE	PO BOX 550	BUNNELL	FL	32110
82740	08-13-31-0650-000B0-0000	AGRICULTURE & SILVICULTURE	AG&S	DUPONT LANDHOLDING LLC TRUSTEE	DOUBLE CURVE LAND TRUST	PO BOX 550	BUNNELL	FL	32110
82741	08-13-31-0650-000D0-0100	AGRICULTURE & SILVICULTURE	AG&S	DUPONT LANDHOLDING LLC	TRUSTEE	PO BOX 550	BUNNELL	FL	32110
12576	08-14-30-0000-01010-0000	CONSERVATION	C	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2858	09-11-28-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
10228	09-12-30-5550-00010-0030	AGRICULTURE & SILVICULTURE	AG&S	BUNNELL LAND HOLDING LLC		PO BOX 789	BUNNELL	FL	32110
12353	09-13-30-0650-000A0-0000	AGRICULTURE & SILVICULTURE	AG&S	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12577	09-14-30-0000-01010-0000	CONSERVATION	C	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2859	10-11-28-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE	DAYTONA BEACH	FL	32124
2860	10-11-28-0000-01010-0010	AGRICULTURE & SILVICULTURE	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
2861	10-11-28-0000-01010-0020	AGRICULTURE & SILVICULTURE	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
10284	10-12-30-0650-000C0-0010	AGRICULTURE & SILVICULTURE	AG&S	Q17 HOLDINGS LLC		8600 NW 36 AVENUE	MIAMI	FL	33147
10285	10-12-30-0650-000C0-0070	AGRICULTURE & SILVICULTURE	AG&S	CARNEIRO MANUEL & CATHERINE	ANNE SMITH H&W TRUSTEES	4 CLASSIC CT S	PALM COAST	FL	32137
12364	10-13-30-0000-03010-0050	AGRICULTURE & SILVICULTURE	AG&S	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12365	10-13-30-0000-03010-0060	CONSERVATION	C	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
12579	10-14-30-0000-01010-0000	CONSERVATION	C	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
12580	10-14-30-0000-01020-0000	CONSERVATION	C	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
6243	11-12-29-0000-04040-0000	AGRICULTURE & SILVICULTURE	AG&S	GCC FL PROPERTIES LLC		770 A1A BEACH BLVD STE B	ST AUGUSTINE	FL	32084
12378	11-13-30-0650-000A0-0000	AGRICULTURE & SILVICULTURE	AG&S	THREE STEPS FOREST LLC	MANAGEMENT DISTRICT	8 CENTER STREET	EXETER	NH	03833
12582	11-14-30-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	ST JOHNS RIVER WATER		PO BOX 1429	PALATKA	FL	32178
12583	11-14-30-0000-01010-0010	CONSERVATION	C	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2864	12-11-28-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE	DAYTONA BEACH	FL	32124
2865	12-11-28-0000-01010-0010	AGRICULTURE & SILVICULTURE	AG&S	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
12382	12-13-30-0650-000A0-0000	AGRICULTURE & SILVICULTURE	AG&S	THREE STEPS FOREST LLC		8 CENTER STREET	EXETER	NH	03833
12383	12-13-30-0650-000A0-0010	AGRICULTURE & SILVICULTURE	AG&S	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
7445	12-14-29-0000-02010-0000	AGRICULTURE & SILVICULTURE	AG&S	BARTON DENISE T		5404 CR 304	BUNNELL	FL	32110
7446	12-14-29-0000-02010-0010	AGRICULTURE & SILVICULTURE	AG&S	ARGOS US FOREST INVEST REIT LP		125 SEA TRAIL	PALM COAST	FL	32164
7447	12-14-29-0000-03020-0000	AGRICULTURE & SILVICULTURE	AG&S	WEYERHAEUSER COMPANY		205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12584	12-14-30-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	ST JOHNS RIVER WATER	MANAGEMENT DISTRICT	PO BOX 1429	PALATKA	FL	32178
2866	13-11-28-0000-01010-0000	AGRICULTURE & SILVICULTURE	AG&S	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE	DAYTONA BEACH	FL	32124
12384	13-13-30-0650-000A0-0000	AGRICULTURE & SILVICULTURE	AG&S	THREE STEPS FOREST LLC		8 CENTER STREET	EXETER	NH	03833
12385	13-13-30-0650-000A0-0010	AGRICULTURE & SILVICULTURE	AG&S	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
7453	13-14-29-0000-03010-0000	AGRICULTURE & SILVICULTURE	AG&S	WEYERHAEUSER COMPANY		205 PERRY LANE ROAD	BRUNSWICK	GA	31525
7454	13-14-29-0000-03010-0010	CONSERVATION	C	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
7454	13-14-29-0000-03010-0010	AGRICULTURE & SILVICULTURE	AG&S	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116

EXHIBIT A - PARCELS INCLUDED IN MASS REZONING (PHASE III)

PROP ID	PARCEL ID	PROPOSED FUTURE LAND USE	PROPOSED ZONING	PRIMARY OWNER	ADDRESS LINE 1	ADDRESS LINE 2	ADDRESS (CITY)	ADDRESS (STATE)	ADDRESS (ZIP)
2867	14-11-28-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE	DAYTONA BEACH	FL	32124
6350	14-12-29-5550-00030-0000	AG&S	AGRICULTURE & SILVICULTURE	TUCKER ALFRED R JR	LIFE ESTATE C/O ART TUCKER	5 COURTFNEY CT	PALM COAST	FL	32137
6358	14-12-29-5550-00110-0010	AG&S	AGRICULTURE & SILVICULTURE	STERLING DOROTHY T		PO BOX 356	BUNNELL	FL	32110
6360	14-12-29-5550-00120-0000	AG&S	AGRICULTURE & SILVICULTURE	STERLING DOROTHY T		PO BOX 356	BUNNELL	FL	32110
6361	14-12-29-5550-00130-0010	AG&S	AGRICULTURE & SILVICULTURE	STERLING DOROTHY T		PO BOX 356	BUNNELL	FL	32110
6362	14-12-29-5550-00130-0020	AG&S	AGRICULTURE & SILVICULTURE	STERLING DOROTHY T		PO BOX 356	BUNNELL	FL	32110
12386	14-13-30-0650-000A0-0000	AG&S	AGRICULTURE & SILVICULTURE	THREE STEPS FOREST LLC		8 CENTER STREET	EXETER	NH	03833
12588	14-14-30-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	ST JOHNS RIVER WATER	MANAGEMENT DISTRICT	PO BOX 1429	PALATKA	FL	32178
12589	14-14-30-0000-01010-0010	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2868	15-11-28-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	RAYONIER FOREST RESOURCES LP	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
6367	15-12-29-5550-001010-0010	AG&S	AGRICULTURE & SILVICULTURE	BERTHA SAMUEL J II		PO BOX 251	BUNNELL	FL	32110
6375	15-12-29-5550-00060-0020	AG&S	AGRICULTURE & SILVICULTURE	SEAY FARMS LLC		PO BOX 1151	BUNNELL	FL	32110
6378	15-12-29-5550-00110-0020	AG&S	AGRICULTURE & SILVICULTURE	KING HERSHEL C JR	TRUSTEE	801 CR 25	BUNNELL	FL	32110
6379	15-12-29-5550-00130-0010	AG&S	AGRICULTURE & SILVICULTURE	STERLING DOROTHY TUCKER		PO BOX 356	BUNNELL	FL	32110
6380	15-12-29-5550-00130-0030	AG&S	AGRICULTURE & SILVICULTURE	STERLING DOROTHY TUCKER		PO BOX 356	BUNNELL	FL	32110
6381	15-12-29-5550-00140-0000	AG&S	AGRICULTURE & SILVICULTURE	STERLING DOROTHY T		PO BOX 356	BUNNELL	FL	32110
6382	15-12-29-5550-00160-0000	AG&S	AGRICULTURE & SILVICULTURE	STERLING DOROTHY TUCKER		PO BOX 356	BUNNELL	FL	32110
12389	15-13-30-0650-000A0-0030	AG&S	AGRICULTURE & SILVICULTURE	WEYERHAEUSER COMPANY		205 PERRY LAND ROAD	BUNNELL	FL	32110
12390	15-13-30-0650-000A0-0031	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
12391	15-13-30-0650-000A0-0040	AG&S	AGRICULTURE & SILVICULTURE	WEYERHAEUSER COMPANY		197 CLARENDON ST	BOSTON	MA	02116
12590	15-14-30-0000-01010-0000	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP		205 PERRY LAND ROAD	BUNNELL	FL	32110
2870	16-11-28-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	RAYONIER FOREST RESOURCES LP		197 CLARENDON ST	BOSTON	MA	02116
2871	16-11-28-0000-01010-0010	AG&S	AGRICULTURE & SILVICULTURE	RAYONIER FOREST RESOURCES LP		197 CLARENDON ST	BOSTON	MA	02116
12395	16-13-30-0000-01020-0000	AG&S	AGRICULTURE & SILVICULTURE	BARTON DENISE T & CRAIG C	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
2002350	16-13-30-0000-01020-0010	AG&S	AGRICULTURE & SILVICULTURE	BARTON-JEREMY & JILL H&W	BARTON-TRUSTEES	5404 CR 304	BUNNELL	FL	32110
12396	16-13-30-0000-02010-0000	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP		5404 COUNTY ROAD 304	BUNNELL	FL	32110
12591	16-14-30-0000-01010-0000	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2874	17-11-28-0000-01010-0020	AG&S	AGRICULTURE & SILVICULTURE	WILCOX DAN A	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	BOSTON	MA	02116
12412	17-13-30-0000-04040-0000	AG&S	AGRICULTURE & SILVICULTURE	DUPONT LANDHOLDING LLC	& DIONE E H&W TRUSTEE	65 S COUNTY ROAD 135	WILDLIGHT	FL	32097
12593	17-14-30-0000-01010-0000	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP		PO BOX 550	BUNNELL	FL	32110
2001074	18-12-30-5550-00150-0010	AG&S	AGRICULTURE & SILVICULTURE	DODGEN CHARLES H		197 CLARENDON ST	BOSTON	MA	02116
12064	18-12-30-5550-00160-0010	AG&S	AGRICULTURE & SILVICULTURE	DODGEN CHARLES H & MONA M H&W LIFE ESTATE		PO BOX 1449	BUNNELL	FL	32110
12413	18-13-30-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	SORENSEN COLLEEN T & DELLAS	H SORENSEN -TRUSTEES	PO BOX 85	LENDALE	UT	84729
12414	18-13-30-0000-01020-0000	AG&S	AGRICULTURE & SILVICULTURE	MIDDLE HAW CREEK LAND LLC		17 CORDOVA ST	SAINT AUGUSTINE	FL	32084
83236	18-13-31-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	AG ONE LLC TRUSTEE	AG ONE LAND TRUST	PO BOX 2288	BUNNELL	FL	32117
12594	18-14-30-0000-01010-0000	CON	CONSERVATION	WEYERHAEUSER COMPANY		205 PERRY LAND ROAD	BUNNELL	FL	32117
12595	18-14-30-0000-01010-0010	CON	CONSERVATION	WEYERHAEUSER COMPANY		205 PERRY LAND ROAD	BUNNELL	FL	32117
12595	18-14-30-0000-01010-0010	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP		205 PERRY LAND ROAD	BUNNELL	FL	32117
12665	19-12-30-0650-000D0-0040	AG&S	AGRICULTURE & SILVICULTURE	ALLEN LANDS LLC		197 CLARENDON ST	BOSTON	MA	02116
12068	19-12-30-5550-00020-0000	AG&S	AGRICULTURE & SILVICULTURE	ALLEN LANDS LLC*		197 CLARENDON ST	BOSTON	MA	02116
2001075	19-12-30-5550-00020-0010	AG&S	AGRICULTURE & SILVICULTURE	DODGEN CHARLES H & MONA M H&W LIFE ESTATE		205 PERRY LANE ROAD	BUNNELL	FL	32110
12069	19-12-30-5550-00070-0000	AG&S	AGRICULTURE & SILVICULTURE	ALLEN LANDS LLC	C/O TAX DEPT	205 PERRY LANE ROAD	BUNNELL	FL	32110
12074	19-12-30-5550-00110-0000	AG&S	AGRICULTURE & SILVICULTURE	ALLEN LANDS LLC*		205 PERRY LANE ROAD	BUNNELL	FL	32110
12428	19-13-30-1650-01060-0010	AG&S	AGRICULTURE & SILVICULTURE	BUNDY EVE T & ELROY A	C/O TAX DEPT	205 PERRY LANE ROAD	BUNNELL	FL	32110
2001293	19-13-30-1650-01060-0030	AG&S	AGRICULTURE & SILVICULTURE	MIDDLE HAW CREEK LAND LLC	TRUSTEES	613 BUTLER POOL RD	IDABEL	OK	74745
2001294	19-13-30-1650-01060-0040	AG&S	AGRICULTURE & SILVICULTURE	SMITH MICHAEL C	& ROXIANNE SMITH	17 CORDOVA ST	SAINT AUGUSTINE	FL	32084
2002779	19-13-30-1650-01060-0051	AG&S	AGRICULTURE & SILVICULTURE	SCHAZT AUSTIN EDWARD		22 SENTINEL TRAIL	PALM COAST	FL	32164
12429	19-13-30-1650-03010-0000	AG&S	AGRICULTURE & SILVICULTURE	SORENSEN COLLEEN T & DELLAS H		500 NORTH FLAGLER AVE	FLAGLER BEACH	FL	32136
83237	19-13-31-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	LAND TRUST PROPERTIES LLC		PO BOX 85	LENDALE	UT	84729
12596	19-14-30-0000-01010-0000	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP		PO BOX 2993	BUNNELL	FL	32110
2889	20-11-28-0000-01010-0020	AG&S	AGRICULTURE & SILVICULTURE	RAYONIER FOREST RESOURCES LP		197 CLARENDON ST	BOSTON	MA	02116
12082	20-12-30-0650-000C0-0000	AG&S	AGRICULTURE & SILVICULTURE	ALLEN LANDS LLC*		1 RAYONIER WAY	WILDLIGHT	FL	32097
12431	20-13-30-0000-03020-0000	AG&S	AGRICULTURE & SILVICULTURE	WILCOX DAN A		205 PERRY LANE ROAD	BUNNELL	FL	32110
12432	20-13-30-1650-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	HEATON RAYMOND V	TRUSTEE	65 S COUNTY ROAD 135	BUNNELL	FL	32110
12435	20-13-30-1650-01010-0030	AG&S	AGRICULTURE & SILVICULTURE	DEMPSEY DANIEL M & KAREN E	H&W LIFE ESTATE	PO BOX 204	LENDALE	UT	84729
12436	20-13-30-1650-01010-0040	AG&S	AGRICULTURE & SILVICULTURE	MILLER RICHARD EUGENE &	COLENE KAY MILLER	6050 COUNTY RD 304	BUNNELL	FL	32110
12437	20-13-30-1650-01010-0050	AG&S	AGRICULTURE & SILVICULTURE	MOISAO ANTONIO B & MARIA J	H&W	5840 COUNTY ROAD 304	BUNNELL	FL	32110
12438	20-13-30-1650-01010-0060	AG&S	AGRICULTURE & SILVICULTURE	MELVIN ALEX J		6000 COUNTY ROAD 304	BUNNELL	FL	32110
83239	20-13-31-0000-04010-0000	AG&S	AGRICULTURE & SILVICULTURE	DUPONT LANDHOLDING LLC TRUSTEE	CRACKER SWAMP LAND TRUST	1648 TAYLOR ROAD #478	PORT ORANGE	FL	32128
12597	20-14-30-0000-01010-0000	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP		PO BOX 550	BUNNELL	FL	32110
2892	21-11-28-0000-01010-0010	AG&S	AGRICULTURE & SILVICULTURE	RAYONIER FOREST RESOURCES LP		197 CLARENDON ST	BOSTON	MA	02116
12083	21-12-30-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O RAYONIER TAX COORDINATOR	1 RAYONIER WAY	WILDLIGHT	FL	32097
12439	21-13-30-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	THREE STEPS FOREST LLC	C/O TAX DEPT	205 PERRY LANE ROAD	BUNNELL	FL	32110
12598	21-14-30-0000-01010-0000	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2894	22-11-28-0000-01010-0010	AG&S	AGRICULTURE & SILVICULTURE	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE	DAYTONA BEACH	FL	32124
6460	22-12-29-5550-00010-0000	AG&S	AGRICULTURE & SILVICULTURE	STERLING DOROTHY T		PO BOX 356	BUNNELL	FL	32110
12084	22-12-30-0650-000A0-0010	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BUNNELL	FL	32110
12088	22-12-30-0650-000A0-0060	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BUNNELL	FL	32110
12095	22-12-30-0650-000B0-0010	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BUNNELL	FL	32110
12103	22-12-30-0650-000C0-0120	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BUNNELL	FL	32110
12104	22-12-30-0650-000D0-0010	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BUNNELL	FL	32110

EXHIBIT A - PARCELS INCLUDED IN MASS REZONING (PHASE III)

PROP ID	PARCEL ID	PROPOSED FUTURE LAND USE	PROPOSED ZONING	PRIMARY OWNER	ADDRESS LINE 1	ADDRESS LINE 2	ADDRESS (CITY)	ADDRESS (STATE)	ADDRESS (ZIP)
12105	22-12-30-0650-000D0-0030	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER		PO BOX 1398	BUNNELL	FL	32110
12106	22-12-30-0650-000D0-0040	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER		PO BOX 1398	BUNNELL	FL	32110
12477	22-13-30-0000-01010-0000	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
12600	22-14-30-0000-01010-0000	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2897	23-11-28-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE	DAYTONA BEACH	FL	32124
12116	23-12-30-0650-000A0-0060	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12120	23-12-30-0650-000B0-0000	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12122	23-12-30-0650-000D0-0040	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12479	23-13-30-0000-01010-0000	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
7514	23-14-29-0000-02010-0000	CON	CONSERVATION	WEYERHAEUSER COMPANY		205 PERRY LANE ROAD	BRUNSWICK	GA	31525
7515	23-14-29-0000-02010-0010	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
12601	23-14-30-0000-01020-0000	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2899	24-11-28-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE	DAYTONA BEACH	FL	32124
12127	24-12-30-0650-000C0-0070	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
7516	24-14-29-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	WEYERHAEUSER COMPANY		197 CLARENDON ST	BOSTON	MA	02116
7517	24-14-29-0000-01010-0010	CON	CONSERVATION	WEYERHAEUSER COMPANY		205 PERRY LANE ROAD	BRUNSWICK	GA	31525
7517	24-14-29-0000-01010-0010	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
7517	24-14-29-0000-01010-0010	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2900	25-11-28-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE	DAYTONA BEACH	FL	32124
6582	25-12-29-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
6583	25-12-29-0000-01011-0000	AG&S	AGRICULTURE & SILVICULTURE	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12135	25-12-30-0650-000B0-0070	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12137	25-12-30-0650-000C0-0010	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12481	25-13-30-0000-01010-0000	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
2902	26-11-28-0000-01010-0010	AG&S	AGRICULTURE & SILVICULTURE	M.L. SPALDING LTD PARTNERSHIP	% TAYLOR SPALDING	744 ATTITUDE AVE	DAYTONA BEACH	FL	32124
6588	26-12-29-0000-01010-0020	AG&S	AGRICULTURE & SILVICULTURE	RUSSO ANTHONY LAWRENCE & ALLEN LANDS LLC*	RAQUEL JANETTE RUSSO H&W	1310 COUNTY RD 90	BUNNELL	FL	32110
6589	26-12-29-0000-01020-0000	AG&S	AGRICULTURE & SILVICULTURE	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
6591	26-12-29-5550-000A0-0010	AG&S	AGRICULTURE & SILVICULTURE	HEYMAN'S LOUIS J		1234 COUNTY RD 90	BUNNELL	FL	32110
12187	26-12-30-0650-00000-0000	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12482	26-13-30-0000-01010-0000	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
6627	27-12-29-5550-00120-0010	AG&S	AGRICULTURE & SILVICULTURE	JACKSON KATHLEEN M & EMILY A	JACKSON	29 BAY VIEW DR	ST AUGUSTINE	FL	32084
12188	27-12-30-0650-000A0-0000	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12191	27-12-30-0650-000B0-0010	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12192	27-12-30-0650-000C0-0010	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12193	27-12-30-0650-000C0-0030	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	FL	32110
12195	27-12-30-0650-000C0-0090	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12211	27-12-30-5760-00070-0000	AG&S	AGRICULTURE & SILVICULTURE	KELLY BILLY J JR & KELLY BILLY JOSEPH & ARGOS US FOREST INVEST REIT LP	COLETTE H&W BEVERLY	1800 OLD HAW CREEK RD	BUNNELL	FL	32110
12212	27-12-30-5760-00080-0000	AG&S	AGRICULTURE & SILVICULTURE	KELLY BILLY JOSEPH & ARGOS US FOREST INVEST REIT LP		1776 OLD HAW CREEK ROAD	BUNNELL	FL	32110
12483	27-13-30-0000-01010-0000	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
12215	28-12-30-0650-000A0-0010	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12216	28-12-30-0650-000A0-0030	AG&S	AGRICULTURE & SILVICULTURE	WEYERHAEUSER COMPANY		205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12220	28-12-30-0650-000C0-0000	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12485	28-13-30-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	THREE STEPS FOREST LLC		8 CENTER STREET	EXETER	NH	03833
2001224	29-12-30-0650-00000-0010	AG&S	AGRICULTURE & SILVICULTURE	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12488	29-13-30-0000-01010-0010	AG&S	AGRICULTURE & SILVICULTURE	MELVIN ALEX J		1648 TAYLOR ROAD #478	PORT ORANGE	FL	32128
12489	29-13-30-0000-01011-0010	AG&S	AGRICULTURE & SILVICULTURE	ZAMMITT ROBERT J	TRUSTEE	7380 CR 304	BUNNELL	FL	32110
6048	30-11-29-0000-01020-0000	AG&S	AGRICULTURE & SILVICULTURE	LEGACY RANCH OF FLAGLER LLC	5185 TROPICAL TRAIL	P.O. BOX 459	PALATKA	FL	32178
12222	30-12-30-5550-00010-0000	AG&S	AGRICULTURE & SILVICULTURE	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12223	30-12-30-5550-00040-0010	AG&S	AGRICULTURE & SILVICULTURE	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12493	30-13-30-0000-01010-0030	AG&S	AGRICULTURE & SILVICULTURE	ZAMMIT ROBERT J & MICHELLE H&W		7380 COUNTY ROAD 304	BUNNELL	FL	32110
83365	30-13-31-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	FAVORETTA INVESTMENT GROUP I	LLC	16 CORDOBA CT	PALM COAST	FL	32137
6050	31-11-29-0000-01020-0000	AG&S	AGRICULTURE & SILVICULTURE	LEGACY RANCH OF FLAGLER LLC		PO BOX 459	PALATKA	FL	32178
6052	31-11-29-0000-03030-0000	AG&S	AGRICULTURE & SILVICULTURE	BROWN NELL J & JAMES M W&H		PO BOX 306	BUNNELL	FL	32110
2001226	31-12-30-5550-00010-0010	AG&S	AGRICULTURE & SILVICULTURE	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
80170	31-12-31-0000-04090-0000	AG&S	AGRICULTURE & SILVICULTURE	DUPONT LANDHOLDING LLC TRUSTEE	DUPONT LAND TRUST	P O BOX 550	BUNNELL	FL	32110
80173	31-12-31-0000-04100-0000	AG&S	AGRICULTURE & SILVICULTURE	DUPONT LANDHOLDING LLC TRUSTEE	DUPONT LAND TRUST	P O BOX 550	BUNNELL	FL	32110
83366	31-13-31-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	FAVORETTA INVESTMENT GROUP II	LLC	16 CORDOBA CT	PALM COAST	FL	32137
6055	32-11-29-0000-03020-0000	AG&S	AGRICULTURE & SILVICULTURE	LEGACY RANCH OF FLAGLER LLC		P.O. BOX 459	PALATKA	FL	32178
12236	32-12-30-5550-00000-0000	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
2001225	32-12-30-5550-00000-0010	AG&S	AGRICULTURE & SILVICULTURE	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12556	32-13-30-0000-01010-0000	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP					
12556	32-13-30-0000-01010-0000	AG&S	AGRICULTURE & SILVICULTURE	ARGOS US FOREST INVEST REIT LP					
2951	33-11-28-0000-01000-0000	AG&S	AGRICULTURE & SILVICULTURE	MENAB JAMES M	& MARGARET S TREUSTITTES	20 RUE GRANDE MER	PALM COAST	FL	32137
12237	33-12-30-5550-00000-0000	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12557	33-13-30-0000-01010-0000	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP					
12247	34-12-30-0650-000B0-0000	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	197 CLARENDON ST	BOSTON	MA	02116
12559	34-13-30-0000-01010-0000	CON	CONSERVATION	ARGOS US FOREST INVEST REIT LP					
7034	35-12-29-5550-00000-0000	AG&S	AGRICULTURE & SILVICULTURE	ALLEN LANDS LLC*	C/O TAX DEPT	197 CLARENDON ST	BOSTON	MA	02116
12254	35-12-30-0650-000C0-0000	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12256	35-12-30-0650-000D0-0000	AG&S	AGRICULTURE & SILVICULTURE	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
12258	35-12-30-0650-000D0-0020	AG&S	AGRICULTURE & SILVICULTURE	STRICKLAND STEPHEN D		PO BOX 729	BUNNELL	FL	32110

EXHIBIT A - PARCELS INCLUDED IN MASS REZONING (PHASE III)

PROP ID	PARCEL ID	PROPOSED FUTURE LAND USE	PROPOSED ZONING	PRIMARY OWNER	ADDRESS LINE 1	ADDRESS LINE 2	ADDRESS (CITY)	ADDRESS (STATE)	ADDRESS (ZIP)
12561	35-13-30-0000-01010-0000	CON	C	ARGOS US FOREST INVEST REIT LP		197 CLARENDON ST	BOSTON	MA	02116
		CONSERVATION	CONSERVATION						
7035	36-12-29-5550-00010-0000	AG&S	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
		AGRICULTURE & SILVICULTURE	AGRICULTURAL & SILVICULTURE						
7036	36-12-29-5550-00011-0000	AG&S	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
		AGRICULTURE & SILVICULTURE	AGRICULTURAL & SILVICULTURE						
7037	36-12-29-5550-00040-0010	AG&S	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
		AGRICULTURE & SILVICULTURE	AGRICULTURAL & SILVICULTURE						
7038	36-12-29-5550-00040-0020	AG&S	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
		AGRICULTURE & SILVICULTURE	AGRICULTURAL & SILVICULTURE						
7040	36-12-29-5550-00060-0010	AG&S	AG&S	ALLEN LANDS LLC*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
		AGRICULTURE & SILVICULTURE	AGRICULTURAL & SILVICULTURE						
12263	36-12-30-0650-000A0-0110	AG&S	AG&S	DUPONT LANDHOLDING LLC TRUSTEE	DUPONT LAND TRUST	PO BOX 550	BUNNELL	FL	32110
		AGRICULTURE & SILVICULTURE	AGRICULTURAL & SILVICULTURE						
2001229	36-12-30-0650-000C0-0021	AG&S	AG&S	BROWN & JOHNSTON & JOLY & DURSHIMER*	C/O TAX DEPT	205 PERRY LANE ROAD	BRUNSWICK	GA	31525
		AGRICULTURE & SILVICULTURE	AGRICULTURAL & SILVICULTURE						
12272	36-12-30-0650-000C0-0114	AG&S	AG&S	STRICKLAND STEPHEN &	ANGEL H & W	PO BOX 729	BUNNELL	FL	32110
		AGRICULTURE & SILVICULTURE	AGRICULTURAL & SILVICULTURE						
12562	36-13-30-0000-01010-0000	AG&S	AG&S	ST JOHNS RIVER WATER	MANAGEMENT DISTRICT	PO BOX 1429	PALATKA	FL	32178
		AGRICULTURE & SILVICULTURE	AGRICULTURAL & SILVICULTURE						

EXHIBIT B - PHASE III

EXISTING ZONING
CITY OF BUNNELL

MAIN MAP



LEGEND

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



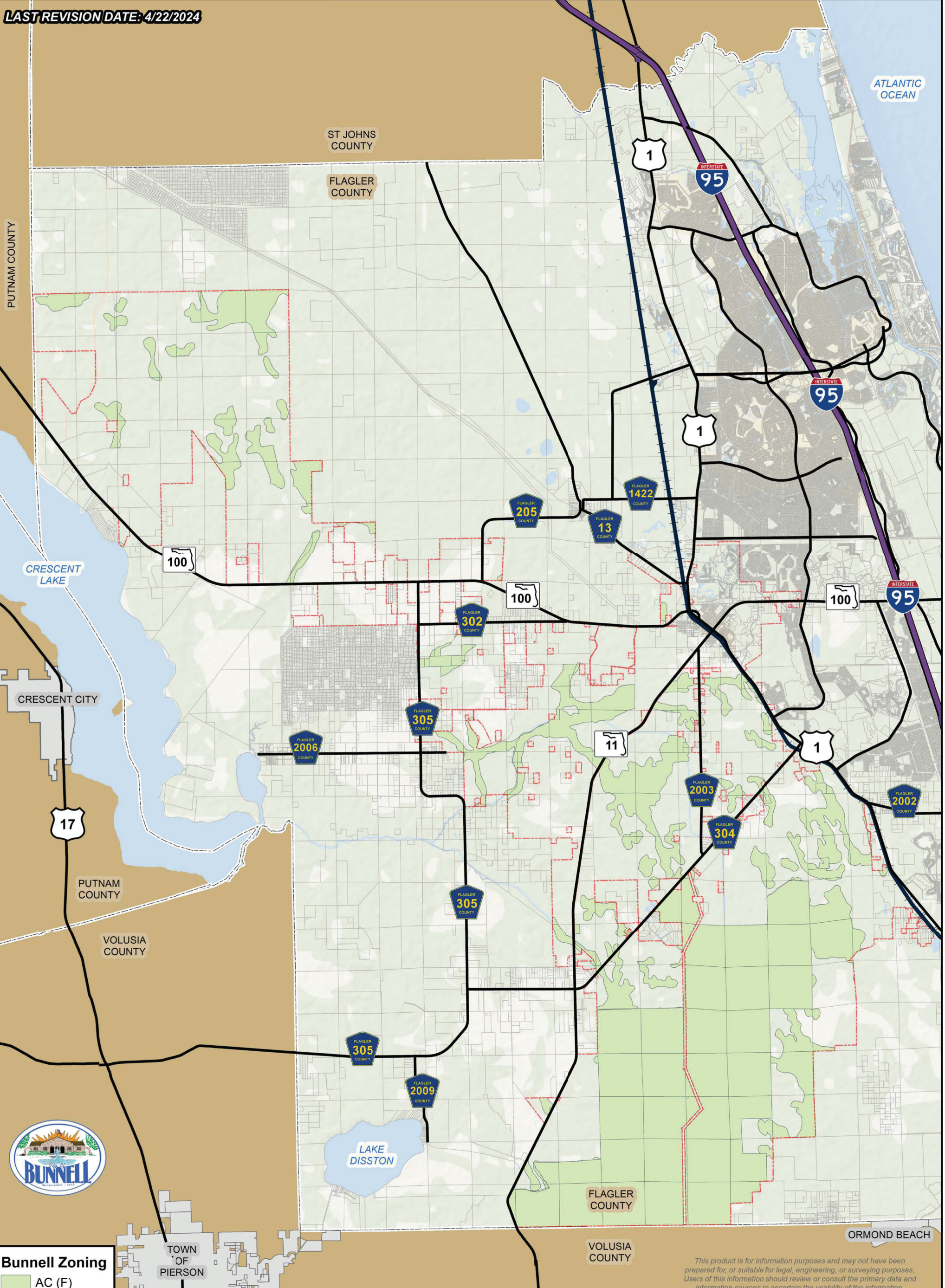
300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482

DATA SOURCES: CITY OF BUNNELL,
FLAGLER COUNTY PROPERTY APPRAISER,
NORTH EAST FLORIDA REGIONAL COUNCIL

THIS MAP WAS CREATED FROM AND REPRESENTS THE BEST AVAILABLE DATA THROUGH APRIL 2024.

* BOUNDARY LINES WERE DIGITIZED FROM A MAP PROVIDED BY THE CITY OF BUNNELL AND UPDATED TO INCLUDE RECENTLY ANNEXED AND/OR DE-ANNEXED PARCELS.

LAST REVISION DATE: 4/22/2024



Bunnell Zoning
 AC (F)

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

Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the City of Bunnell has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the “Business Impact Estimate” section below. In addition, even if one or more exemptions are identified, the City of Bunnell may nevertheless choose to provide information concerning the proposed ordinance in the “Business Impact Estimate” section below. This Business Impact Estimate Form may be revised following its initial posting.

Proposed ordinance’s title/reference:

ORDINANCE 2024-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY TOTALING APPROXIMATELY 31,174± ACRES WITHIN THE CITY OF BUNNELL LIMITS AS DESCRIBED IN EXHIBIT “B”; 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.

Applicable Exemptions:

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
 - Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Business Impact Estimate:

The City of Bunnell hereby publishes the following information:

1. **A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

This is a City Initiative to rezone properties that were annexed into the City 17-18 years ago that were never designated with a City of Bunnell Zoning district. This is Phase 3B of a 3-Phase mass rezoning effort.

2. **An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:**

- (a) **An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:**

- (b) **Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:**

- (c) **An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:**

3. **A good faith estimate of the number of businesses likely to be impacted by the ordinance:**

4. **Additional information the governing body determines may be useful (if any):**

Note: The City's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. The City's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.