Flagler County Board of County Commissioners
Public Hearings / Agenda Item 9.b.

Meeting Date:	November 16, 2026
Department Contact:	Simone Kenny, Senior Planner
Subject:	**LEGISLATIVE – Project 2026070040 – Request for a Future Land Use Map Amendment Less than Ten Acres from Agriculture & Timberlands to Residential: Low Density/Rural Estate on County Road 2006 W**. Parcel Number: 25-12-28-5600-000N0-0021; Project Size: 1.01+/- Acres. Owner: LEWMC Inc. / Applicant: Penny Buckles (AR 6668).

Overview/Summary:
The subject project area is 1.01+/- acres in size and is located North of County Road 2006 W.



This request is for a Future Land Use Map amendment for Parcel Number 25-12-28-5600-000N0-0021. On July 20, 2026 the applicant submitted an application to amend the Future Land Use designation for a total of 1.01+/- acres from Agriculture &

Timberlands to Residential: Low Density/Rural Estate. The future land use map amendment would result in an increase of 1 dwelling unit, whereas no dwelling unit is currently permitted.

This application is succeeded by an application to rezone the subject parcel from the AC (Agriculture) District to the MH-1 (Rural Mobile Home) District to allow for residential development of an otherwise unbuildable parcel (Project No. 2026070041). The subject parcel was illegally split in 2005, resulting in a 1.1+/- acre parcel that is undersized in the AC (Agriculture) District which requires a minimum of 5 acres per dwelling unit. The subject property is therefore nonconforming.

This application was reviewed by the Technical Review Committee (TRC) at its August 19, 2026 regular meeting. The applicant has satisfactorily addressed the TRC comments.

This application was reviewed by the Flagler County Planning and Development Board at its October 13, 2026 regular meeting. The Board unanimously recommended approval of the request.

Public notice has been provided for this application according to Section 125.66, Florida Statutes, and Land Development Code (LDC) Section 2.07.00.

This agenda item is:
_____ quasi-judicial, requiring disclosure of ex-parte communication; or
__X__ legislative, not requiring formal disclosure of ex-parte communication.

Strategic Plan:
Focus Area: Effective Government
Goal 2 – Build and Maintain Relationships to Support Effective and Efficient Government.
Objective EG 2.4: Establish joint strategies to identify and address needs through leveraging of local resources, such as: City Managers; Park Master Plan; Annual Shore Capital Improvement projects; and the National Community Survey.
Measure EG 2.4.2: Implement procedural and regulatory measures to protect public health, safety, and welfare.

Funding Information:
N/A

Recommendations:
The Board of County Commissioners may:

Approve Project 2026070040, a Future Land Use Map amendment (for Parcel No. 25-12-28-5600-000N0-0021) totaling 1.01+/- acres from Agriculture & Timberlands to Residential: Low Density/Rural Estate, finding that the amendment is consistent with the Flagler County Comprehensive Plan.

Deny Project 2026070040, a Future Land Use Map amendment (for Parcel No. 25-12-28-5600-000N0-0021) totaling 1.01+/- acres from Agriculture & Timberlands to Residential: Low Density/Rural Estate, finding that the amendment is not consistent with the Flagler County Comprehensive Plan.

Continue the request for a Future Land Use amendment on the basis that additional information is needed from staff or the applicant. Based on the presentation and the public hearing, the Board does not have sufficient information to be able to render a decision (and recommendation) on the amendment request. Continuing the request will provide an opportunity for staff or the applicant to provide additional information.

Attachments:

1. Adoption Ordinance
2. Technical Staff Report
3. FLUM analysis
4. Application
5. Survey
6. TRC Comments
7. Public Notice

ORDINANCE NO. 2026 - ___

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP BY AMENDING THE DESIGNATION OF A TOTAL OF 1.01 ACRES, MORE OR LESS, LYING IN SECTIONS 25, TOWNSHIP 12 SOUTH, RANGE 28 EAST; FROM AGRICULTURE & TIMBERLAND TO RESIDENTIAL: LOW DENSITY/RURAL ESTATE; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, LEWMC, Inc. is the owner of Parcel Numbers: 25-12-28-5600-000N0-0021, totaling 1.01+/- acres in size, more particularly described herein and graphically shown on Exhibit “A” attached hereto; and

WHEREAS, on October 13, 2026, the Planning and Development Board conducted a public hearing on this amendment and unanimously voted to recommend approval; and

WHEREAS, on November 16, 2026, the Flagler County Board of County Commissioners, sitting in their capacity as the Local Planning Agency, conducted a public hearing on this amendment and voted to approve the proposed amendment; and

WHEREAS, public notice of this action has been provided in accordance with Sections 125.66(2)(a) and 163.3187, Florida Statutes, and Section 2.07.00, Flagler County Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS:

Section 1. FINDINGS

a. The Board of County Commissioners finds that the proposed Future Land Use Map amendment is consistent with the goals, objectives, and policies of the Flagler County Comprehensive Plan.

b. This ordinance is adopted in compliance with and pursuant to the Community Planning Act, Sections 163.3161-163.3217, Florida Statutes.

Section 2. FUTURE LAND USE MAP AMENDMENT

The real property containing 1.01 acres, more or less, and legally described herein is hereby amended from 1.01+/- acres of Agriculture & Timberland to 1.01+/- of Residential: Low Density Rural Estate, as graphically shown on Exhibit "A" attached hereto. The 2010-2035 Future Land Use Map of the adopted Comprehensive Plan shall be amended to reflect this amendment. The legal description of the subject property to be amended through this application is:

> THE EAST ½ OF LOT 2, BLOCK N, ST. JOHNS PARK SUBDIVISION IN SECTION 25, TOWNSHIP 12 SOUTH, RANGE 28 EAST, ACCORDING TO THE PLAT OR MAP THEROF DESCRIBED IN PLAT BOOK 1, PAGE 16, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLOIRDA AND IN PLAT BOOK 1, PAGE 160, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Section 3. EFFECTIVE DATE

This amendment shall become effective 31 days after adoption if no challenge is filed. If challenged within 30 days after adoption, this amendment will not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that this amendment is in compliance.

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA THIS 16TH DAY OF NOVEMBER, 2026.

BOARD OF COUNTY COMMISSIONERS
OF FLAGLER COUNTY, FLORIDA

_____
Leann Pennington, Chair

ATTEST:

_____
Tom Bexley, Clerk of the
Circuit Court and Comptroller

APPROVED AS TO FORM:

_____
Sarah E. Spector, Assistant County Attorney

Exhibit “A”

Current:

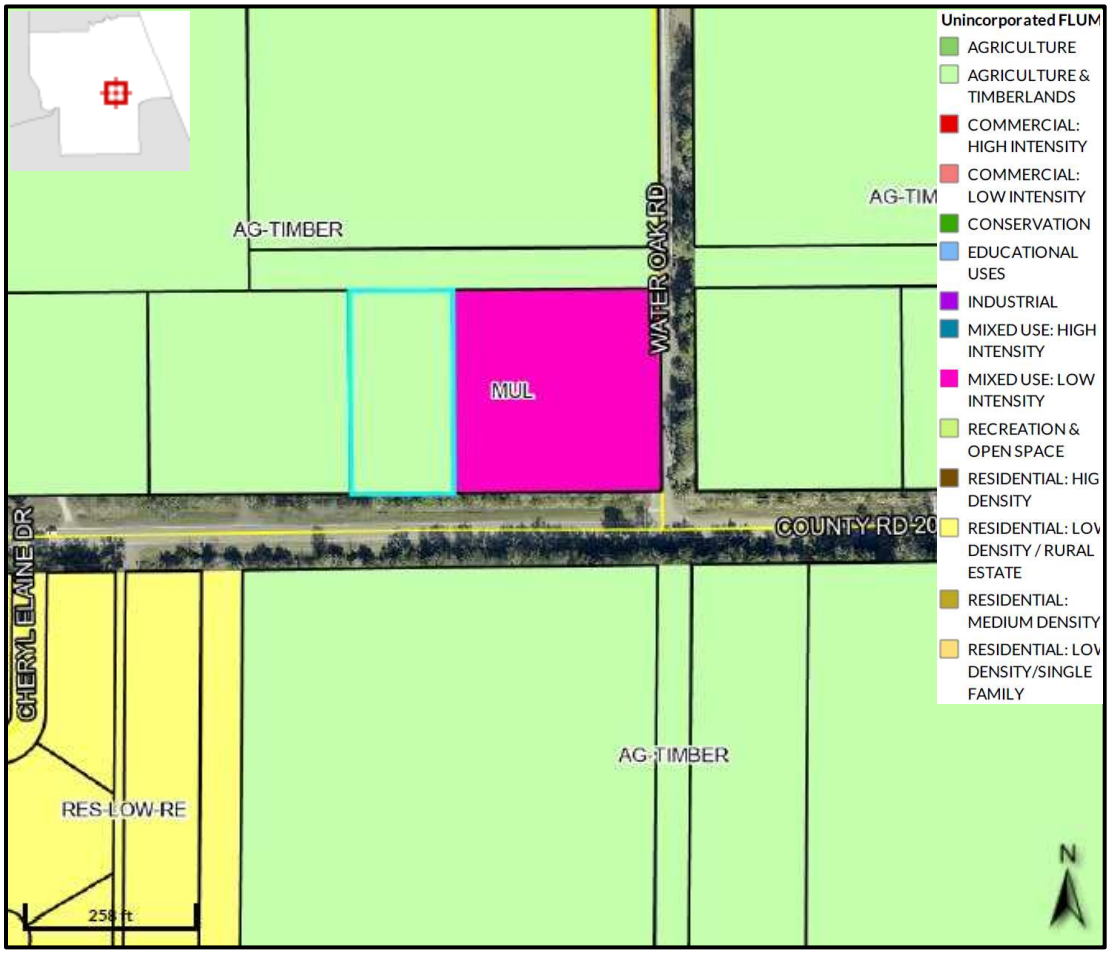
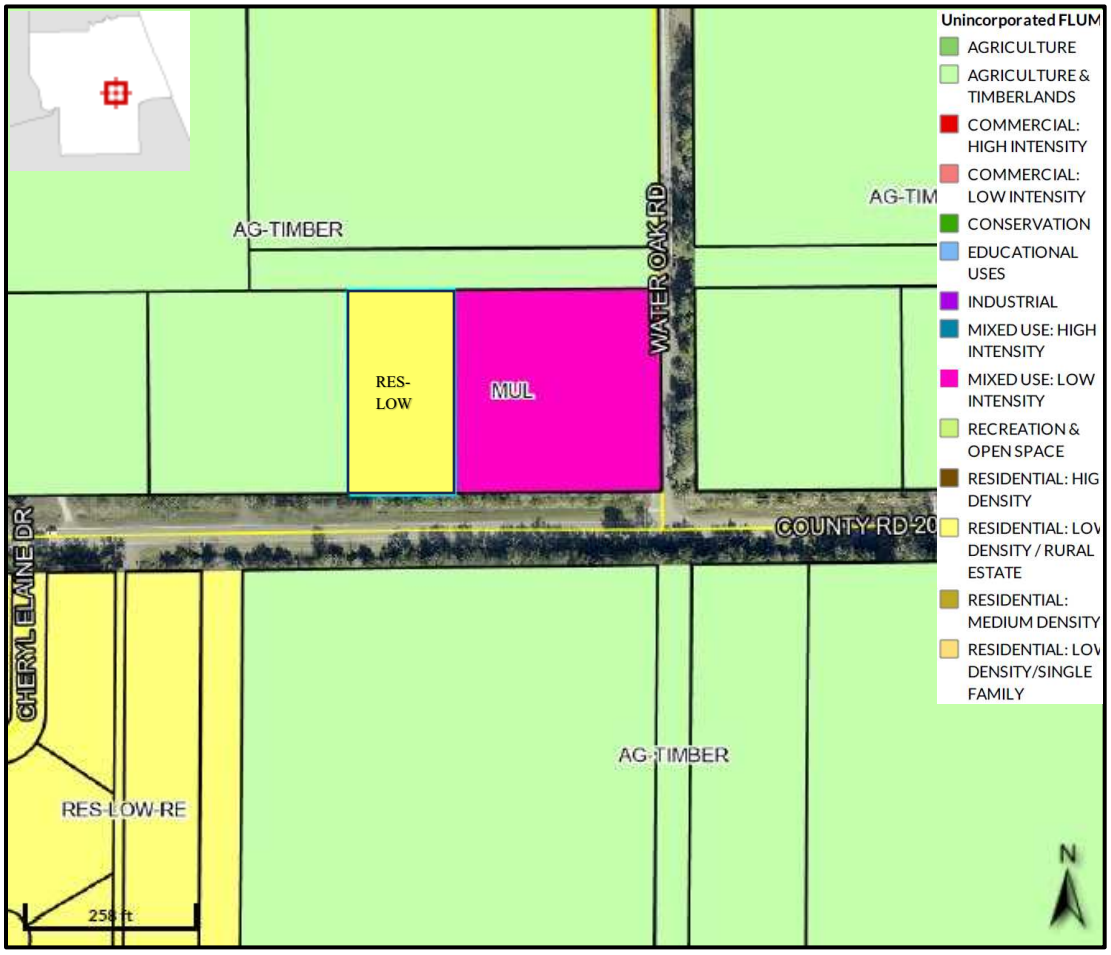


Exhibit “A”

Proposed:



PROJECT NO. 2026070040
FUTURE LAND USE MAP AMENDMENT
LEWMC INC.
TECHNICAL STAFF REPORT

Project: Future Land Use Map Amendment

Application No./Project No.: 6668/2026070040

Owners: Lewmc, Inc.

Applicant/Agent: Penny Buckles

Parcel No.: 25-12-28-5600-000N0-0021

Parcel Size: 1.01+/- acres

Existing Zoning and Land Use(s):
Zoning: AC (Agriculture) District
Land Use: Agriculture & Timberland

Future Land Use Map Classification/Zoning of Surrounding Land:
North: Agriculture and Timberlands/AC (Agriculture) District
East: Mixed Use: Low Intensity/C-1 (Neighborhood Commercial)
South: County Road 2006 W; Agriculture and Timberlands/AC (Agriculture) District
West: Agriculture and Timberlands/AC (Agriculture) District

Report in Brief:
This Future Land Use amendment request is for the development of a residential dwelling. The applicant is proposing to amend the Future Land Use designation for a total of 1.01+/- North of County Road 2006 W from Agriculture & Timberlands to Residential: Low Density/Rural Estate. The future land use map amendment would result in an increase in 1 allowable dwelling unit.

This application is succeeded by an application to rezone the subject parcel from the AC (Agriculture) District to the MH-1 (Rural Mobile Home) District to allow for residential development of an otherwise unbuildable parcel as a result of an illegal split of a Lot of Record (Project No. 2026070041).

Standards for Review:
Under the existing Future Land Use designations of 1.01+/- acres of Agriculture & Timberlands, the maximum allowed density is 0 residentials units. Based on the proposed Future Land Use designation of 1.01+/- acres of Residential: Low Density/Rural Estate, the amendment would yield a maximum total of 1 dwelling units.

Analysis of Consistency with Florida Statutes:
The proposed amendment has been evaluated by staff for its consistency with Section 163.3177(6) of Florida Statutes:

"2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:
a. The amount of land required to accommodate anticipated growth."

Consistent with Section 16303177(6)(a)(4), F.S., the proposed amendment supports the operation of residential development. The intent of this standard that addresses the amount of land required to accommodate anticipated growth is related to providing at least the minimum required. Therefore, the proposed amendment is consistent with the criteria.

"b. The projected permanent and seasonal population of the area."

The proposed request is an amendment to a residential land use category. Amending the land use on 1.01+/- acres of undevelopable Agriculture land to a conforming residential property does not negatively impact the ability of the County to accommodate the projected population.

On its face, the amendment would represent an increase in population in the area from 0 persons to 3 persons, applying 2.4 persons per household (pph) to the 1 allowable dwelling unit.

"c. The character of undeveloped land."

The land is level, consists of poorly drained soils (Winder Fine Sane), does not contain wetlands and has typical tree coverage relative to the area. Therefore, the character of the property is well suited for residential development.

"d. The availability of water supplies, public facilities, and services."

Due to the lack of centralized potable water and sanitary sewer facilities, the project with be served by on-site private well and septic systems. These systems will be designed in accordance with standards and regulations of the Florida Department of Health and the Florida Department of Environmental Protection, as applicable.

"e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community."

The subject parcel is currently nonconforming in the AC (Agriculture) District due to being undersized. This nonconformance is due to an illegal split in 2005 prior to the current owners purchasing the property. This request would bring the subject property into conformance and allow it to be utilized for its highest and best use.

"f. The compatibility of uses on lands adjacent to or closely proximate to military installations."

Not applicable – the subject parcel is not adjacent or proximate to a military installation.

"g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02."

Not applicable – the subject parcel is not adjacent or proximate to the Airport Protection Overlay District.

"h. The discouragement of urban sprawl."

The subject property is in close proximity (approximately 245+/- feet) from parcels with a Future Land Use designation of Residential: Low Density/Rural Estate. Additionally, the surrounding properties with a Future Land Use designation of Agriculture and Timberlands are utilized for residential purposes. Therefore, this request will not result in urban sprawl.

"i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy."

Not applicable – the subject parcel, if approved, would be residential in nature and will have no impact on the economic development of the community's economy.

"j. The need to modify land uses and development patterns within antiquated subdivisions."

The subject parcels are part of an antiquated subdivision (St. Johns Park) and this amendment along with the companion rezoning will address the non-conforming nature of the plat.

"8. Future land use map amendments shall be based upon the following analyses:
a. An analysis of the availability of facilities and services."

Final determination of the availability of facilities and services will be made at the time of permit issuance for a residential dwelling.

"b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site."

The land is level, consists of poorly drained soils (Winder Fine Sane), does not contain wetlands and has typical tree coverage relative to the area. Therefore, the character of the property is well suited for residential development.

"c. An analysis of the minimum amount of land needed as determined by the local government."

This amendment is not based on an analysis by the County of the minimum amount of land needed. This amendment is related to the applicant's desire to use the property for residential use.

"9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.
   a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:
      (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
      (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
      (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
      (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
(VI) Fails to maximize use of existing public facilities and services.
(VII) Fails to maximize use of future public facilities and services.
(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.
(IX) Fails to provide a clear separation between rural and urban uses.
(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
(XI) Fails to encourage a functional mix of uses.
(XII) Results in poor accessibility among linked or related land uses.
(XIII) Results in the loss of significant amounts of functional open space."

Staff concludes that this request neither results in the 13 sprawl indicators being met or not met; the approval of the request will not trip any of sprawl indicators.

"b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:
(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
(IV) Promotes conservation of water and energy.
(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
(VI) Preserves open space and natural lands and provides for public open space and recreation needs.
(VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164."

Staff concludes that this request results in objective (VII) of the eight "anti-sprawl" objectives being met; the approval of the request is determined to discourage the proliferation of urban sprawl.

Analysis of Consistency with the Comprehensive Plan
The proposed amendment has been evaluated by staff for its consistency with the Comprehensive Plan:

FLUE Policy A.1.2.2. The Flagler County Planning and Zoning Department shall maintain consistency between the Land Development Code Regulations (LDRs) and the Comprehensive Plan by the following means:

(1) Parcels being considered for amendment to the Future Land Use Map shall be concurrently evaluated for rezoning to the most appropriate zoning district.
(2) Parcels seeking site plan approval shall continue to be designed, developed, and used for activities allowed by the appropriate zoning district
(3) Property owners will be asked to conform to pending land use/zoning regulations as they request development approval

The proposed rezoning application has been filed concurrently with a proposed Future Land Use Map amendment to the Residential: Low Density/Rural Estate land use category. Pursuant to FLU Table A.3, the proposed rezoning to the MH-1 (Rural Mobile Home) zoning district is a primary zoning district within the Residential: Low Density/Rural Estate land use category. Additionally, development resulting from the land use map amendment and rezoning will comply with the standards in the LDRs. Therefore, the proposed amendment is consistent with FLU Policy A.1.2.2.

FLUE Policy A.1.2.4. The Flagler County Land Development Regulations (LDRs) continue to recognize non-conforming land uses and non-conforming lots of record, provide for their legal status and provide for the conversion of such situations to conforming land uses, where possible.

The proposed rezoning application has been filed as a path to rectify a 2005 split of a non-conforming Lot of Record, resulting in an unbuildable parcel. Therefore, the property is well suited for conversion as intended in FLUE Policy A.1.2.4.

> **IE Policy D.4.6.1.** Flagler County shall continue to minimize flood damage and related losses by prohibiting new development within the 100-year floodplain unless the structures use elevated first floors and provide compensating storage

The parcels subject this rezoning are not located in the 100-year floodplain and therefore, the proposed rezoning is consistent with IE Policy D.4.6.1.

> **FLUE Policy A.6.1.1.** Land use plan amendments shall be reviewed under the criteria established in the Coastal Management Element, Transportation Element, and other applicable standards contained in the adopted Flagler County Comprehensive Plan.

Consistent with FLUE Policy A.6.1.1., Staff provided a trip analysis to evaluate the impact of the proposed amendment on segments and intersections of the affected regional transportation network. No deficiencies were identified.

> **FLUE Policy A.7.3.6.** All requests for amendments to the Future Land Use Map shall include an analysis of the level of service for public facilities, including an analysis of the potable water supply. Applications for land use map amendments shall be provided to the appropriate potable water supplier and the St. Johns River Water Management District (SJRWMD) for their review.

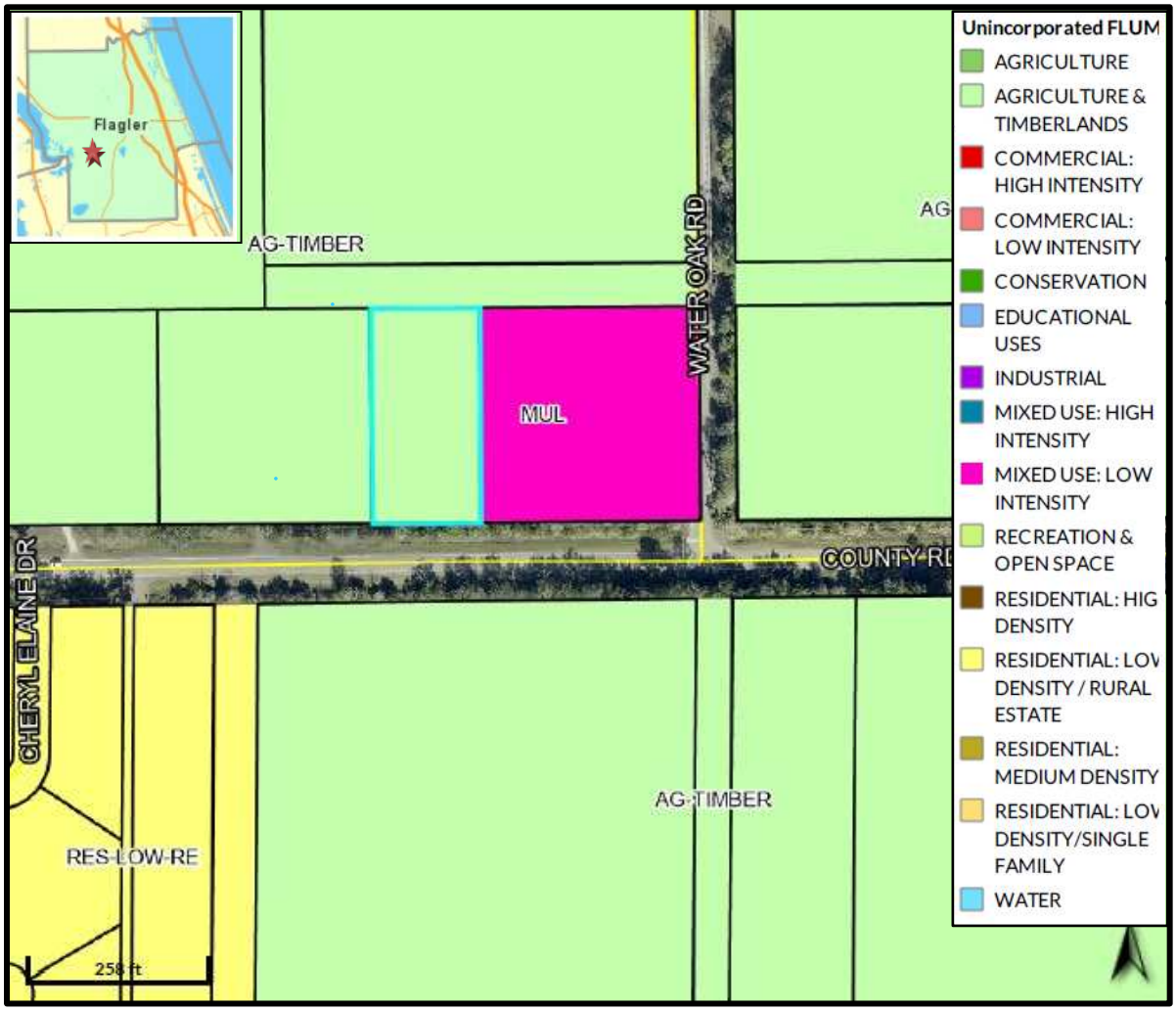
Public water and sewer infrastructure and facilities are not available at the site. As such, the property will be served by on-site private well and septic systems that are permitted in compliance with the standards provided by the Florida Department of Environmental Protection and Florida Department of Health. Therefore, the proposed amendment is consistent with the intent of FLUE Policy A.7.3.6.

Analysis of Compatibility with the Land Development Code:
The requested small scale amendment has been evaluated by staff for its compatibility with the Land Development Code (LDC):

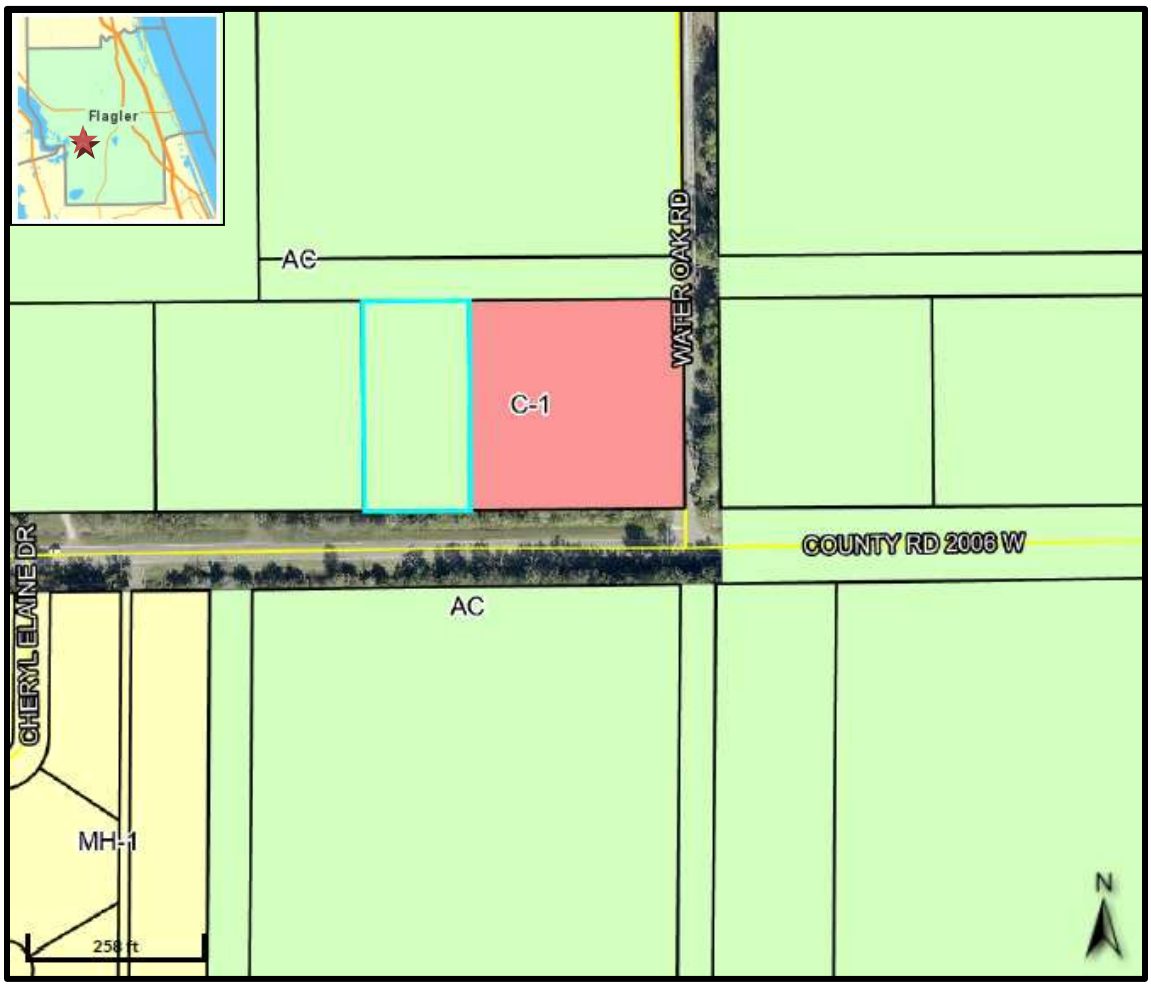
> "8.04.00.: Plan amendments. A report shall be prepared by county staff as required and forwarded as part of the major plan amendment process to the long range planning and land development review board, planning board and the board of county commissioners. The report shall indicate the anticipated impact of the administrative

action on the levels of service adopted in this ordinance. This report is intended to be a general analysis and should identify corrective actions and any responsibility for the cost of those actions."

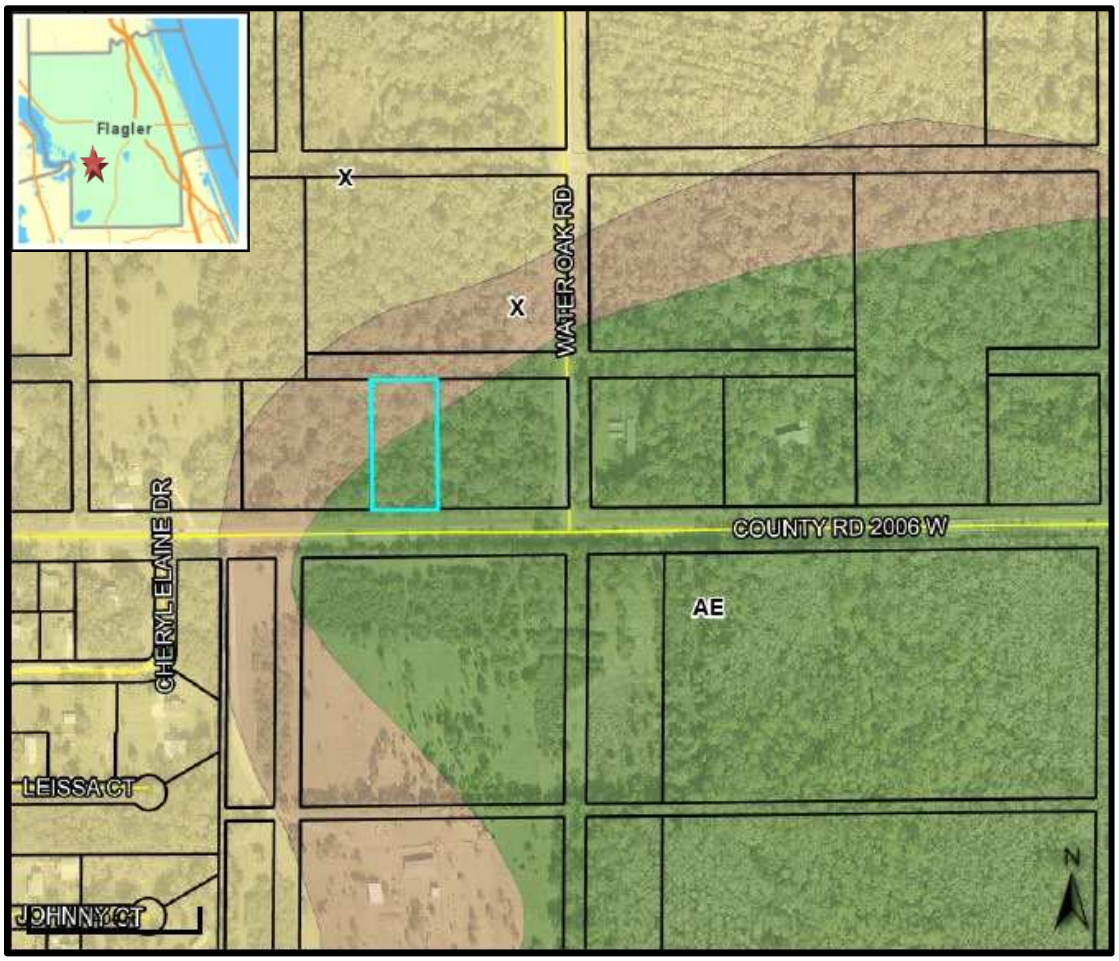
Future Land Use Map



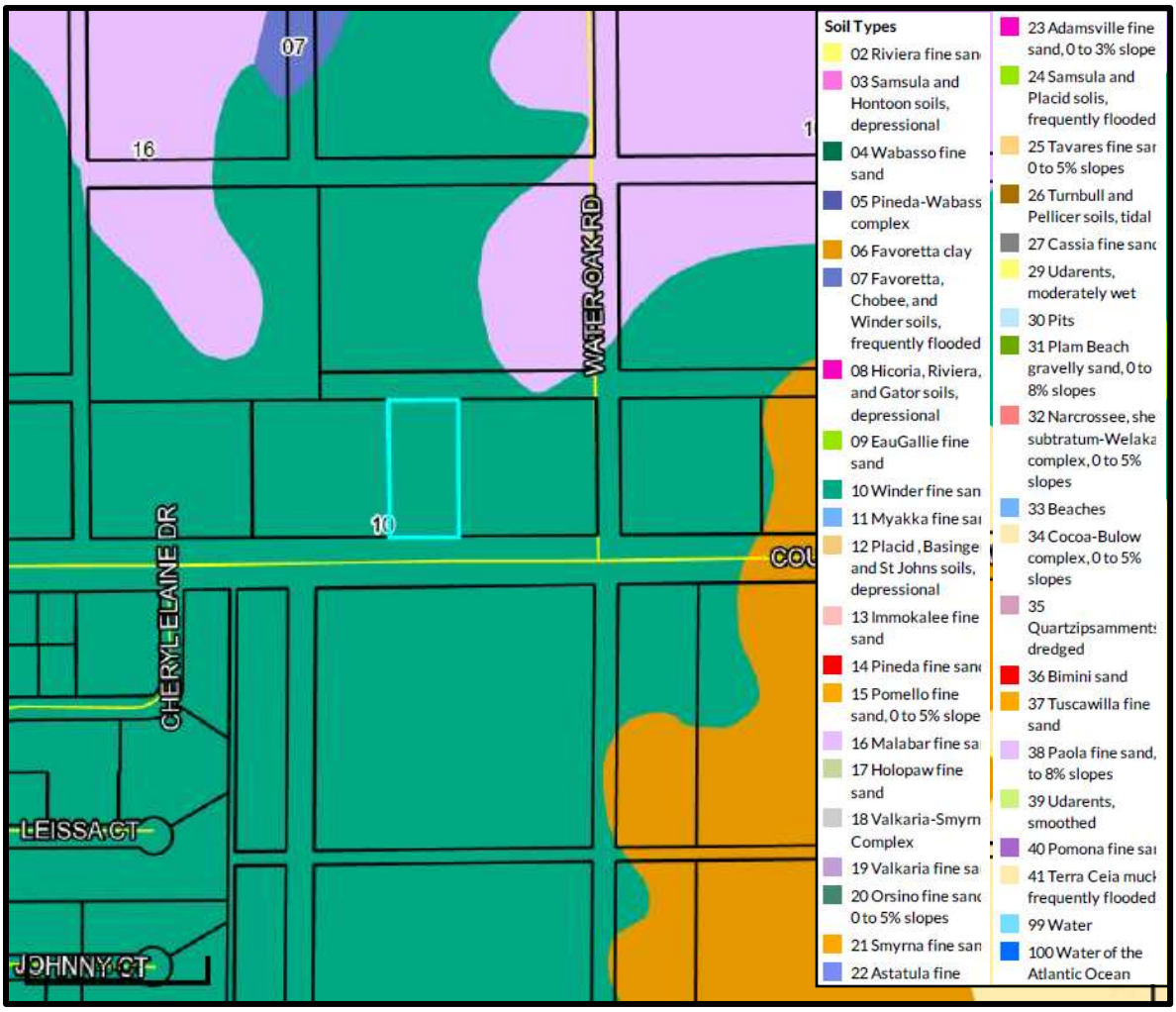
Zoning Map


Flagler
AC
WATER OAK RD
C-1
COUNTY RD 2006 W
AC
CHERYL ELAINE DR
MH-1
N

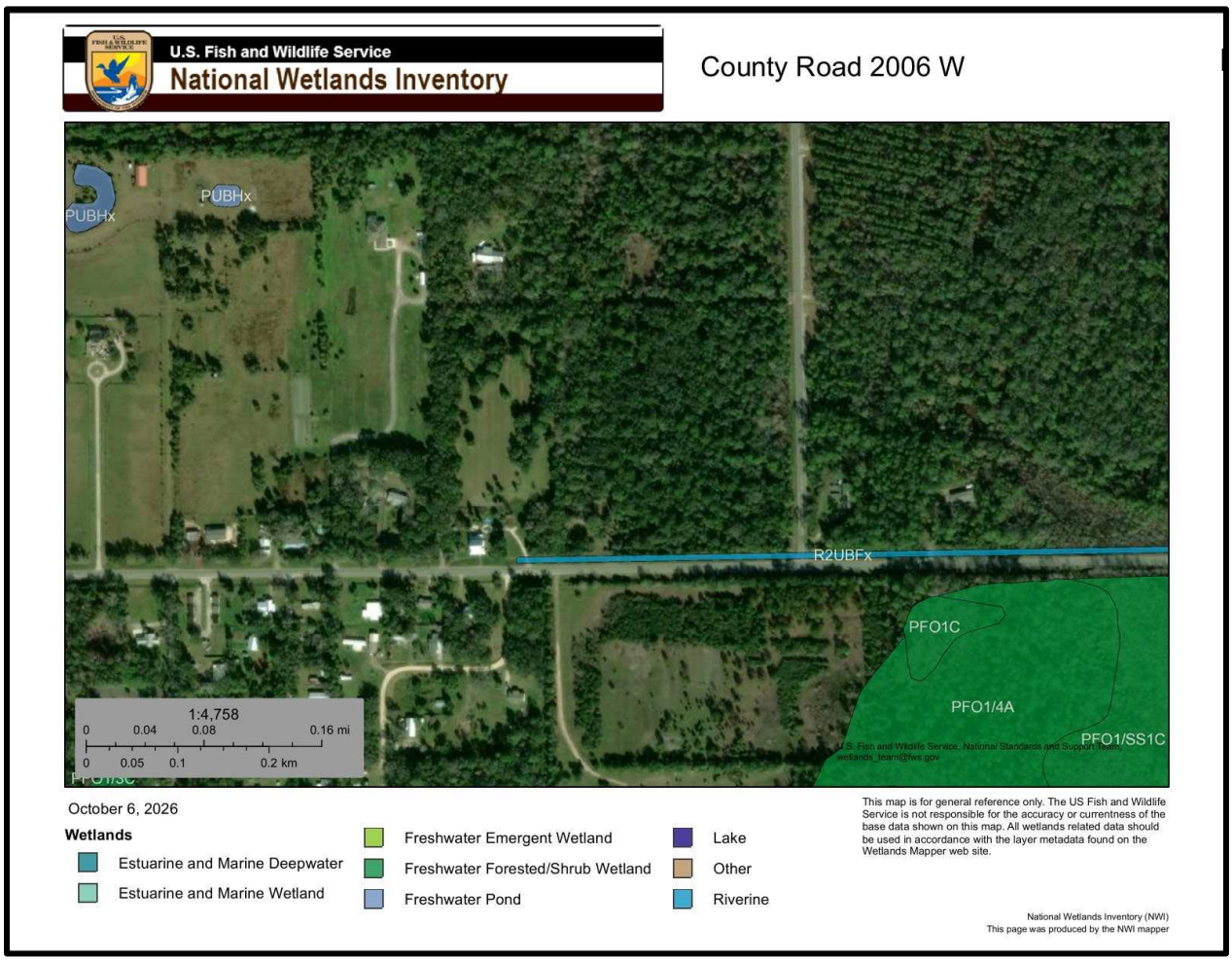
Flood Zone


Flagler
X
X
WATER OAK RD
COUNTY RD 2006 W
CHERYL ELAINE DR
AE
LEISSA CT
JOHNNY CT
N

Soils Map


07
16
10
WATER OAK RD
CHERYL ELAINE DR
LEISSA CT
JOHNNY CT
Soil Types
02 Riviera fine san
03 Samsula and Hontoon soils, depressional
04 Wabasso fine sand
05 Pineda-Wabass complex
06 Favoretta clay
07 Favoretta, Chobee, and Winder soils, frequently flooded
08 Hicoria, Riviera, and Gator soils, depressional
09 EauGallie fine sand
10 Winder fine san
11 Myakka fine sa
12 Placid , Basinge and St Johns soils, depressional
13 Immokalee fine sand
14 Pineda fine san
15 Pomello fine sand, 0 to 5% slope
16 Malabar fine sa
17 Holopaw fine sand
18 Valkaria-Smyrn Complex
19 Valkaria fine sa
20 Orsino fine sanc 0 to 5% slopes
21 Smyrna fine san
22 Astatula fine
23 Adamsville fine sand, 0 to 3% slope
24 Samsula and Placid solis, frequently flooded
25 Tavares fine sa 0 to 5% slopes
26 Turnbull and Pellicer soils, tidal
27 Cassia fine sanc
29 Udarents, moderately wet
30 Pits
31 Plam Beach gravelly sand, 0 to 8% slopes
32 Narcrossee, she subtratum-Welaka complex, 0 to 5% slopes
33 Beaches
34 Cocoa-Bulow complex, 0 to 5% slopes
35 Quartzipsamments dredged
36 Bimini sand
37 Tuscawilla fine sand
38 Paola fine sand, to 8% slopes
39 Udarents, smoothed
40 Pomona fine sa
41 Terra Ceia muck frequently flooded
99 Water
100 Water of the Atlantic Ocean

National Wetlands Inventory Mapper



FUTURE LAND USE AMENDMENT
SUMMARY FOR PROJECT NO. 2026070040

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Decrease) in Potential Floor Area
AC	RLD/RE	0.2 DU/Acre = 0 DU	1 DU/Acre = 1 DU	0 FAR	0 FAR	+1 DU	N/A

Population:

Population Potential of Parcels Affected by FLUA #2026070040

Scenario	Land Use Designation	Maximum Allowed Density	Criterion	Size of Development		Population
				Acres	Max Units or Area	
Existing	AC	0.2 DU/Acre	2.4 pph	1.1	0 DU	0 persons
Proposed	RLD/RE	1 DU/Acre	2.4 pph	1.1	1 DU	3 persons
Change in Population:						+3 persons

FUTURE LAND USE AMENDMENT
SUMMARY FOR PROJECT NO. 2026070040

Transportation Impacts:

Trip Generation Potential of Parcels Affected by FLUA #2026070040

Scenario	Land Use Designation	Maximum Allowed Intensity	ITE Land Use Code	Size of Development		Daily Trips (net external)
				Acres	Max Units or Area (ITE Variable)	
Existing	AC	0.2 DU/Acre	(210)	1.1	0 DU	0 trips
Proposed	RLD/RE	1 DU/Acre	(210)	1.1	1 DU	16 trips
Change in Daily Trips						+16 trips

*ITE Land Use Code

(210) = Single Family Detached

Potable Water:

Water Supply Impacts of Parcels Affected by FLUA #2026070040

Scenario	Land Use Designation	Maximum Allowed Intensity	Criterion	Size of Development		Daily Potable Water Demand
				Acres	Max Units or Area	
Existing	AC	0.2 DU/Acre	125 GPD Per Capita	1.1	0 DU	0 gallons
Proposed	RLD/RE	1 DU/Acre	125 GPD Per Capita	1.1	1 DU	375 gallons
Change in Potable Water Demand						+375 gallons

Note: Residential demand based on 2.4 pph.

FUTURE LAND USE AMENDMENT
SUMMARY FOR PROJECT NO. 2026070040

Sanitary Sewer:

Sanitary Sewer Impacts of Parcels Affected by FLUA #2026070040

Scenario	Land Use Designation	Maximum Allowed Intensity	Criterion	Size of Development		Daily Sanitary Sewer Demand
				Acres	Max Units or Area	
Existing	AC	0.2 DU/Acre	110 GPD Per Capita	1.1	0 DU	0 gallons
Proposed	RLD/RE	1 DU/Acre	110 GPD Per Capita	1.1	1 DU	330 gallons
Change in Sanitary Sewer Demand						+330 gallons

Note: Residential demand based on 2.4 pph.

Solid Waste:

Solid Waste Impacts of Parcels Affected by FLUA #2026070040

Scenario	Land Use Designation	Maximum Allowed Intensity	Criterion	Size of Development		Daily Solid Waste Demand
				Acres	Max Units or Area	
Existing	AC	0.2 DU/Acre	9.3 lbs per capita per day	1.1	0 DU	0 pounds
Proposed	RLD/RE	1 DU/Acre	9.3 lbs per capita per day	1.1	1 DU	28 pounds
Change in Solid Waste Demand						28 pounds

Note: Residenital demand based on 2.4 pph.

Parks and Recreation:

Parks and Recreation Impacts of Parcels Affected by FLUA #2026070040

Scenario	Land Use Designation	Maximum Allowed Intensity	Criterion	Size of Development		Parks and Recreation Demand
				Acres	Max Units or Area	
Existing	AC	0.2 DU/Acre	Resident population	1.1	0 DU	0 persons
Proposed	RLD/RE	1 DU/Acre	Resident population	1.1	1 DU	3 persons
Change in Parks and Recreation Demand						+3 persons

Note: Parks and recreation LOS demand is based on aggregated population counts.

Educational Facilities:

Educational Facilities Demand of Parcels Affected by FLUA #2026070040

Scenario	Land Use Designation	Maximum Allowed Intensity	Criterion	Size of Development		Educational Facilities Demand
				Acres	Max Units or Area	
Existing	AC	0.2 DU/Acre	FTE	1.1	0 DU	0 students
Proposed	RLD/RE	1 DU/Acre	FTE	1.1	1 DU	1 student
Change in Educational Facilities Demand						+1 student

Note: Educational facilities LOS demand is based on actual FTE counts applied by the School District at grade level based on housing type. For single-family dwellings, the 2026 student generation rate is: 0.075 students per dwelling unit.

APPLICATION FOR
FUTURE LAND USE MAP AMENDMENT
LESS THAN TEN ACRES

FLAGLER COUNTY, FLORIDA
1769 E. Moody Blvd, Suite 105
Bunnell, FL 32110
Telephone: (386) 313-4009 Fax: (386) 313-4109

Application/Project #: _____

PROPERTY OWNER(S)	Name(s):	Lewmc, LLC		
	Mailing Address:	283 Gardner Road Baxley, GA 31513		
	City: Baxley	State: GA	Zip: 31513	
	Telephone Number	404-819-1631	Fax Number	

APPLICANT/AGENT	*Name(s):*	Penny Buckles		
	Mailing Address:	PO Box 362		
	City: Bunnell	*State:* Fl	*Zip:* 32110	
	Telephone Number	[redacted]	*Fax Number*	
	E-Mail Address:	[redacted]		

SUBJECT PROPERTY	SITE LOCATION (*street address*):	000 CR2006 West
	LEGAL DESCRIPTION:	
	ST JOHNS PARK SUBD BEING E1/2 OF LOT 2 BLK N W/150' ALONG CR 2006	
	Parcel # (*tax ID #*):	25-12-28-5600-000N0-0021
	Parcel Size:	1.1 acre

FUTURE LAND USE DESIGNATION	**Present** Future Land Use Designation(s) **Provide acreage of each classification.**	AC
	Proposed *Future Land Use Designation* (s) **Provide acreage of each classification.**	MH-1 1.1 acres

Rev 05/08

http://www.flaglercounty.org/doc/dpt.compnot.for.Idev.Num%20-10.or.f

RECREATION AND OPEN SPACE	Facilities immediately serving site:		
	Is this site within a targeted Park Land?	YES ☐	NO ☑

WATER	Method (check one)	Private wells ☑	Central ☐	Private treatment plant ☐
	Attach completed SJRWMD Consumptive Use Worksheet and supporting information concerning growth projection or committee capacity.			
	If Central Water, provide name and address of facility:			
	Name:			
	Address:			
	City/State/Zip			

SEWER	Method (check one)	Onsite Sewage Treatment and Disposal System ☑	Central ☐	Private treatment plant ☐
	Attach completed FDEP operating information for previous 12 months.			
	If Central Sewer, provide name and address of facility:			
	Name:			
	Address:			
	City/State/Zip			

http://www.flaglercounty.org/doc/dpt_compprac/Guides/Final%20-10.pdf

POPULATION ASSUMPTIONS	Maximum population of site under current land use:	0
	Maximum population of site under proposed land use: (2.4 PPH x (gross acres x maximum density))	2.44

TRANSPORTATION	A Traffic Impact Study (TIS) is required to be prepared by a transportation engineer to evaluate the impact of the proposed amendment on segments and intersections of the affected regional transportation network. The horizon year for the analysis shall be 2010. The study area will include all arterial and collector roadway segments and intersections within a two-mile radius of the external boundary of the FLUM parcel. Existing traffic counts shall be for the preceding calendar year and based upon FDOT, Flagler County or City of Palm Coast published data. If the traffic engineer conducts counts, they must be for a minimum of 72 consecutive hours during M-F and be adjusted to AADT using FDOT seasonal adjustment factors. Intersection turning counts shall be made during weekday peak hour. Trip generation of existing and proposed uses shall be based upon the applicable ITE land use code. Residential density is measured in maximum number of units per acre times the gross acreage. Non-residential FAR's are .3 comm. low, .4 comm. high and .5 industrial. The adopted LOS of the applicable comprehensive plan, County or City, shall be used and capacity determined by reference to FDOT Level of Service Manual for road segments and the Highway Capacity Manual for intersections. Trip distribution to determine the directional flow of traffic associated with the proposed FLUM shall be based upon FSUTMS using the Flagler County model set. The annual growth rate for traffic shall be calculated by calculating the previous 10 year's traffic counts or by using the following: U.S. 1 - 4.7%, I-95 - 4.6%, S.R. 100 - 10%, all other segments - 5%. Committed improvements must be underway, subject of a binding development agreement or funding in a State, County or municipal capital budget. The TIS concludes with an analysis of 2010 conditions in the study area with and without the proposed FLUM and any recommendations to mitigate the impact of increased traffic on the operational efficiency of the regional transportation network.
	Traffic Impact Study Prepared by: N/A
	Name:
	Address:
	City/State/Zip

http://www.flaglercounty.org/doc/dpt/compmpt/ta/ddev.flum%20-10.pdf

SOLID WASTE	If proposed land use amendment is for other than residential land use	Type	Square Footage
	Commercial		
	Industrial		

DRAINAGE	Detention/Retention facilities immediately serving the site	none	
	Available downstream facilities:	none	
	Is site situated within a known floodplain area? Identify FIRM panel.	YES [✔] AE	NO [ ]

Lewmc, INC. 6-18-26

Signature of All Property Owners Date

Signature of All Property Owners Date

The foregoing was acknowledge before me this 18th day of June, 2026 by _____ and _____ who is/are personally known to me or who has produced DL as identification, and who (did) / (did not) take an oath.

MIKALA B. POWERS
My Commission Expires
NOTARY PUBLIC
July 25, 2026
APPLING COUNTY, GEORGIA

Mikala Powers

Signature of Notary Public (Notary Stamp)

****OFFICIAL USE ONLY****

PLANNING BOARD RECOMMENDATION/ACTION:

APPROVED [ ]
*APPROVED WITH CONDITIONS [ ]
DENIED [ ]

Signature of Chairman: _____

Date: _____ *approved with conditions, see attached.

****OFFICIAL USE ONLY****

BOARD OF COUNTY COMMISSIONERS ACTION:

APPROVED [ ]
*APPROVED WITH CONDITIONS [ ]
DENIED [ ]

Signature of Chairman: _____
Date: _____ *approved with conditions, see attached.

Rev 05/08

http://www.flaglercounty.org/doc/dpt/compprint/Incddev/flum%20-10.pdf

June 28, 2026

Flagler County Planning and Zoning Board
1769 E. Moody Blvd.
Bunnell, Fl. 32110

REF: Parcel ID 25-12-28-5600-000N0-0021
W. CR2006

To Whom it May Concern:

Attached is the application rezoning and changing the future land use amendment on this property. It was purchased without the knowledge that a previous owner had divided the original parcel without going through the property county channels.

The present zoning is AC and the proposed zoning will be MH1 to accommodate the placing of a Manufactured home at this location for a residence.
The current land use is Ag Timber. I am not sure this will change as the adjacent properties and all along CR2006 W is also Ag Timber.

The adjacent property owners are:

Malagisi Enterprise Inc
15 Coconut Court
Palm Coast, FL 32137

Kirk K & Shelia J Robertson
555 Jack Lane
Satsuma, FL 32189

The Owner of the property is:
Lewmc Inc
263 Gardner Road
Baxley, GA 31513

If you require any additional information or we are missing something please call Penny Buckles at 386-931-6597.

Thank you for your consideration of this request.

Penny Buckles
Agent for Owner

Attachment A

FLAGLER COUNTY PROPERTY APPRAISER





Legend

- Parcels
- Roads
- Streams and Rivers

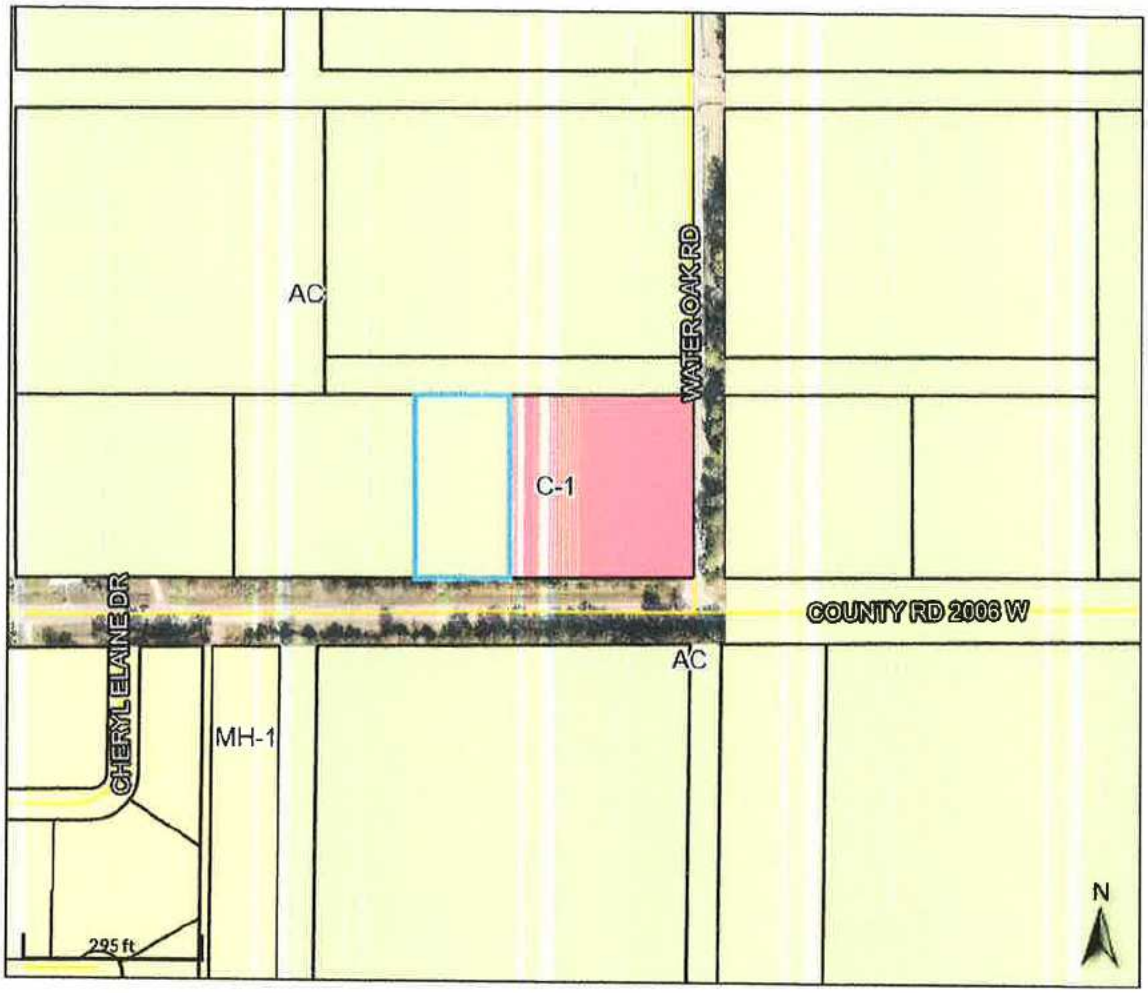
Parcel ID	25-12-28-5600-000N0-0021	**Owner**	LEWMC INC 263 GARDNER ROAD BAXLEY, GA 31513	**Land Value**	$25,250	**Last 2 Sales**			
Prop ID	5837			**Ag Land Value**	$0	**Date**	**Price**	**Reason**	**Qual**
Class Code	VACANT			**Building Value**	$0	2/6/2023	$49900	V	Q
Taxing District	5	**Physical Address**	n/a	**Misc Value**	$0	4/11/2005	$38500	V	U
GIS sqft	44,198.516			**Just Value**	$25,250				
				Assessed Value	$25,250				
				Exempt Value	$0				
				Taxable Value	$25,250				

Date created: 6/28/2026
Last Data Uploaded: 6/27/2026 8:03:09 PM

Developed by SCHNEIDER GEOSPATIAL

Attachment D

FLAGLER COUNTY PROPERTY APPRAISER





Overview

Legend

- Parcels
- Roads
- Streams and Rivers

Unincorporated Zoning

- AC
- AC-2
- AG&S (B)
- C-1
- C-2
- CN
- I-PUD
- IND
- MH-1
- MH-2
- MH-3
- MUH-PUD
- NRC-PUD
- O-1
- P&G
- PUD
- R-1
- R-1B
- R-1C
- R-1D
- R-3B
- R/C

Parcel ID	25-12-28-5600-000N0-0021	**Owner**	LEWMC INC 263 GARDNER ROAD BAXLEY, GA 31513	**Land Value**	$25,250
Prop ID	5837			**Ag Land Value**	$0
Class Code	VACANT			**Building Value**	$0
Taxing District	5	**Physical Address**	n/a	**Misc Value**	$0
GIS sqft	44,198.516			**Just Value**	$25,250
				Assessed Value	$25,250
				Exempt Value	$0
				Taxable Value	$25,250

Last 2 Sales

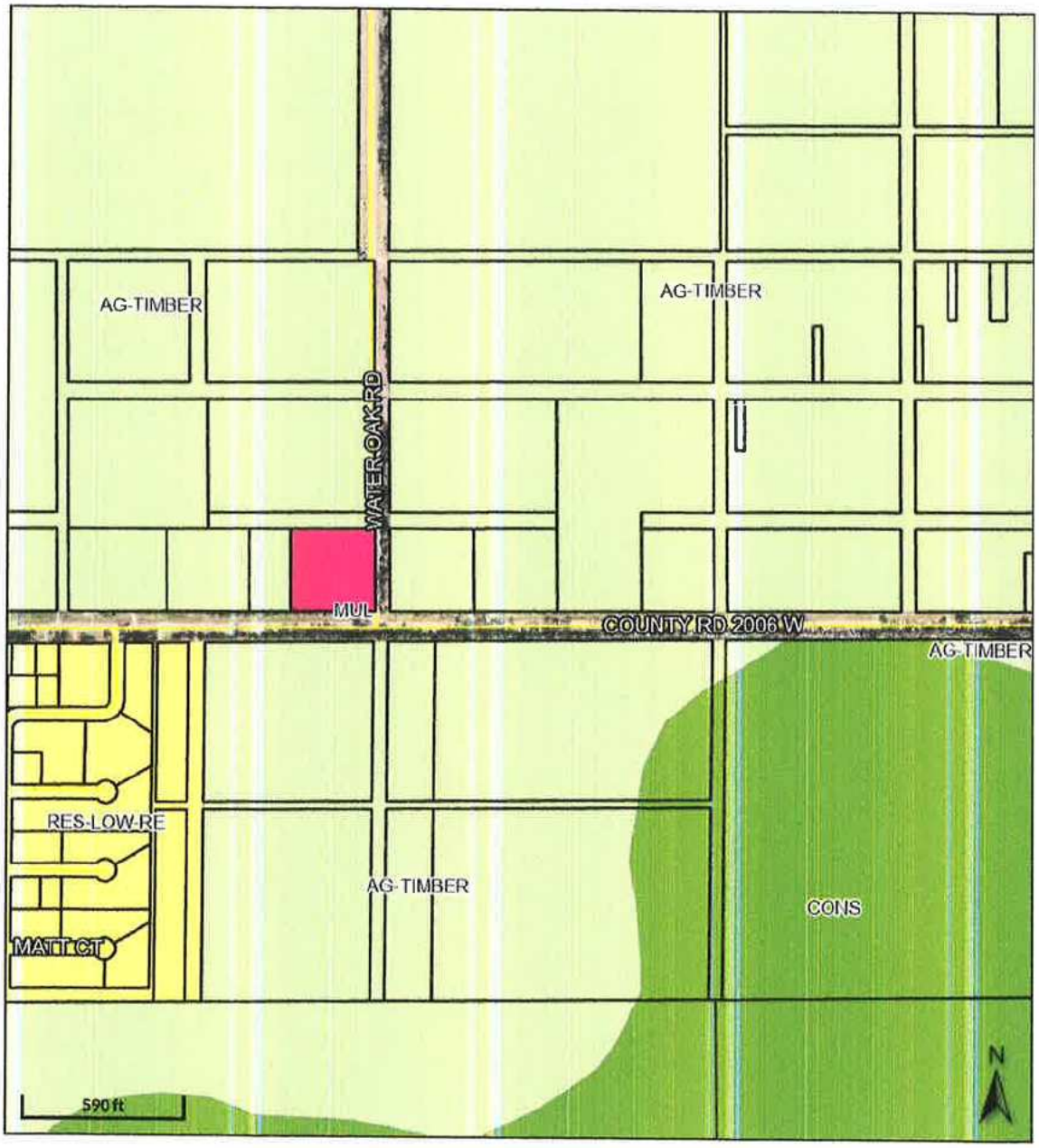
Date	Price	Reason	Qual
2/6/2023	$49900	V	Q
4/11/2005	$38500	V	U

Date created: 6/28/2026
Last Data Uploaded: 6/27/2026 8:03:09 PM

Developed by

Attachment E

FLAGLER COUNTY PROPERTY APPRAISER



Overview



Legend

- Parcels
- Roads
- Streams and Rivers

Unincorporated FLUM

- AGRICULTURE
- AGRICULTURE & TIMBERLANDS
- COMMERCIAL: HIGH INTENSITY
- COMMERCIAL: LOW INTENSITY
- CONSERVATION
- EDUCATIONAL USES
- INDUSTRIAL
- MIXED USE: HIGH INTENSITY
- MIXED USE: LOW INTENSITY
- RECREATION & OPEN SPACE
- RESIDENTIAL: HIGH DENSITY
- RESIDENTIAL: LOW DENSITY / RURAL ESTATE
- RESIDENTIAL: MEDIUM DENSITY
- RESIDENTIAL: LOW DENSITY/SINGLE FAMILY
- WATER

Date created: 6/28/2026
Last Data Uploaded: 6/27/2026 8:03:09 PM

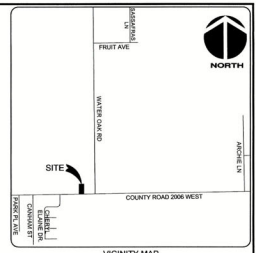
Developed by SCHNEIDER GEOSPATIAL

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

TAX PARCEL ID 25-12-28-5600-000N0-0021
SECTION 25, TOWNSHIP 12 SOUTH, RANGE 28 EAST
FLAGLER COUNTY, FLORIDA

N

20' 0 20' 40'
SCALE- 1 INCH - 20 FEET

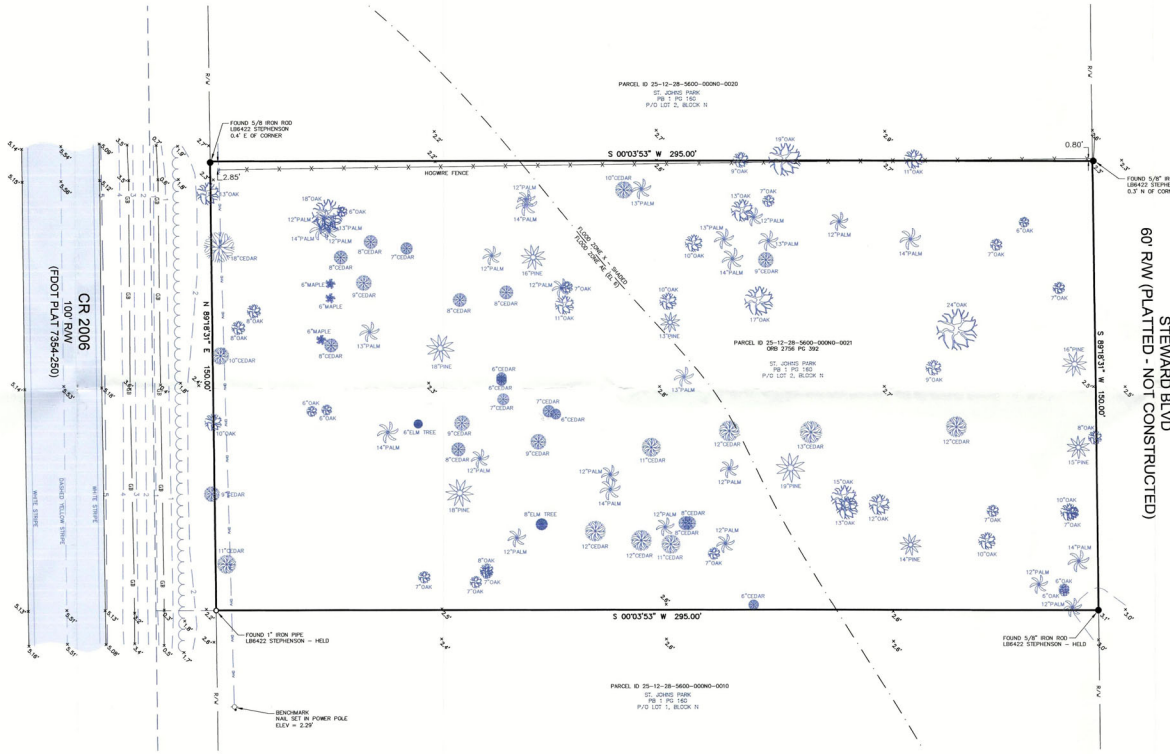


VICINITY MAP
(NOT TO SCALE)

PROPERTY DESCRIPTION:

TAKEN FROM OFFICIAL RECORD BOOK 2576, PAGE 392 OF THE PUBLIC RECORDS IN FLAGLER COUNTY, FLORIDA.

THE EAST 1/2 OF LOT 2, BLOCK N, ST. JOHNS PARK SUBDIVISION IN SECTION 25, TOWNSHIP 12 SOUTH, RANGE 28 EAST, ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 1, PAGE 16, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND IN PLAT BOOK 1, PAGE 160, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



SYMBOL LEGEND	
	CEDAR TREE - SIZED AS NOTED
	ELM TREE - SIZED AS NOTED
	IRON PIPE FOUND
	IRON ROD FOUND
	MAPLE TREE - SIZED AS NOTED
	OAK - SIZED AS NOTED
	PALM - SIZED AS NOTED
	PINE - SIZED AS NOTED
	WOOD UTILITY POLE W/ TRANSFORMER

ABBREVIATIONS		
CR	=	COUNTY ROAD
ELEV	=	ELEVATION
FDOT	=	FLORIDA DEPARTMENT OF TRANSPORTATION
GNSS	=	GLOBAL NAVIGATION SATELLITE SYSTEM
LB	=	LICENSED BUSINESS
LS	=	LICENSED SURVEYOR
NGS	=	NATIONAL GEODETIC SURVEY
ORB	=	OFFICIAL RECORD BOOK
PB	=	PLAT BOOK
PG	=	PAGE
PID	=	POINT IDENTIFIER
P/O	=	PART OF
PSM	=	PROFESSIONAL SURVEYOR AND MAPPER
RTK	=	REAL TIME KINEMATICS

SURVEYORS NOTES:

1. THIS IS A MAP OF BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY, THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING SITE IMPROVEMENTS AND THE PROPERTY GEOMETRY AS DEFINED BY THE PROPERTY DESCRIPTION ON THE FACE OF THIS SURVEY MAP.
2. EVERY EFFORT HAS BEEN MADE TO ACCURATELY IDENTIFY THE SPECIES OF TREES SHOWN HEREON. THE TREES SHOWN HEREON WERE IDENTIFIED BY INDIVIDUALS THAT DO NOT PRACTICE IN THE FIELD OF DENDROLOGY OR BOTANY. IT IS POSSIBLE THAT SOME TREES SHOWN ON THIS SURVEY WERE MISTAKENLY IDENTIFIED.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, TITLE REPORT OR TITLE OPINION.
4. THE PROPERTY DESCRIPTION SHOWN HEREON WAS TAKEN FROM OFFICIAL RECORD BOOK 2756 PAGE 392, AS RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA..
5. EASEMENTS SHOWN HEREON ARE PER THE RECORDED PLAT OR INFORMATION OBTAINED BY A CURSORY SEARCH OF THE PUBLIC RECORDS OF FLAGLER COUNTY.
6. NO INSTRUMENTS OF RECORD WERE PROVIDED TO THIS SURVEYOR.
7. THERE MAY BE ADDITIONAL COVENANTS, EASEMENTS, RESERVATIONS AND/OR, RESTRICTIONS NOT SHOWN ON THIS SURVEY RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.
8. THE HORIZONTAL LOCATION OF THE POINTS HEREON WERE ESTABLISHED BY GNSS RTK OBSERVATIONS USING A CARLSON SURVEYOR2 DATA COLLECTOR AND A CARLSON BRX7 RECEIVER WITH FDOT-FPRN BASELINE CORRECTIONS. THE RELATIVE POSITIONAL PRECISION DOES NOT EXCEED 3 CENTIMETERS PLUS 50 PARTS PER MILLION.
9. THE BASIS OF BEARINGS FOR THIS SURVEY AS SHOWN ALONG THE EXTERIOR PROPERTY LINES WERE ESTABLISHED BY GNSS RTK OBSERVATIONS USING A CARLSON SURVEYOR2 DATA COLLECTOR AND A CARLSON BRX7 RECEIVER WITH FDOT-FPRN BASELINE CORRECTIONS AND ARE REFERENCED TO THE FLORIDA STATE PLANE EAST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983(2011).
10. THIS SURVEY MAKES NO CLAIMS REGARDING OWNERSHIP OR RIGHTS OF POSSESSION.
11. ALL DIMENSIONS SHOWN HEREON ARE STATED IN U.S. SURVEY FEET AND DECIMALS THEREOF. FOOT TO METER CONVERSION FORMULA IS 1 US FT = 0.304800609601 M.
12. THE ELEVATION OF THE POINTS HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) USING NGS BENCHMARK Q 611, PID DW5482 AND WERE ESTABLISHED BY DIFFERENTIAL LEVELING AND TRIGONOMETRIC LEVELING PROCEDURES USING A LEICA AUTO LEVEL AND SOKKIA TOTAL STATION INSTRUMENTS.
13. THE VERTICAL ERROR OF CLOSURE FOR THIS SURVEY IS LESS THAN OR EQUAL TO 0.05' TIMES THE SQUARE ROOT OF THE BENCH LOOP IN MILES.
14. UNDERGROUND FOUNDATIONS, IF ANY, WERE NOT LOCATED.
15. ANY REFERENCE TO UTILITIES THAT ARE SHOWN ON THIS MAP, HAVE BEEN LOCATED FROM VISIBLE EVIDENCE THAT EXISTED AT OR ABOVE THE SURFACE OF THE EARTH AT THE TIME OF THIS SURVEY. NO UNDERGROUND UTILITY INFORMATION WAS COLLECTED OR VERIFIED AS PART OF THIS SURVEY.
16. THIS PROPERTY LIES WITHIN ZONE X-SHADED - 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND ZONE AE, EL 6, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, (NFIP FIRM) MAP NUMBER 12035C0195E, WITH A REVISED DATE OF JUNE 6, 2018.
17. THIS SURVEY WAS PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE FOLLOWING PARTY(IES): WENDY MCGREW AND IS NON-TRANSFERABLE TO ANY OTHER PARTY(IES). THIS SURVEY SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL. ANY RE-USE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH IT WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR AND MAPPER, WILL BE DONE SO AT THE RISK OF THE USING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR AND MAPPER.
18. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
19. THIS SURVEY WAS CONDUCTED PER SECTION 472.027 FLORIDA STATUTES AND IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, UNDER THE RESPONSIBLE CHARGE OF THE SIGNING SURVEYOR NAMED BELOW.
20. THIS SURVEY IS NOT VALID UNLESS SIGNED BY THE PROFESSIONAL SURVEYOR AND MAPPER NOTED, AND EMBOSSED WITH THE SURVEYOR'S SEAL.
21. THIS SURVEY MAP WAS PREPARED AT A SCALE OF 1 INCH EQUALS 20 FEET ON 24 INCH BY 36 INCH MEDIA. THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED INFORMATION.
22. FIELD WORK FOR THIS SURVEY WAS PERFORMED ON FEBRUARY 22, 2023, FEBRUARY 27, 2023, MARCH 06, 2023 THROUGH MARCH 08, 2023 AND MARCH 30, 2023.

DATE	REVISION	BY

LINE TYPES

- EDGE OF VEGETATION
- OHW — OHW — OVERHEAD WIRES
- R/W — RIGHT-OF-WAY
- GB — GRADE BREAK LINE

I HEREBY CERTIFY THAT THIS SURVEY OF THE SUBJECT PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY SUPERVISION AS SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN THE FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES SECTION 472.027, BEING SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

SIGNED _____
JOSEPH JAY WOOLDRIDGE, PSM LS6994
DATE MARCH 30, 2023

ATLANTIC DRAFTING & SURVEYING, INC.
1362 N. US HWY 1, SUITE 304
ORMOND BEACH, FLORIDA 32174
PHONE: 386-264-8490 - LB#8179

COPYRIGHT 2023

AD&S NO. 2023-CON-054
DRAWN JEX
CHECKED JJW
SHEET NO 1 OF 1

FILE LOCATION: S:_AD&S Survey Projects 2023\2023-CON-054 - CR-2006 - Wendy\ CR-2006 Bndry-Topo-Tree-Site_PRJ\ dwg\2023-CON- 054 Bndry-Topo-Tree.dwg

Growth Management Department
Planning & Zoning
1769 E. Moody Blvd, Bldg. 2
Bunnell, FL 32110

www.flaglercounty.gov
Phone: (386)313-4009
Fax: (386)313-4109

TECHNICAL REVIEW COMMITTEE COMMENTS

DATE: August 19, 2026

Project #: 2026070040 / AR #6668

Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department	386-313-4002
Flagler County Planning Department	386-313-4009
Flagler County Development Engineering	386-313-4082
County Attorney	386-313-4005
Flagler County Fire Services	386-313-4258
E-911 GIS Specialist	386-313-4274
Environmental Health Department	386-437-7358
Flagler County School Board	386-586-2386

Attachment: Staff Comments

Reviewing Department Comments

CA1 - COUNTY ATTORNEY

Comments:
Rejected By: SARAH SPECTOR - -
When providing Affidavit of Authorization for property owner, please also include corporate information, as LEWMC, Inc. (not LLC as reflected on the application) does not appear to be registered to do business in Florida. Such registration is not required, but proof of registration in a state is needed.

ENGIN1 - DEVELOPMENT ENGINEERING (386-313-4082)

Comments:
Marked INFORMATION By: SUSAN GRAHAM - (386)313-4082 - SGRAHAM@FLAGLERCOUNTY.GOV
1.No comments at this time.

ZON - ZONING (386-313-4009)

Comments:
Rejected By: HANNAH LADEMANN - - HLADEMANN@FLAGLERCOUNTY.GOV

1. Provide deed.
2. Provide Owner's Authorization form. Must be signed by registered agent for owner Lewmc, Inc. and notorized.
3. MH-1 is not a future land use designation. Most applicable future land use designation is Residential Low Density/Rural Estate.
4. As the proposed FLU amendment will result in 1 dwelling unit, staff will perform the the required population, transportation, recreation and open space, water and sewer, and solid waste analysis.

Growth Management Department
Planning & Development
1769 E. Moody Blvd, Bldg. 2
Bunnell, FL 32110

FLAGLER COUNTY FLORIDA

Flaglercounty.gov
Phone: (386)313-4009

September 25, 2026

«OwnerName» «OwnerAddress1»
«OwnerAddress2»
«OwnerCityStZip»

RE: Project No. 2026070040 – AR No. 6668 – Small Scale Future Land Use Map Amendment from Agriculture & Timberland to Residential: Low Density/Rural Estate

Dear Property Owner,

As an owner of property within 300' of the property referenced herein, the Flagler County Planning Department, in accordance with Section 2.07.00 of the Flagler County Land Development Code, advises you that:

> A request has been made by Penny Buckles on behalf of LEWMC, LLC for an amendment to the Future Land Use Map by amending the designation of a total 1.01 acres more or less, located on County Road 2006 W.; Parcel Number 25-12-28-5600-000N0-0021; from Agriculture & Timberland to Residential: Low Density/Rural Estate.

You are hereby notified that the public hearings will be held as follows:

FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD – for recommendation to the Board of County Commissioners on transmittal – **October 13, 2026 at 6:00 p.m**. in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Blvd., Building 2, Bunnell, FL 32110.

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS – Transmittal Hearing – **November 16, 2026 at 5:30 p.m.** or soon thereafter in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Blvd., Building 2, Bunnell, FL 32110.

For purposes of reviewing this amendment, the Board of County Commissioners will also be sitting in its capacity as the County's Local Planning Agency (LPA). You are welcome to attend and express your opinion. Please direct any questions or concerns via email to planningdept@flaglercounty.gov.

Sincerely,

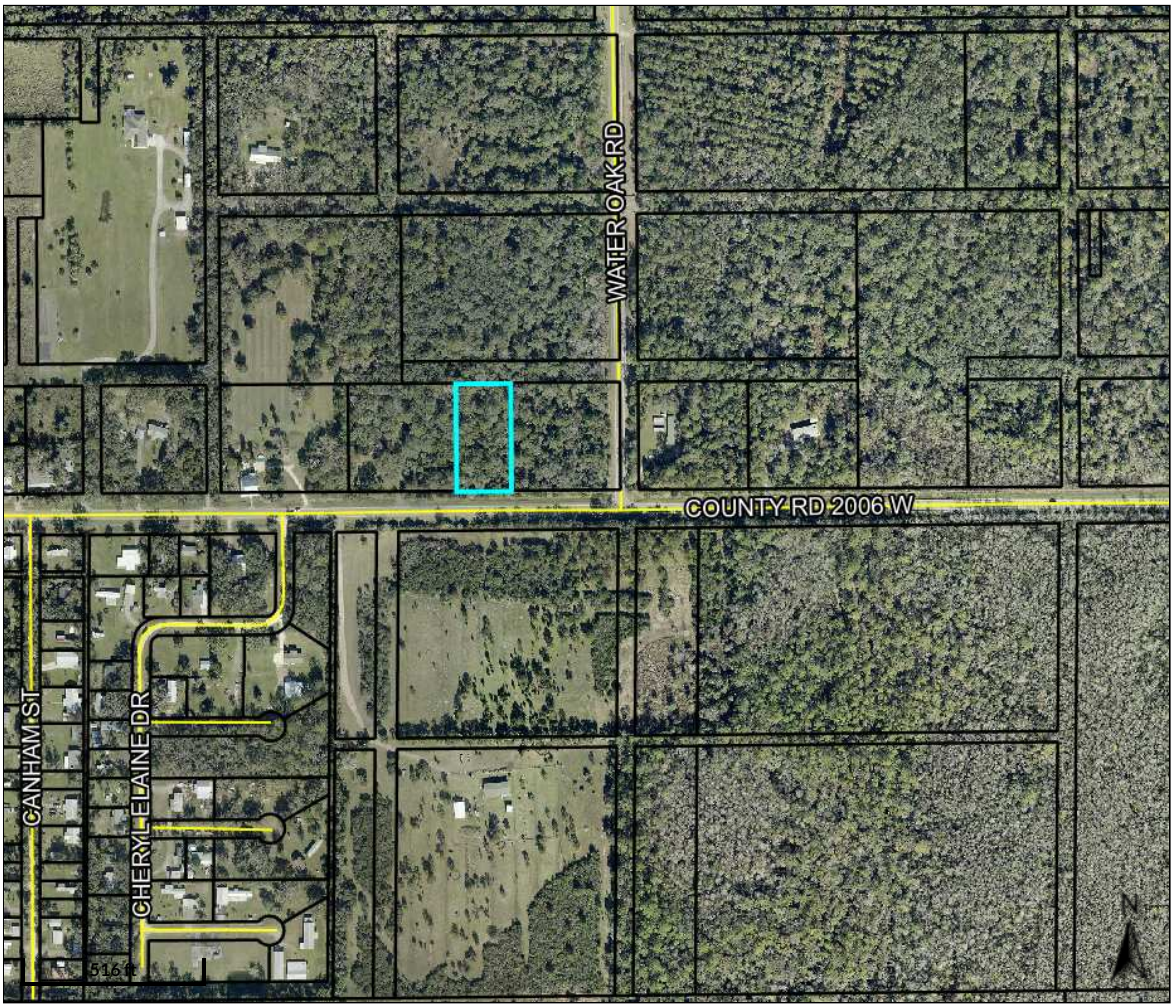
Hannah Lademann

Hannah Lademann
Planner

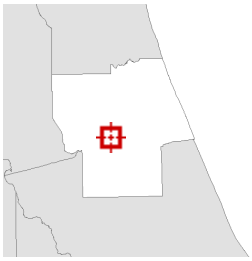
NOTE: PURSUANT TO SECTION 286.0105. FLORIDA STATUTES, IF A PERSON DECIDED TO APPEAL ANY DECISION BY THE BOARD, AGENCY OR COMMISSION WITHRESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR SUCH PURPOSE, HE OR SHEWILL NEED TO ENSURE THAT A VERBATUM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTAMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

Andy Dance	Greg Hansen	Kim Carney	Leann Pennington	Pam Richardson
District 1	District 2	District 3	District 4	District 5

FLAGLER COUNTY PROPERTY APPRAISER



Overview



Legend

- Parcels
- Roads
- Streams and Rivers

Parcel ID	25-12-28-5600-000N0-0021	**Owner**	LEWMC INC 263 GARDNER ROAD BAXLEY, GA 31513	**Land Value**	$25,250	**Last 2 Sales**			
				Ag Land Value	$0	**Date**	**Price**	**Reason**	**Qual**
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Class Code	VACANT					4/11/2005	$38500	V	U
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GIS sqft	44,198.516			**Just Value**	$25,250				
				Assessed Value	$25,250				
				Exempt Value	$0				
				Taxable Value	$25,250				

Date created: 9/22/2026
Last Data Uploaded: 9/22/2026 7:37:11 AM

Developed by SCHNEIDER GEOSPATIAL

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCityStZip	Country
25-12-28-5600-000B0-0020	ROBERTSON KIRK & SHEILA H&W	TRUSTEES	555 JACK LANE		SATSUMA, FL 32189	
25-12-28-5600-000M0-0010	ROBERTSON JED WELBY	& TINA NOCCO ROBERTSON	3436 COUNTY RD 2006 W		BUNNELL, FL 32110	
25-12-28-5600-000N0-0010	MALAGISI ENTERPRISE INC		15 COCONUT COURT		PALM COAST, FL 32137	
25-12-28-5600-000K0-0010	ALVAREZ EUGENIO M		26 HARVEST HILL LANE		STAMFORD, CT 06905	
25-12-28-5600-000U1-0000	DARBY JAMES T & MARGARET T		3421 CR 2006 W		BUNNELL, FL 32110	
25-12-28-5600-000N0-0020	ROBERTSON KIRK K & SHELIA J	H&W TRUSTEES	555 JACK LANE		SATSUMA, FL 32189	
25-12-28-5600-000N0-0021	LEWMC INC		263 GARDNER ROAD		BAXLEY, GA 31513	

I hereby affirm mailed notice to each owner on 9/25/2026 for the Planning and Development Board meeting on 10/13/2026 at 6:00 pm.

Hannah Lademann

Hannah Lademann, Senior Planner

I hereby affirm mailed notice to each owner on 9/25/2026 for the Board of County Commissioners meeting on 11/16/2026 at 5:30 pm.

Hannah Lademann

Hannah Lademann, Senior Planner


NOTICE OF
PUBLIC HEARING
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Observer

PALM COAST OBSERVER; Published Weekly

Palm Coast Flagler County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF FLAGLER

Before the undersigned authority, Brandon Bressner, personally appeared, who under oath, says he/she is a registered representative of Palm Coast Observer, a weekly newspaper published at Palm Coast in Flagler County, Florida, that the attached copy of advertisement, being a
Municipal

in the matter of
NOTICE OF FUTURE LAND USE MAP AMENDMENT-Project No. 2026070040

was published in said newspaper by print in the issue(s) of:
Sept. 24, 2026

and by publication on the newspaper's publicly available website, if authorized, on Sept. 24, 2026

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me this
This 24th day of September, 2026.

(Signature of Notary Public)

OFFICIAL SEAL
JESSIE CATHERINE BORN
Notary Public, State of Illinois
Commission No. 991966
My Commission Expires June 06, 2028

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known _X_ or produced identification ____

Type of identification produced _____

CR 360704

NOTICE OF FUTURE LAND USE MAP AMENDMENT

Pursuant to Section 163.3184, Florida Statutes, the Flagler County Board of County Commissioners hereby gives notice of a proposal to adopt the following

Ordinance titled similar to:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP BY AMENDING THE DESIGNATION OF A TOTAL OF 1.1 ACRES, MORE OR LESS, LYING IN SECTION 25, TOWNSHIP 12 SOUTH, RANGE 38 EAST; FROM AGRICULTURE AND TIMBERLANDS TO RESIDENTIAL LOW DENSITY/ RURAL ESTATE ; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

Project No. 2026070040 / Applicant: Penny Buckles / Owner: Lewmc, Inc
Public hearing on the above-captioned matter will be held as follows:

FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD -

Recommendation to Board of County Commissioners on adoption – October 13, 2026 at 6:00 p.m. in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Blvd., Building 2, Bunnell, Florida, 32110.

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS –

Adoption Hearing – November 16, 2026 at 5:30 p.m. in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Blvd., Building 2, Bunnell, Florida, 32110.

All interested persons are urged to attend these public hearings and be heard. Anyone wishing to express their opinion may attend, telephone 386-313-4009 or write to: Flagler County Planning Department, 1769 E. Moody Blvd, Building 2, Bunnell, FL 32110 or email to
planningdept@flaglercounty.gov.

Copies of the proposal, supporting data and analysis, staff reports and other pertinent information are available for review at the Flagler County Planning & Zoning Dept., 1769 East Moody Boulevard, Bldg, 2, Bunnell, Florida 32110.

PURSUANT TO SECTION 286.0105 OF FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR
COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE MEETINGS SHOULD CONTACT THE PLANNING DEPARTMENT AT (386) 313-4009 AT LEAST 48 HOURS PRIOR TO THE MEETING.

7763-360704