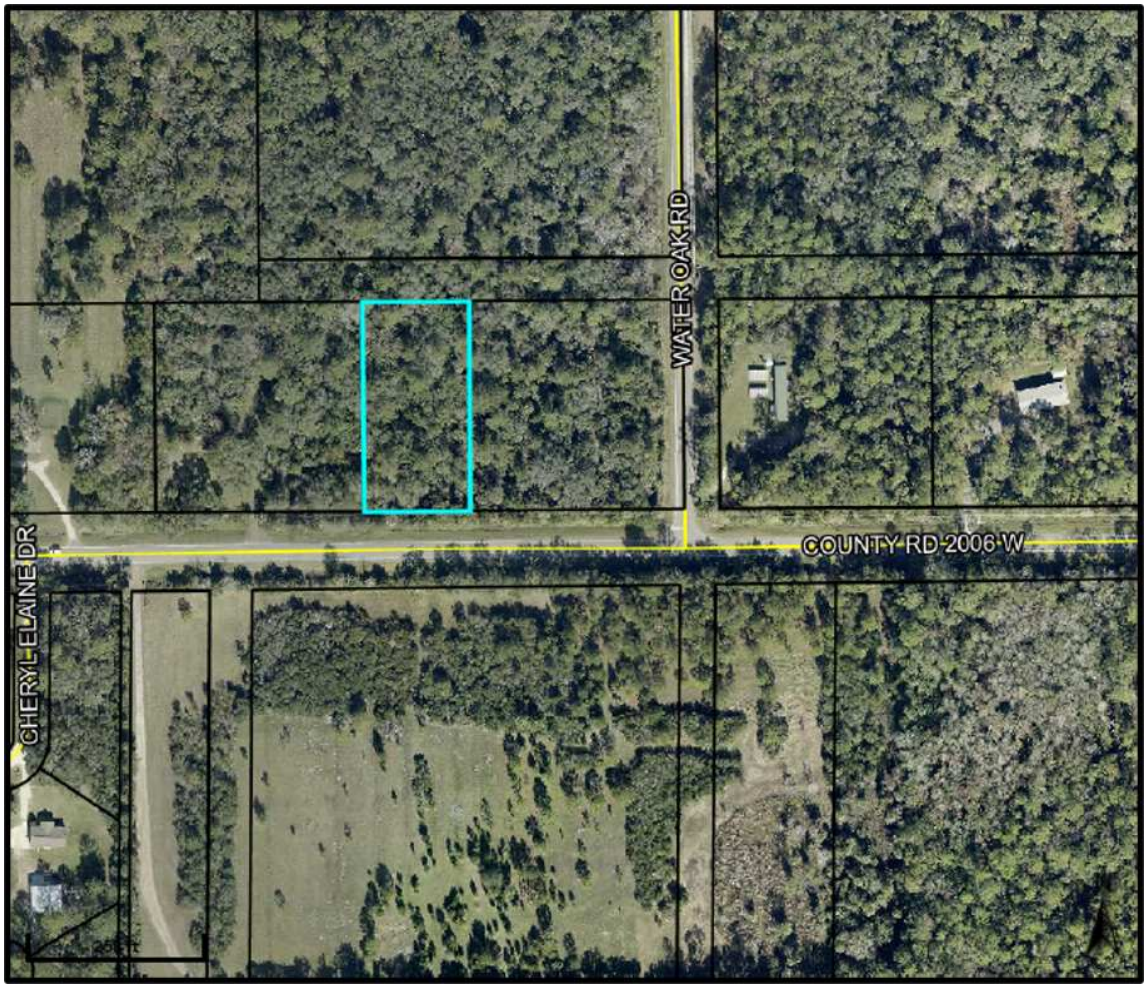
Flagler County Board of County Commissioners
Public Hearings / Agenda Item 9.c.

Meeting Date:	November 16, 2026
Department Contact:	Simone Kenny, Senior Planner
Subject:	**QUASI-JUDICIAL – Project 2026070041 – Request to Rezone from the AC (Agriculture) District to the MH-1 (Rural Mobile Home) District on County Road 2006 W**. Parcel Numbers: 25-12-28-5600-000N0-0021; Project Size: 1.01+/- Acres. Owner: LEWMC Inc. / Applicant: Penny Buckles (AR 6669).

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 rezoning for Parcel Number 25-12-28-5600-000N0-0021 from the AC (Agriculture) District to the MH-1 (Rural Mobile Home) District.

On July 20, 2026 the applicant submitted an application to rezone the subject parcel to allow for residential development. The rezoning is necessary because the property in its current state, zoned AC (Agriculture) District, is unbuildable as a result of an illegal split. The request would rezone 1.01+/- acres of AC (Agriculture) to 1.01+/- acres of MH-1 (Rural Mobile Home), where the subject property would then conform to the zoning district size requirements. The property is accessed from County Road 2006 W.

This application is preceded by an application to amend the Future Land Use Map from Agriculture and Timberland to Residential: Low Density/Rural Estate (Project No. 2026070040).

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 Planning and Development Board at its October 13, 2026 regular meeting. The Board voted unanimously to approve the application.

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:
__X__ quasi-judicial, requiring disclosure of ex-parte communication; or
_____ 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 2026070041, a rezoning from the AC (Agriculture) District to the MH-1 (Rural Mobile Home) District on County Road 2006 W., finding that the proposed rezoning is consistent with the Flagler County Comprehensive Plan and the Flagler County Land Development Code, subject to:

a. development of the subject parcels not to commence until approval of a Future

Land Use Map amendment from Agriculture & Timberland to Residential: Low Density/Rural Estate.

Deny Project 2026070041, a rezoning from the AC (Agriculture) District to the MH-1 (Rural Mobile Home) District on County Road 2006 W., finding that the proposed rezoning is not consistent with the Flagler County Comprehensive Plan and the Flagler County Land Development Code.

Continue the request to rezone 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 rezoning request. Continuing the request to a time and date certain will preserve public notice and provide an opportunity for staff or the applicant to provide additional information.

Attachments:

1. Adoption Ordinance
2. Technical Staff Report
3. Application and Submittals
4. TRC Comments
5. Notice Binder

ORDINANCE NO. 2026 – ___

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA AMENDING THE ZONING CLASSIFICATION OF A TOTAL OF 1.01 ACRES, MORE OR LESS, LYING IN SECTION 25, TOWNSHIP 12 SOUTH, RANGE 28 EAST, FROM AC (AGRICULTURE) DISTRICT TO MH-1 (RURAL MOBILE HOME) DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, LEWMC, Inc. is the owner of Parcel Number: 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, the owner of the subject property is seeking the approval of this Ordinance rezoning the subject property from the AC (Agriculture) District to the MH-1 (Rural Mobile Home) District; and

WHEREAS, the subject property is designated as Residential: Low Density/Rural Estate on the 2010-2035 Flagler County Future Land Use Map; and

WHEREAS, Future Land Use Table A.3 of the 2010-2035 Flagler County Comprehensive Plan lists MH-1 (Rural Mobile Home) among the listed zoning districts consistent with the Residential: Low Density/Rural Estate Future Land Use designation; and

WHEREAS, approval of this ordinance rezoning from the AC (Agriculture) District to the MH-1 (Rural Mobile Home) District is consistent with the 2010-2035 Flagler County Comprehensive Plan; and

WHEREAS, on October 13, 2026, the Planning and Development Board conducted a public hearing on this request 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 rezoning and voted to approve the proposed rezoning; and

WHEREAS, public notice of this action has been provided in accordance with Section 125.66, 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 above Recitals are incorporated herein as Findings of Fact.

B. The Board of County Commissioners, pursuant to Section 3.04.02 of the Flagler County Land Development Code, finds as follows:

1. The rezoning from the AC (Agriculture) District to the MH-1 (Rural Mobile Home) District does not adversely affect the orderly development of Flagler County and complies with applicable Comprehensive Plan goals, objectives and policies; and

2. The rezoning from the AC (Agriculture) District to the MH-1 (Rural Mobile Home) District will not adversely affect the health and safety of residents or workers in the area and will not be detrimental to the use of adjacent properties or the general neighborhood.

Section 2. REZONING

A. The subject property containing 1.01 acres, more or less, and legally described in Exhibit “A” attached hereto and made a part hereof is hereby rezoned from the AC (Agriculture) District to the MH-1 (Rural Mobile Home) District

B. The Flagler County Official Zoning Map shall be amended to reflect this rezoning.

Section 3. EFFECTIVE DATE

A. This Ordinance shall take effect upon the recording of this Ordinance and the attached Agreement in the Public Records of Flagler County, Florida.

The recording of this Ordinance shall not occur prior to the effective date of the concurrent Future Land Use amendment related to, and which is a prerequisite for, this rezoning ordinance. Due to statutory requirements, the concurrent Future Land Use amendment shall become effective (31) thirty-one days following its adoption, unless the Future Land Use amendment is timely challenged, in which case the concurrent Future Land Use amendment shall not become effective until the Department of Economic Opportunity or the Administration Commission issues a final order determining that the adopted amendment is in compliance.

B. If the concurrent Future Land Use amendment ordinance is not challenged, this Ordinance shall be recorded within forty-five (45) days following the date of adoption of this Ordinance.

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

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

By:_____
Leann Pennington, Chair

ATTEST:

By:_____
Tom Bexley, Clerk of the Circuit Court and Comptroller

Approved as to Form:

_____
Sarah Spector, Assistant County Attorney

Exhibit A

Legal Description

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.

PROJECT NO. 2026070041
REZONING
LEWMC INC.
TECHNICAL STAFF REPORT

Project: Rezone from the AC (Agriculture) District to the MH-1 (Rural Mobile Home) District

Application #/Project #: 6669/2026070041

Owners: LEWMC, Inc.

Applicant/Agent: Penny Buckles

Parcel #: 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:
The applicant has proposed a rezoning to the MH-1 (Rural Mobile Home) District to coincide with a Future Land Use Map amendment being considered under Project No. 2026070040. This rezoning to MH-1 is contingent on the adoption of the Future Land Use amendment. The rezoning is necessary because the property in its current state, zoned AC (Agriculture) District, is unbuildable as a result of an illegal split.

Lewmc, Inc., a Georgia Corporation, purchased the subject property on February 6, 2023 through a Warranty Deed recorded February 13, 2023 at Official Records Book 2756, Page 392, Public Records of Flagler County, Florida. Planning Department Staff was contacted in May of 2026 to determine if the lot was buildable. In researching, Staff discovered the creation of the subject property could be traced back to a 2005 split of a Lot of Record, resulting in an unbuildable parcel.

The subject property is part of the St. Johns Park Subdivision Plat originally recorded in the St. Johns County Public Records at OR Book 1, Page 160. As part of the St. Johns Park Subdivision, the platted lots are recognized as Lots of Record. Per Land

Development Code Section 3.02.04.G, Lots of Record are those lots established/platted prior to the adoption of the Flagler County Land Development Code, that do not conform to the dimensional requirements of the zoning district assigned and may be developed and used for a single-family dwelling so long as the zoning district allows. The current zoning district is AC (Agriculture) which has a minimum size requirement of 5 acres and a 200 foot width to be a buildable parcel. However, being a Lot of Record would allow each of the original platted lots in the St. Johns Park Subdivision to be developed with a single-family dwelling even if they do not conform the 5 acres and 200' width dimensional requirement.

The original property, prior to being split, was part of a larger parcel previously described, in part, as all of Block N in Official Records Book 30, Page 303, PRFCF, under the ownership of Walton and Marjorie Kinney. It appears that the first sale of the property was in 2004, in which Mr. Kinney conveyed Lots 1 and 2, Block N, St. Johns Park Subdivision to Gerado and Maria Malagisi in the deed recorded at Official Records Book 1176, Page 234, ORFCF. Mr. and Mrs. Malagisi then conveyed back to Mr. Kinney Lot 2, Block N, St. Johns Park Subdivision according to the deed recorded at Official Records Book 1229, Page 1856, PRFCF. Once back in the ownership of Mr. Kinney, the illegal split happened when he conveyed the "East ½ of Lot 2, Block N, St. Johns Park Subdivision to John Smith in the deed recorded at Official Records Book 1229, Page 1858, PRFCF.

Lots of Record, being those non-conforming lots platted prior to the adoption of the Land Development Code, can not be split to create additional non-conforming lots. Parcel No. 25-12-28-5600-000N0-0021 is a remnant of that latest split, currently described as being "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 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" per the deed recorded at Official Records Book 2756, Page 392, PRFCF and is not a buildable parcel resulting from the illegal split of the non-conforming lot of record.

The request would rezone 1.01+/- acres of AC (Agriculture) District to 1.01+/- acres of MH-1 (Rural Mobile Home) District, where the subject property would then conform to the zoning district size requirements. The project is accessed from County Road 2006 W.

Standards for Review

LDC Section 3.07.05, *Rezoning - action by the Planning and Development Board and Board of County Commissioners*. The Flagler County Planning and Development Board may recommend and the Flagler County Commission may enact an ordinance amending the zoning classification of the subject parcel. The adopted Flagler County Land Development Code lacks specific standards for review of a rezoning request; however,

generally a request should be consistent with the adopted Comprehensive Plan and the following suggested standards:

A. For all rezoning requests, the requested zoning designation must be consistent with the Future Land Use designation of the parcel as depicted on the adopted Future Land Use Map and as described in the Future Land Use Element of the adopted Flagler County Comprehensive Plan.

The proposed rezoning is a companion to the currently pending Future Land Use Map Amendment (Project No. 2026070040) to place the subject parcel in the Residential Low Density/Rural Estate future land use category. As identified in Future Land Use Element Table A.3, the requested MH-1 (Rural Mobile Home) zoning district is consistent with the requested Residential: Low Density/Rural Estate future land use category, and the proposed Future Land Use Map amendment is required to become effective before the rezoning takes effect. The proposed development is not permitted until the future land use and zoning are in place. Therefore, the rezoning request is consistent with this review standard.

B. The requested zoning designation must be consistent with the goals, objectives, and policies of the Flagler County Comprehensive Plan.

The proposed rezoning designation is consistent with the goals, objectives and policies of the Comprehensive Plan, including the following policies:

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 this request 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.

C. The requested zoning designation must be compatible with the adjacent and surrounding land uses. Land uses shall include, but not be limited to permitted uses, structures, and activities allowed within the Future Land Use category and zoning district. Compatibility shall be based on characteristics which can impact adjacent or surrounding uses including type of use, height, appearance, aesthetics, odors, noise, smoke, dust, vibration, traffic, sanitation, drainage, fire risk, environmental impacts, maintenance of public infrastructure, availability of potable water and sanitary sewer, and other necessary public services.

The requested zoning of MH-1 should be considered compatible with that of the surrounding area. The property directly to the West is also a non-conforming Lot of Record in the AC – Agriculture District and can only be developed for a single-family use. The property directly to the East, though zoned C-1 – Neighborhood Commercial, is vacant undeveloped and when developed would require buffering from adjacent non-commercial uses. The property to the North, on the other side of a paper roadway (right-of-way), though zoned AC – Agriculture, is vacant undeveloped. The property directly to the South, on the other side of County Road 2006 W, is 29.5+/- acres in size with a split AC – Agriculture and MH-1 – Rural Mobile Home zoning designation. While the has Agricultural zoning, the use of the property is residential being developed with a single mobile home dwelling and benefiting from no bona fide

Agricultural Exemption. To the direct West of 29.5+/- acres property lying South of County Road 2006 W, are three residential streets all with developed MH-1 – Rural Mobile Home parcels.

Additionally, development resulting from this rezoning will comply with the use and development standards set forth in the Land Development Code.

D. The requested zoning will not adversely impact or exceed the capacity or the fiscal ability of Flagler County to provide available public facilities, including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities.

Residential Development resulting from the requested rezoning will comply with the County's impact fee and concurrency management processes. Access to the property would be directly on County Road 2006 W, a paved right-of-way maintained by the County. Applicability of water and sewer will be handled through the Florida Department of Health resulting in a private well and septic system.

E. The requested zoning shall not be approved if any of the proposed permitted uses or activities result in a public nuisance.

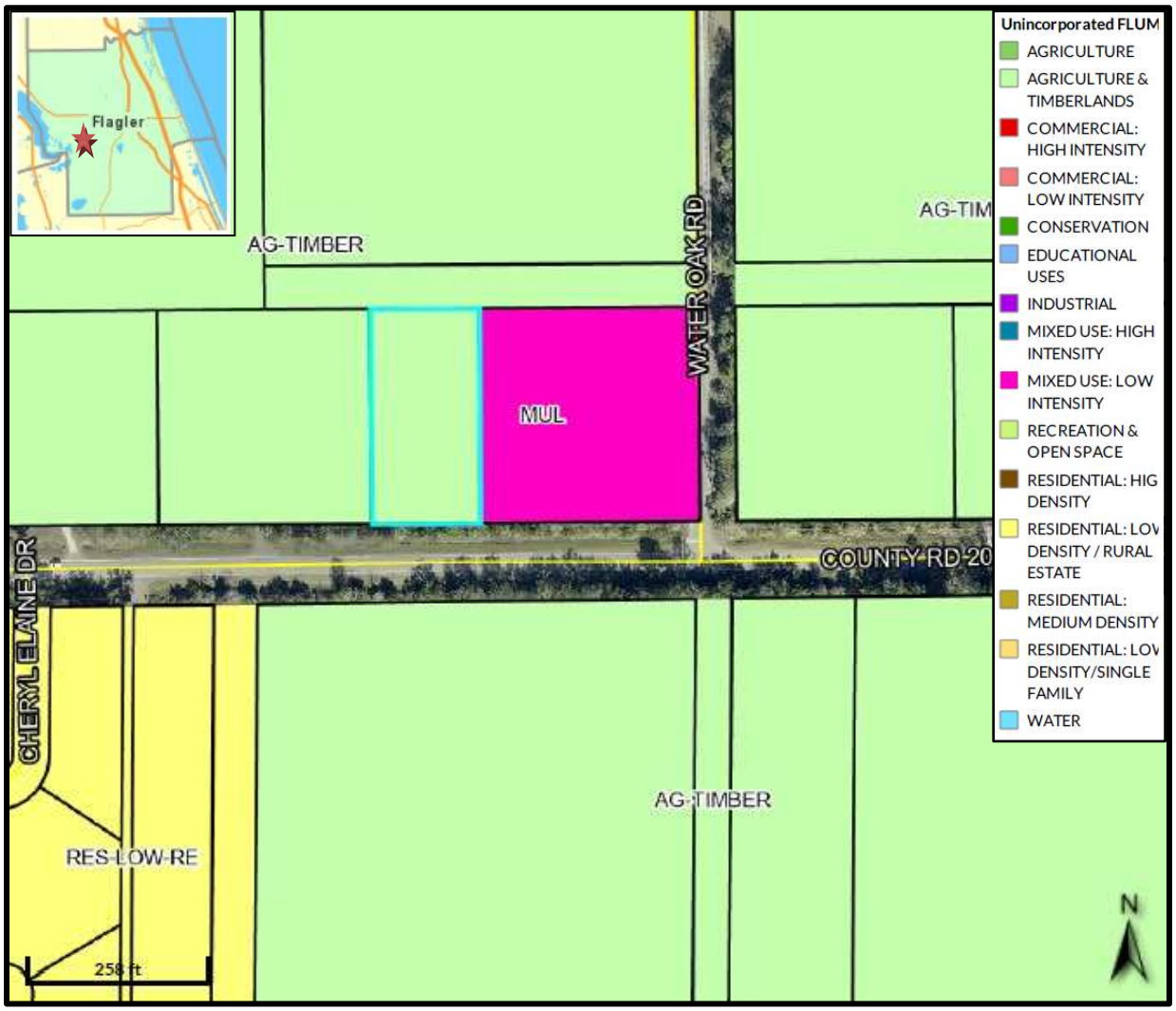
The proposed permitted uses within the proposed MH-1 zoning district are consistent and compatible with the character of the surrounding areas and with the land use and zoning entitlements of surrounding lands. Several parcels facing County Road 2006 W are currently developed with primary residential uses. Therefore, the rezoning will not result in public nuisance and will support the highest and best use of the subject parcel. All proposed uses will be required to meet the dimensional requirements of the Land Development Code.

F. The requested zoning shall not be approved if any of the proposed traffic flow of the permitted uses have an unreasonable impact on the contiguous and surrounding area; or if the proposed traffic has an unreasonable impact upon the projected wear and tear of any public roadway designed to carry lighter traffic than proposed with the rezoning; or if the proposed traffic results in an unreasonable danger to the safety of other traffic, pedestrians, and bicyclists.

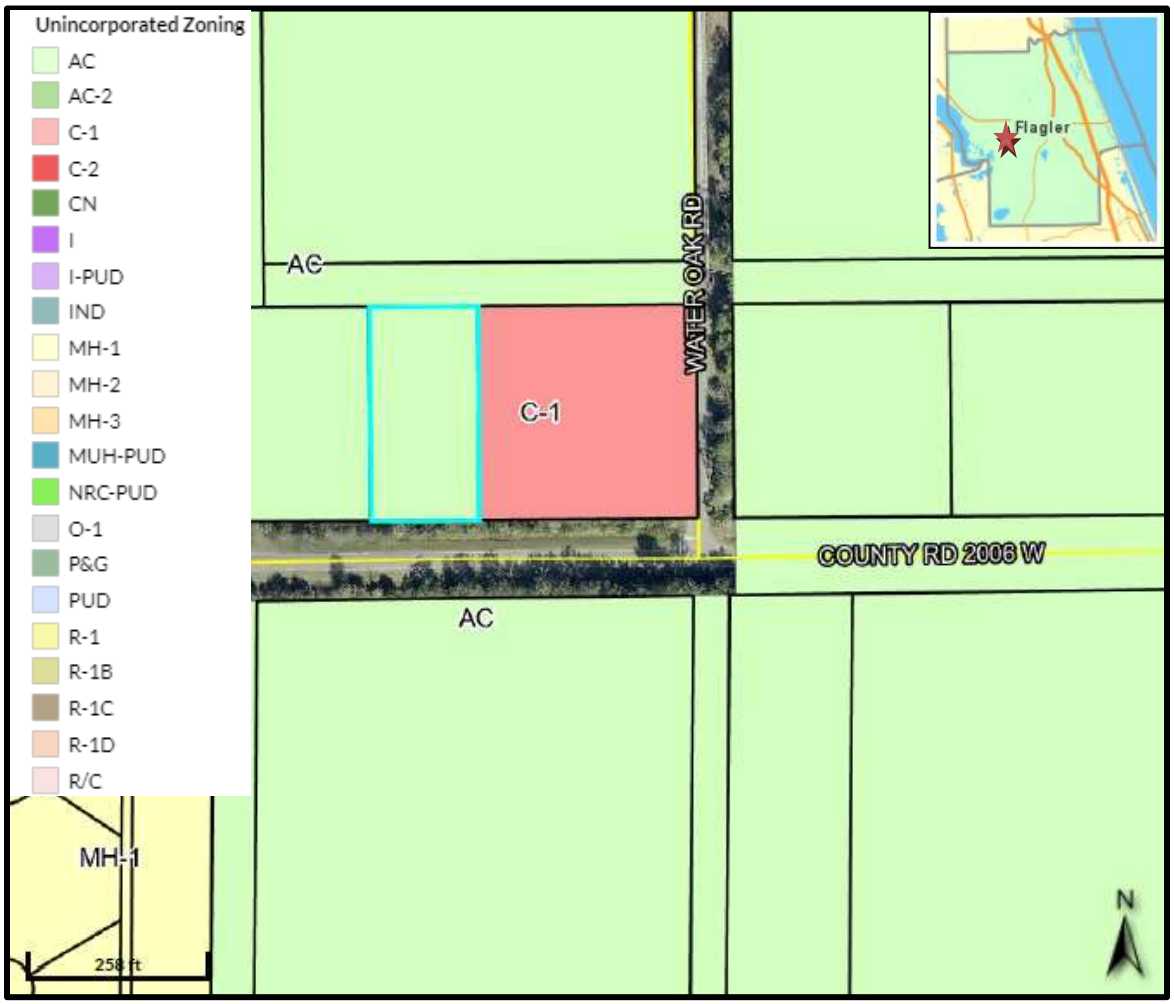
Pursuant to Land Development Code Sec. 8.10.06.B.2., when determining the project impact, the Planning Department shall provide a trip analysis for all projects generating up to five hundred trips. Based on our analysis, with an increase in 16+ daily trips, no such failing or unreasonable impact to the contiguous or surrounding area exists.

Overall, the requested rezoning to the MH-1 district is consistent with development in the vicinity.

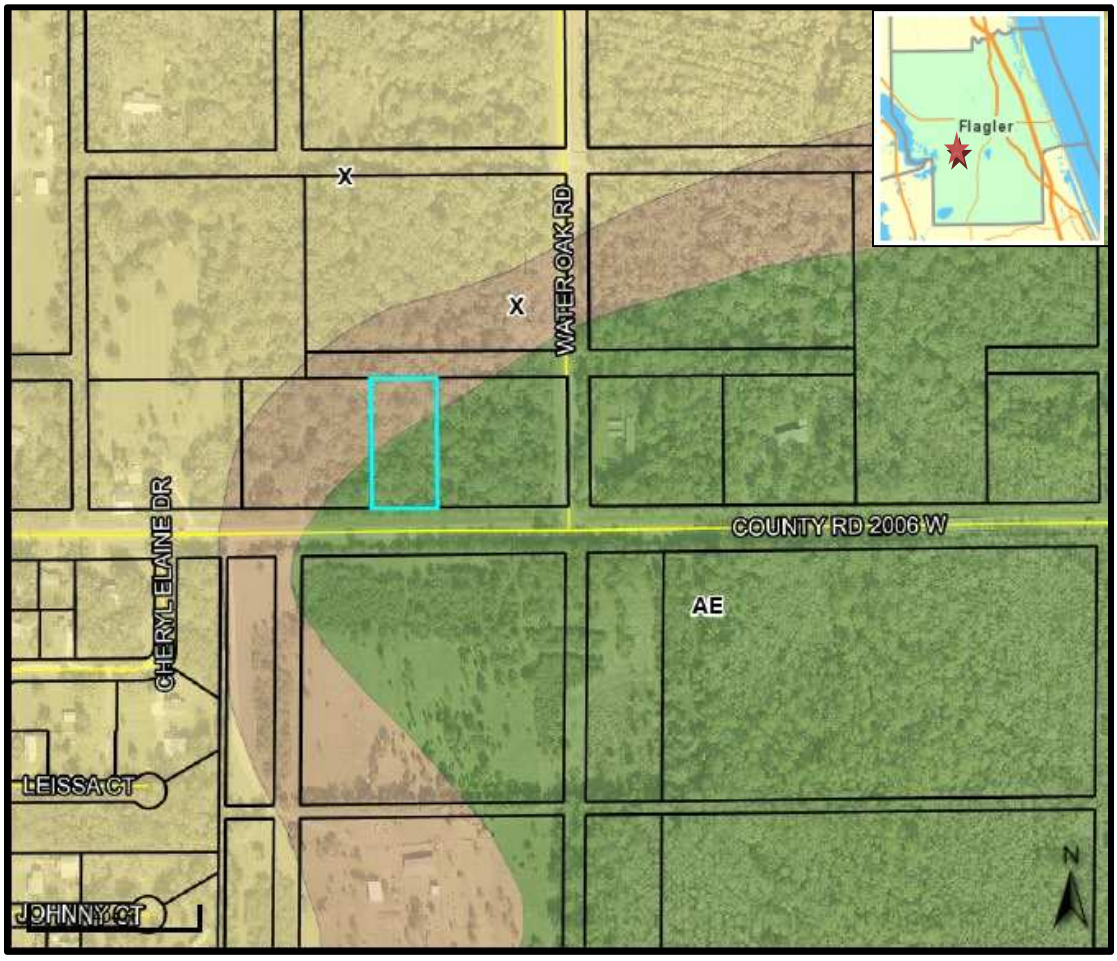
Future Land Use Map



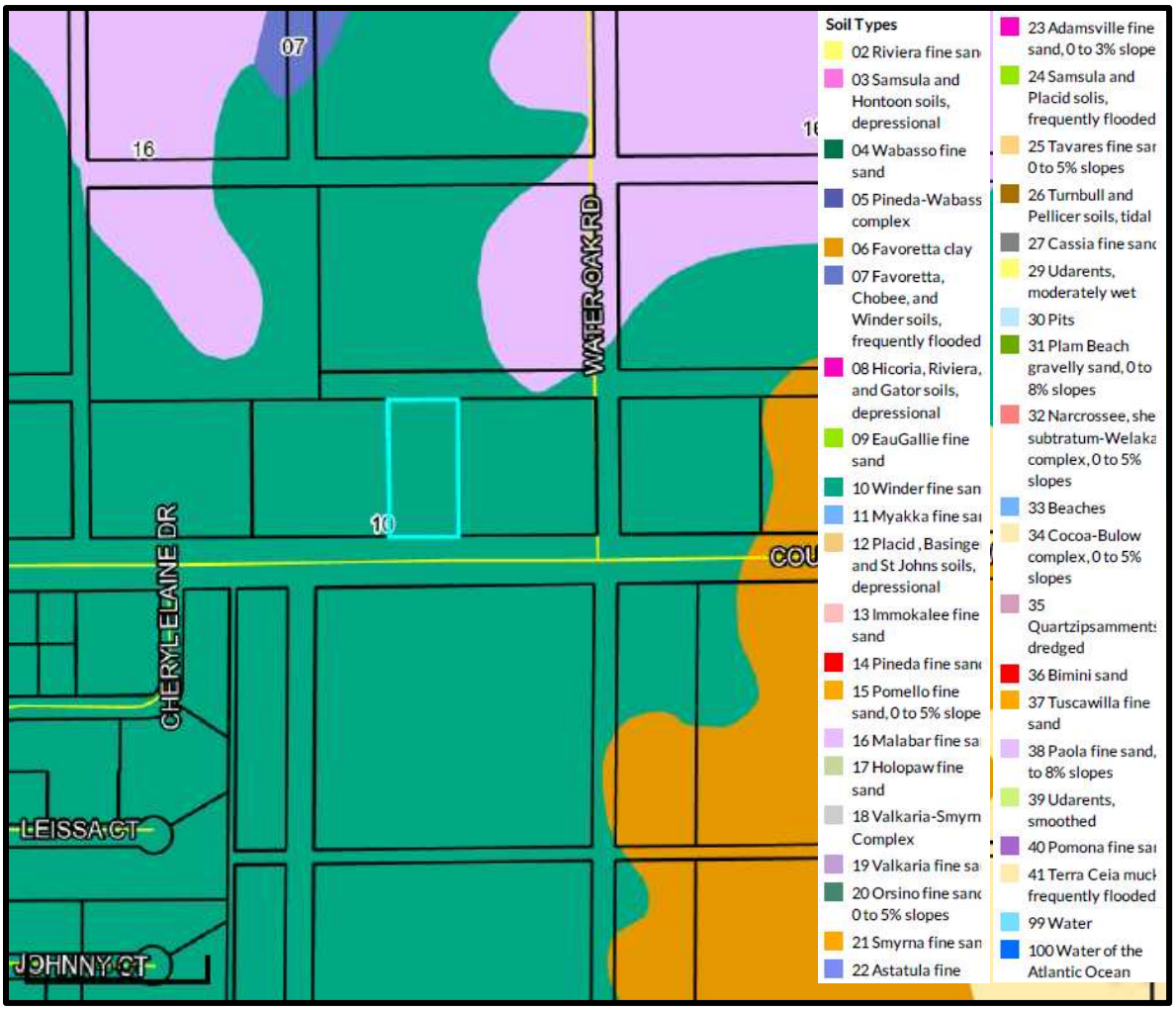
Zoning Map


Unincorporated Zoning
AC
AC-2
C-1
C-2
CN
I
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/C
AC
C-1
WATER OAK RD
COUNTY RD 2006 W
AC
MH-1
258 ft
Flagler
N

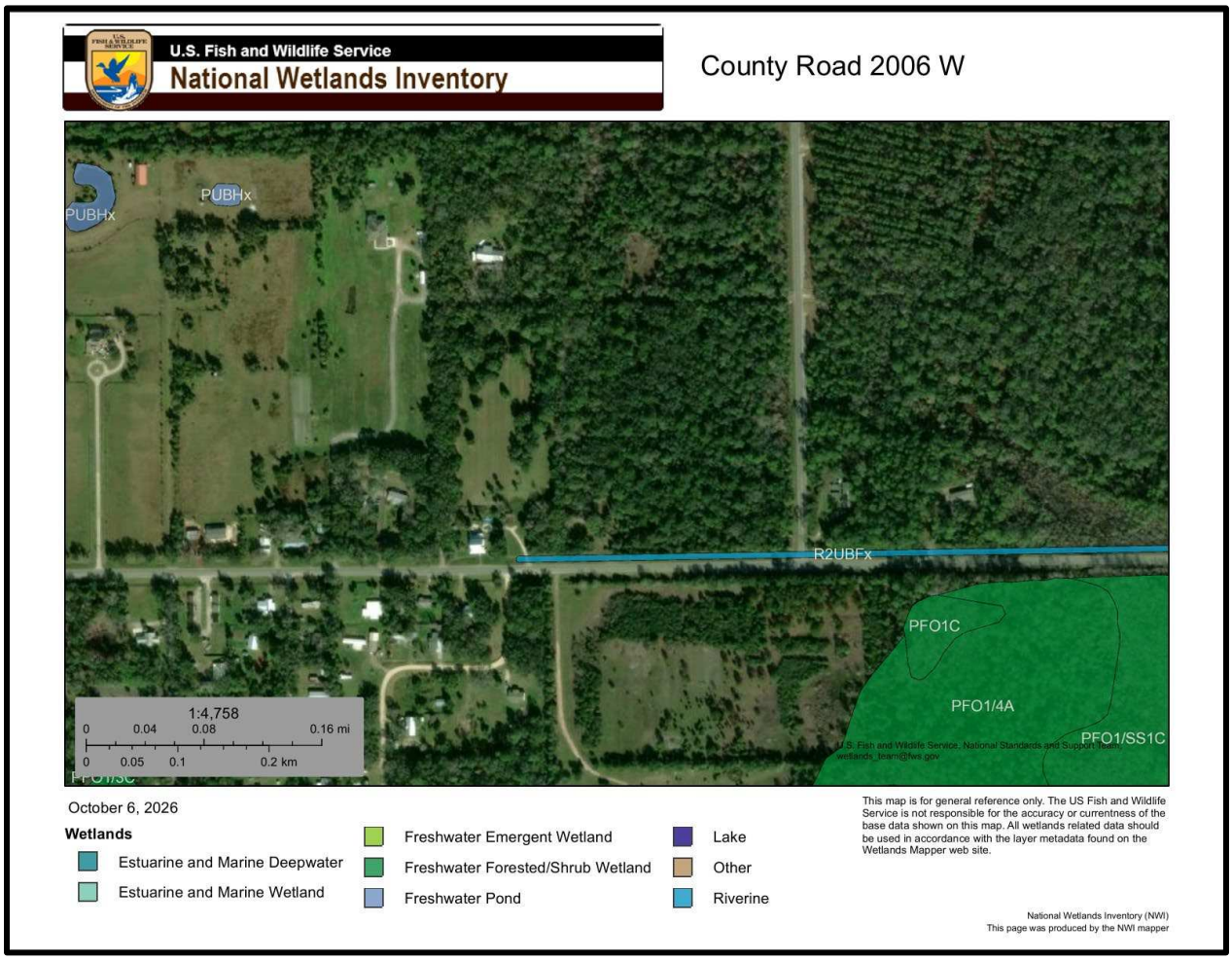
Flood Zone


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

Soils Map


07
16
WATER OAK RD
10
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



APPLICATION FOR REZONING

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

Application/Project #: _____

PROPERTY OWNER(S)	Name(s):	Lewmc, LLC	
	Mailing Address:	263 Gardner Road	
	City: Baxley	State: GA	Zip: 31513
	Telephone Number	404-819-1631	

APPLICANT/ AGENT	*Name(s):*	Penny Buckles		
	Mailing Address:	PO box 362		
	City: Bunnell	*State:* FL	*Zip:* 32110	
	Telephone Number	[redacted]	*Fax Number*	
	Email Address	[redacted]		

SUBJECT PROPERTY	SITE LOCATION (*street address):*	00 CR2006 West	
	LEGAL DESCRIPTION: *(briefly describe, do not use "see attached")*	St. Johns Park Subdivision Being 42 of Lot 2 Blk N W150' Along CR2006	
	Parcel # (*tax ID #):*	25-12-28-5600-000N0-0021	
	Parcel Size:	1.1	
	Subject to A1A Scenic Corridor IDO?	☐ YES	☑ NO

ZONING	**PRESENT Zoning Classification:**	AC
	Present Future Land Use Designation:	
	PROPOSED ZONING CLASSIFICATION	MH-1

Wendy P Buckles
Signature of Owner(s) or Applicant/Agent
if Owner Authorization form attached

6-18-26
Date

****OFFICIAL USE ONLY****

PLANNING BOARD RECOMMENDATION/ACTION:
APPROVED [ ]
*APPROVED WITH CONDITIONS [ ]
DENIED [ ]

Signature of Chairman: _____

Date: _____ *approved with conditions, see attached.

BOARD OF COUNTY COMMISSIONERS ACTION:
APPROVED [ ]
*APPROVED WITH CONDITIONS [ ]
DENIED [ ]

Signature of Chairman: _____

Date: _____ *approved with conditions, see attached.

NOTE: The applicant or a representative, must be present at the Public Hearing since the Board, at its discretion, may defer action, table, or take decisive action on any application. Rev. 05/08

Instrument No: 2023005574 2/13/2023 5:32 PM BK: 2756 PG: 392 PAGES: 1 DOCTAX PD $349.30 -
RECORDED IN THE OFFICIAL RECORDS OF Tom Bexley, Clerk of the Circuit Court & Comptroller Flagler, FL

This instrument prepared by:
Name: an employee of
Flagler County Abstract Company
306 E. Moody Blvd
Bunnell, Florida 32110
FILE NO.C24161
Property Appraisers Parcel Identification Number(s):
25-12-28-5600-000N0-0021
Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED *made the 6th day of February, 2023 by*

John Hillard Smith

whose street address is 70 Island Estates Parkway, Palm Coast, FL 32137

hereinafter called the grantor, to*

Lewmc, Inc., a Georgia Corporation

whose street address is 263 Gardner Road, Baxley, GA 31513

hereinafter called the grantee:*
(*Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, *that the grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed unto the grantee and grantee's heirs forever the following described land situate in County of Flagler, State of Florida, to wit:*

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.

GRANTOR WARRANTS THAT THIS IS NOT HOMESTEAD PROPERTY.

Together, *with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.*
To Have and to Hold, *the same in fee simple forever.*
And *the grantor hereby covenants with the grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31ST, 2021. FURTHER SUBJECT TO Restrictions, Reservations, Covenants, Dedications, Resolutions, Conditions and Easements of record, if any, however this reference shall not operate to reimpose same.*

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Witness 1 Signature
Brandy Hyder
Printed or Typed Name

Ethan Grove
Witness 2 Signature
Ethan Grove
Printed or Typed Name

John H. Smith
John Hillard Smith

STATE OF FLORIDA
COUNTY OF Flagler

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization this 6 day of February, 2023, by John Hillard Smith who is personally known to me or who produced License as identification and who did/did not take an oath.

Notary Public
My Commission Expires:

[seal]

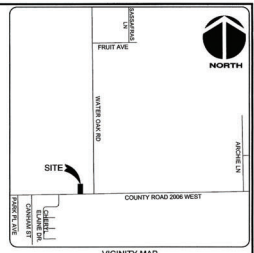
BRANDY HYDER
Notary Public - State of Florida
Commission # GG 914031
My Comm. Expires Sep 21, 2023
Bonded through National Notary Assn.

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

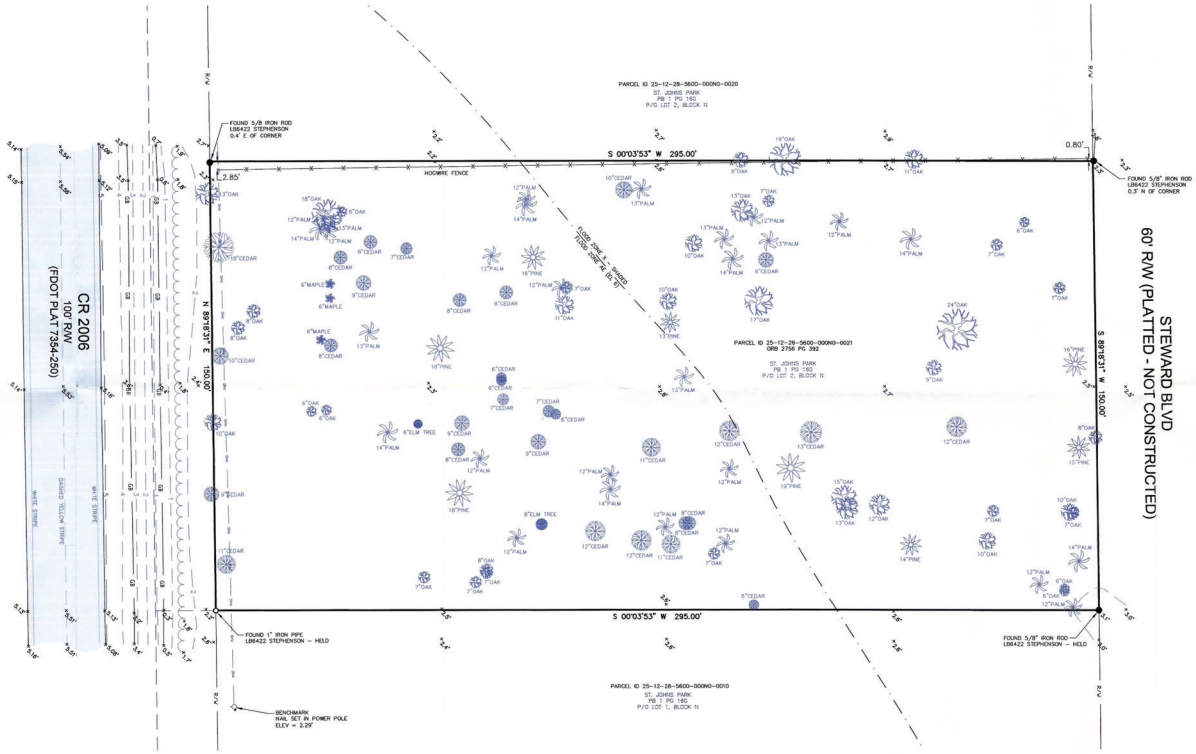


VICINITY MAP
(NOT TO SCALE)

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 DB5482 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-TRANSFERRABLE 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 RE-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
- OHV — OHV — 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 #: 2026070041 / AR #6669

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

ZON - ZONING (386-313-4009)

Comments:
Rejected By: HANNAH LADEMANN - - HLADEMANN@FLAGLERCOUNTY.GOV
1. Provide Owner's Authorization form. Must be signed by registered agent for owner Lewmc, Inc. and notorized.

ENGIN1 - DEVELOPMENT ENGINEERING (386-313-4082)

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

EH - ENVIRONMENTAL HEALTH DEPT

Comments:
Rejected By: HANNAH LADEMANN - - HLADEMANN@FLAGLERCOUNTY.GOV
A potable well and septic system construction permit shall be obtained from the Department of Health in Flagler County prior to installation.

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.

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. 2026070041 – AR No. 6669 – Rezoning from AC (Agriculture) District to the MH-1 (Rural Mobile Home) District.

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 a rezoning of a total of 1.01 acres more or less, located on County Road 2006 W.; Parcel Number 25-12-28-5600-000N0-0021; from AC (Agriculture) District to the MH-1 (Rural Mobile Home) District.

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,

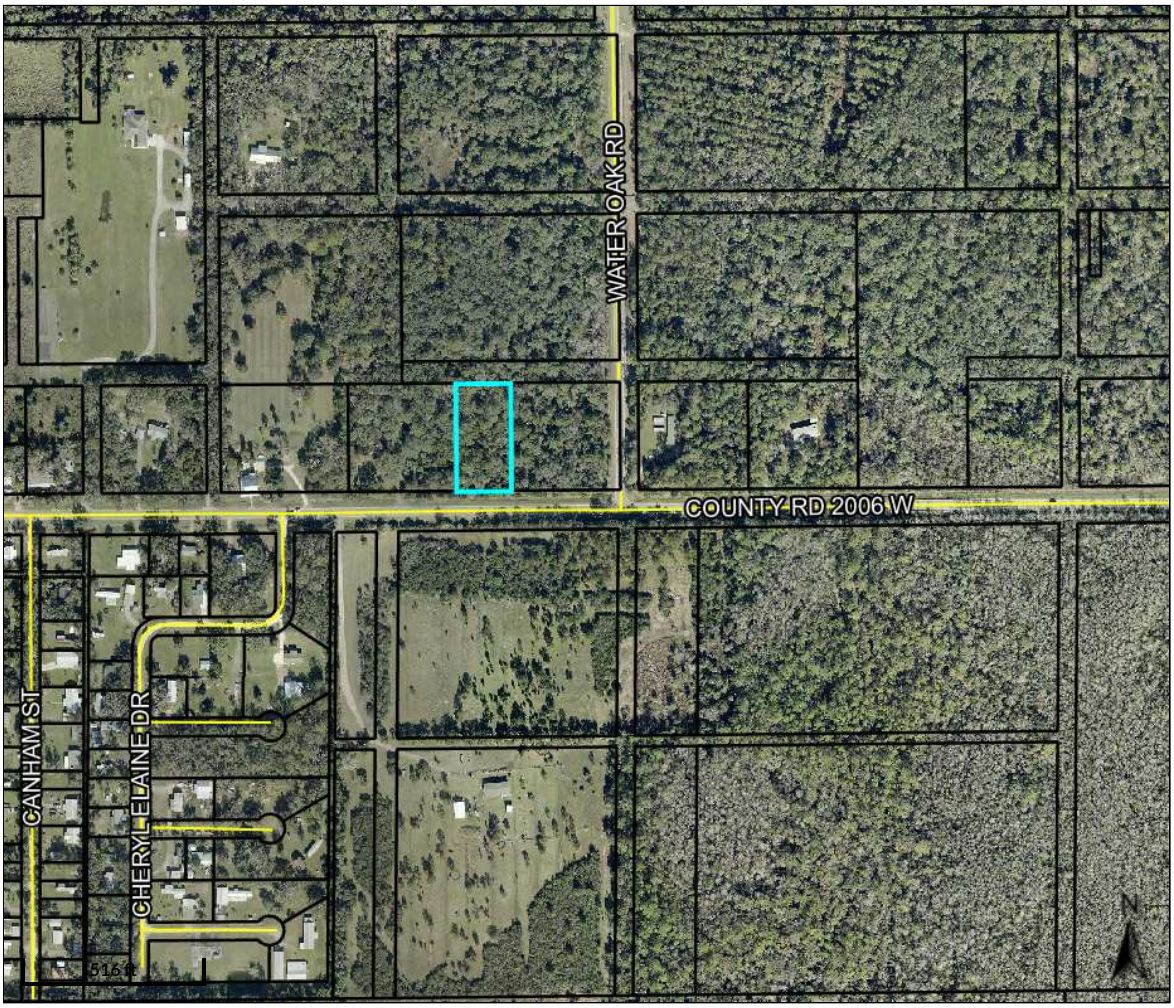
Hannah Lademann

Hannah Lademann
Planner

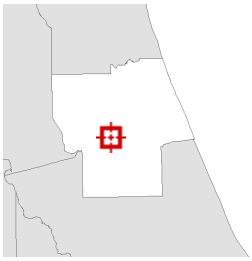
NOTE: PURSUANT TO SECTION 286.0105. FLORIDA STATUTES, IF A PERSON DECIDED TO APPEAL ANY DECISION BY THE BOARD, AGENCY OR COMMISSION WITHRESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR SUCH PURPOSE, HE OR SHEWILL NEED TO ENSURE 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**
Prop ID	5837			**Building Value**	$0	2/6/2023	$49900	V	Q
Class Code	VACANT					4/11/2005	$38500	V	U
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				

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
NOTICE OF
PUBLIC HEARING
NOTICE OF
PUBLIC HEARING
NOTICE OF
PUBLIC HEARING

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 REZONING-Penny Buckles

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 _____

NOTICE OF REZONING

Pursuant to Section 2.07.00, Flagler County Land Development Code, and Chapter 125, Florida Statutes, the Flagler County Board of County Commissioners hereby provides notice of consideration of Project No. 2026070041 submitted by Applicant Penny Buckles on behalf of property owner, Lewmc, Inc and possible adoption of an Ordinance titled similar to:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA AMENDING THE ZONING CLASSIFICATION OF A TOTAL OF 1.1 ACRES, MORE OR LESS, LYING IN SECTION 25, TOWNSHIP 12 SOUTH, RANGE 38 EAST; FROM AC (AGRICULTURE) DISTRICT TO MH-1 (RURAL MOBILE HOME) DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE

Public hearings on the above-captioned matter will be held as follows:

PLANNING AND DEVELOPMENT BOARD-

Recommendation to Board of County Commissioners on Rezoning – 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.

BOARD OF COUNTY COMMISSIONERS –

Rezoning - November 16, 2026 at 5:30 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida.

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.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE PLANNING DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE MEETING.

7763-360705

CR 360705