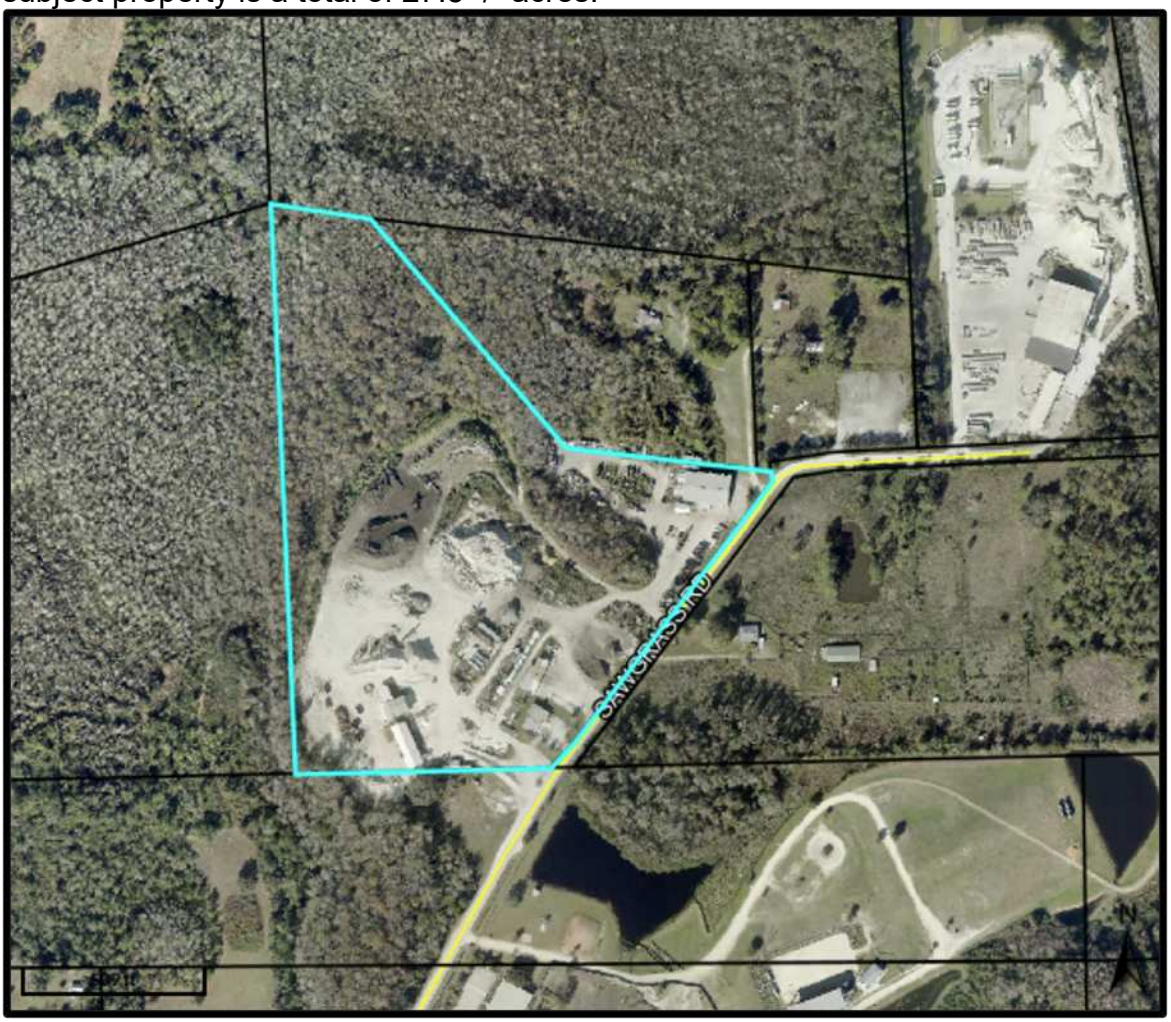
Flagler County Board of County Commissioners
Public Hearings / Agenda Item 9.d.

Meeting Date:	November 16, 2026
Department Contact:	Simone Kenny, Senior Planner
Subject:	**LEGISLATIVE – Project 2026070038 – Request for a Future Land Use Map Amendment Greater Than 10 Acres in the AC (Agriculture) District** – Request for a Future Land Use Map Amendment from Agriculture & Timberland to Industrial on Sawgrass Road. Parcel Number: 04-12-30-0000-02040-0000; Parcel Size: 27.5+/- Acres. Owner: 4 C's Trucking and Excavation / Applicant: Tequila Nelson (AR 6666).

Overview/Summary:
The request area is 17.6+/- acres in size and is located West of Sawgrass Rd. The subject property is a total of 27.5+/- acres.



This request is for a Future Land Use Map amendment for a portion Parcel Number 04-

12-30-0000-02040-0000. On July 16, 2026 the applicant submitted an application to amend the Future Land Use designation for 17.6+/- acres of the total 27.5+/- acres. The proposed Future Land Use Map amendment will change the present Future Land Use designations from 17.6+/- acres of Agriculture and Timberlands to Industrial. The remaining 9.9 acres have a Future Land Use Designation of Conservation and will remain as Conservation. The existing Agriculture and Timberlands Future Land Use designation permits a maximum density of 0.2 units per acre and 0 FAR (Floor Area Ratio). The proposed Industrial Future Land Use designation would permit a maximum density of 0 units per acre and maximum intensity of 0.45 FAR. This amendment would therefore result in a **decrease of 3 dwelling units and an increase of 344,995 square feet of floor area.**

The property is currently being used as a site development office and storage yard which includes the storage and distribution of materials such as fill dirt, topsoil, and crushed concrete (dry material). This is a non-conforming use in the current AC (Agriculture) District and would be brought into conformance through this Future Land Use Map Amendment and the subsequent application to rezone from the AC (Agriculture) District to the I (Industrial) District (Project No. 2026070039). Based on the Florida Division of Corporations (Sunbiz), the owner, 4 C's Trucking and Excavation, Inc, has owned and been registered to the subject property since 2014. However, staff has been unable to confirm if the non-conformities began with the current owner or with previous owners.

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 heard 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:
_____ 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 2026070038, a Future Land Use Map amendment (for Parcel #04-12-30-0000-02040-0000), from 17.6+/- acres of Agriculture and Timberlands to Industrial, finding that the amendment is consistent with the Flagler County Comprehensive Plan.

Deny Project 2026070038, a Future Land Use Map amendment (for Parcel #04-12-30-0000-02040-0000), from 17.6+/- acres of Agriculture and Timberlands to Industrial, 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 and Submittals
5. TRC Comments
6. Public Notice

ORDINANCE NO. 2026 - ___

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 17.6 ACRES, MORE OR LESS, LYING IN SECTION 4, TOWNSHIP 12 SOUTH, RANGE 30 EAST; FROM AGRICULTURE AND TIMBERLANDS TO INDUSTRIAL; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 4 C's Trucking and Excavation, Inc (the "Owner") is the owner of Parcel Number 04-12-30-0000-02040-0000 totaling 27.5+/- acres in size; and

WHEREAS, the Owner requests to amend the Future Land Use Map for 17.6+/- acres of the total 27.5+/- acres, more particularly described herein and graphically shown on Exhibit "A" attached hereto from Agriculture and Timberlands to Industrial; 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 17.6 acres, more or less, and legally described herein is hereby amended from 17.6+/- acres of Agriculture and Timberlands to 17.6+/- acres of Industrial, 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:

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 12 SOUTH, RANGE 30 EAST, FLAGLER COUNTY. FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 4; THENCE N89°08'54"E, ALONG THE NORTH LINE OF SAID SECTION 4, TOWNSHIP 12 SOUTH, RANGE 30 EAST, 89.89 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE S09°04'38"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 2123.72 FEET; THENCE S88°47'47"W, 1835.14 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A 50.00 FOOT INGRESS AND EGRESS RIGHT-OF-WAY AND THE POINT OF BEGINNING. THENCE S88°48'24"W, 572.85 FEET; THENCE N35°38'47"W, 26.01 FEET; THENCE N78°59'45"W, 58.95 FEET; THENCE N35°17'53"W, 44.91 FEET; THENCE N00°29'28"W, 70.07 FEET; THENCE N16°40'32"W, 66.10 FEET; THENCE N03°23'14"E, 82.04 FEET; THENCE N21°37'40"E, 70.15 FEET; THENCE N15°58'30"E, 81.13 FEET; THENCE N11°32'11"E, 68.12 FEET; THENCE N14°55'08"E, 91.65 FEET; THENCE N21°25'21"E, 79.91 FEET; THENCE N29°02'47"E, 86.86 FEET; THENCE N28°06'15"E, 72.18 FEET; THENCE N48°47'41"E, 76.49 FEET; THENCE N49°19'03"E, 82.94 FEET; THENCE N54°43'52"E, 87.40 FEET; THENCE N66°15'17"E, 62.40 FEET; THENCE S81°34'21"E, 70.30 FEET; THENCE S50°29'18"E, 60.43 FEET; THENCE S28°34'49"E, 75.89 FEET; THENCE S31°26'50"E, 54.87 FEET; THENCE S12°17'20"E, 44.70 FEET; THENCE S06°58'05"E, 36.56 FEET; THENCE S25°23'11"E, 38.13 FEET; THENCE S37°49'40"E, 82.10 FEET; THENCE S51°33'43"E, 66.32 FEET; THENCE S48°50'48"E, 67.32 FEET; THENCE S64°26'14"E, 78.38 FEET; THENCE N84°16'37"E, 50.38 FEET; THENCE N30°07'37"E, 64.93 FEET; THENCE N22°23'34"W, 46.66 FEET; THENCE N57°57'07"W, 76.65 FEET; THENCE N77°06'17"W, 81.03 FEET; THENCE N41°21'12"W, 148.41 FEET; THENCE N28°41'13"W, 45.10 FEET; THENCE N20°54'47"E, 29.55 FEET; THENCE N17°52'22"E, 47.84 FEET; THENCE S40°23'52"E, 41.38 FEET; THENCE S83°33'32"E, 552.29 FEET; THENCE S06°27'26"W, 27.82 FEET; THENCE S37°19'50"W, 904.51 FEET; THENCE S88°47'47"W, 97.32 FEET; THENCE S02°21'38"E, 30.12 FEET; THENCE N88°47'47"E, 72.73 FEET; THENCE S37°19'50"W, 25.58 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 765149 SQUARE FEET, 17.57 ACRES

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 Spector, Assistant County Attorney

Exhibit “A”

Current:

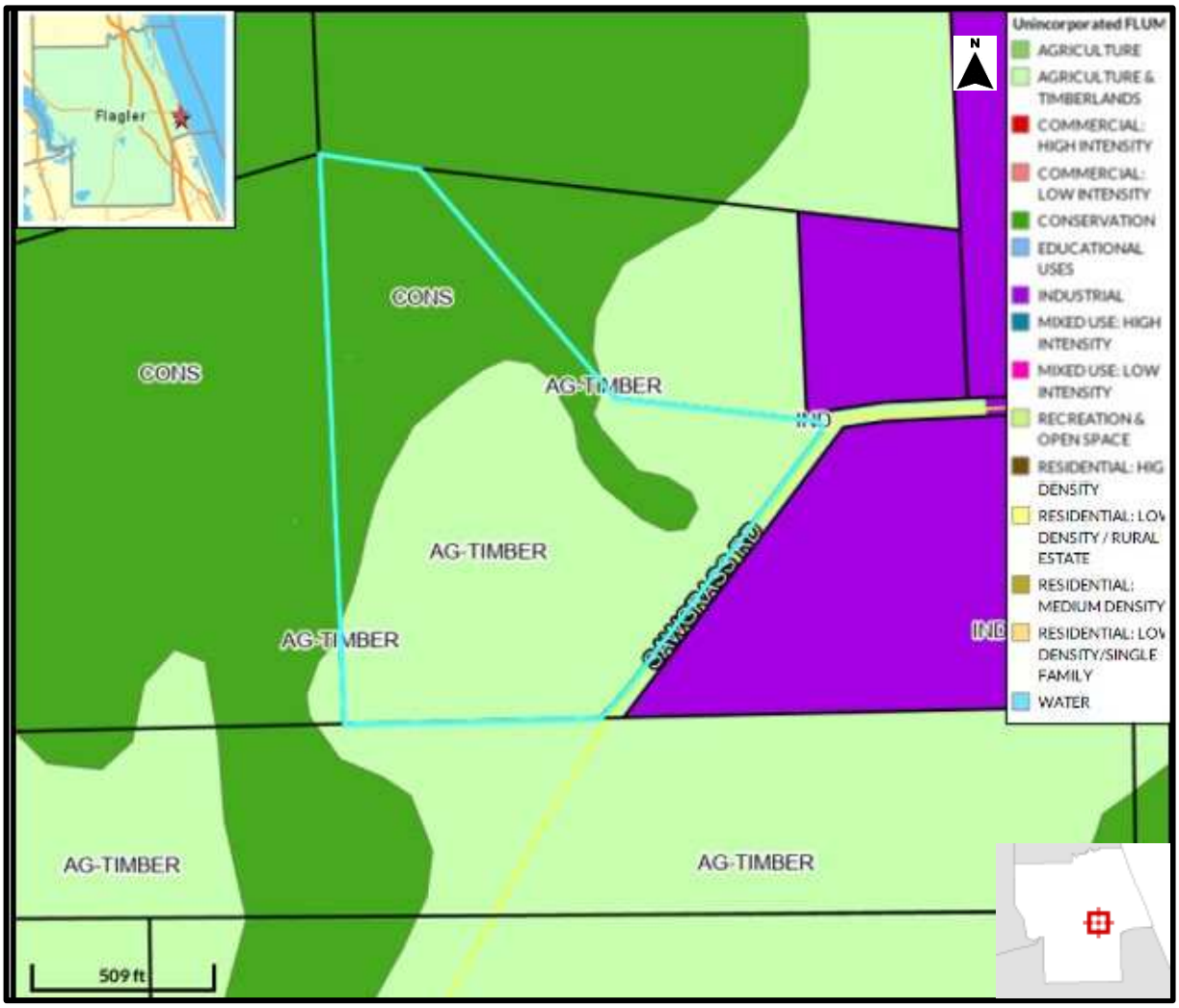
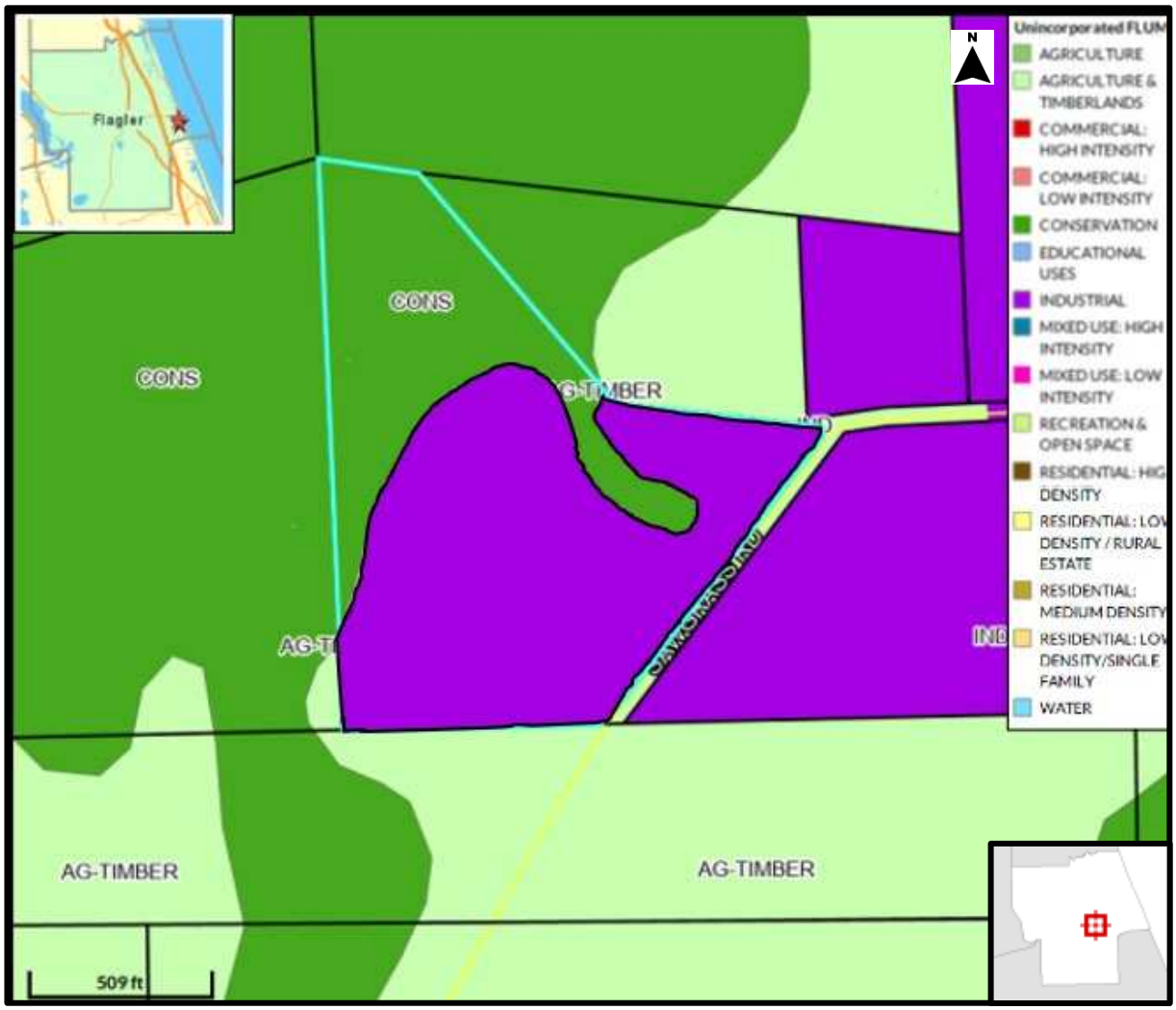


Exhibit “A”

Proposed:



PROJECT NO. 2026070038
FUTURE LAND USE MAP AMENDMENT
4 C'S TRUCKING AND EXCAVATION
TECHNICAL STAFF REPORT

Project: Future Land Use Map Amendment

Application #/Project #: 6666/2026070038

Owners: 5530 US HWY 1, LLC

Applicant/Agent: 4 C's Trucking and Excavation/Tequila Nelson

Parcel #: 04-12-30-0000-02040-0000

Parcel Size: 27.59+/- acres (Project Size: 17.6+/- acres)

Existing Zoning and Land Use(s):
Zoning: AC (Agriculture) District
Land Use: Agriculture and Timberlands and Conservation

Future Land Use Map Classification/Zoning of Surrounding Land:
North: Agriculture and Timberlands and Conservation/AC (Agriculture) District
East: Sawgrass Road; Industrial/I (Industrial) District
South: Agriculture and Timberlands and Conservation/AC (Agriculture District)
West: Conservation/AC (Agriculture) District

Report in Brief:
This request is for a Future Land Use Map amendment for a portion Parcel Number 04-12-30-0000-02040-0000. On July 16, 2026 the applicant submitted an application to amend the Future Land Use designation for 17.6+/- acres of the total 27.5+/- acres. The proposed Future Land Use Map amendment will change the present Future Land Use designation from 17.6+/- acres of Agriculture and Timberlands to Industrial. The remaining 9.9 acres have a Future Land Use Designation of Conservation and will remain as Conservation. The existing Agriculture and Timberlands Future Land Use designation permits a maximum density of 0.2 units per acre and 0 FAR (Floor Area Ratio). The proposed Industrial Future Land Use designation would permit a maximum density of 0 units per acre and maximum intensity of 0.45 FAR. This amendment would therefore result in a decrease of 3 dwelling units and an increase of 344,995 square feet of floor area.

The property is currently being used as a site development office and storage yard which includes the storage and distribution of materials such as fill dirt, topsoil, and crushed concrete (dry material). This is a non-conforming use in the current AC (Agriculture) District and would be brought into conformance through this Future Land Use Map Amendment and the subsequent application to rezone from the AC (Agriculture) District

to the I (Industrial) District (Project No. 2026070039). Based on the Florida Division of Corporations (Sunbiz), the owner, 4 C's Trucking and Excavation, Inc, has owned and been registered to the subject property since 2014. However, staff has been unable to confirm if the non-conformities began with the current owner or with previous owners.

The property to the northeast located at 575 Sawgrass Rd is zoned I (Industrial) and is currently being used for aggregate, cement, and cement block manufacturing. The property directly to the east at 390 Sawgrass Rd is also zoned I (Industrial) and was approved for cement block manufacturing in 2024 (Project No. 2024070001), although they have not yet commenced development. The property to the direct South is owned by the State of Florida, and the property to the southeast is currently being used for the Flagler County Fairgrounds. The property to the direct North is zoned AC (Agriculture) and is used as residential. The property to the direct west is zoned AC and has a Future Land Use designation of Conservation.

Standards for Review:

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."

This request is not related to any studies of future growth; this amendment reduces the development potential on this parcel consistent with the applicant's Land Use amendment request. The request pertains to a developed site that has been operating for industrial uses. The request supports the continued long-term use of the site by bringing it into conformance and focusing on an established development rather than expanding into new or greenfield land.

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

This request does not contribute to population growth. On its face, the amendment would represent a decrease in population in the area from 8 persons to 0 persons, applying 2.4 persons per household (pph) to the 3 dwelling units.

"c. The character of undeveloped land."

The property is already developed and operates as a site development office and storage yard which includes the storage and distribution of materials such as fill dirt, topsoil, and crushed concrete (dry material). This request will allow for its continued use and operation.

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

The property is currently using on-site well and septic and has capacity for its current needs. Any future development will be designed and permitted through the Florida Department of Health in Flagler County.

"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."

This request will allow for the continued industrial use of the property and provides a framework for bringing the site into compliance with the County's Land Development Code.

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

Not applicable – the subject parcels are 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."

The subject property is located within the Airport Zoning Overlay for the Flagler County Executive Airport. At this location, the property is subject to a 550-foot height limitation. The existing site conditions are consistent with the overlay.

"h. The discouragement of urban sprawl."

This request will discourage sprawl but not allowing 1 unit/5 acres. This request is to allow for industrial development.

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

This request is necessary to allow for the continued operation of a business that contributes to the local economy. By supporting the established use, this request helps maintain economic stability at the local level.

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

Not applicable – this request is not occurring within an antiquated subdivision.

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

This application package included a preliminary analysis of the availability of facilities and services. The property is currently using on-site well and septic and has capacity for its current needs. Any future development will be designed and permitted through the Florida Department of Heath in Flagler County.

"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 subject property is currently developed and operating with its intended use. There are wetlands located on the subject property, and have a Future Land Use designation of Conservation and will not be developed.

"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 desired continues use of the property as industrial, and is based on a calculation of impacts relying on the maximum permissible industrial intensity.

"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."

This request does not promote sprawl under this criterion because it is limited to an existing site development for industrial use and does not designate new areas for development. The subject property is located within an area where industrial activity is already present, and the proposed amendment recognizes the existing operation. Staff concludes that this request does not result in the 13 sprawl indicators being 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 objectives (I) and (VII) of the 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:

"Policy A.1.6.6: Review of industrial development proposals shall include consideration of compatibility between industrial and surrounding land uses."

The proposed amendment promotes compatibility with the existing industrial uses in the surrounding area. The amendment aligns the Future Land Use designation on the property with the surrounding context and supports a cohesive and compatible land use framework that reinforces the concentration of industrial development within the area.

“GOAL A.3: Flagler County shall use its home rule powers and coordination with other public and private organizations to strive for an economy that is diversified, stable and flexible.”

Response: The proposed amendment allows for an existing business that is contributing to the local and regional economy to continue to operate, supporting the retention of established and diversified economic activity within the County.

“Policy A.3.3: Flagler County shall encourage the continued development and improvement of appropriate existing industrial areas, while also providing new sites for industrial development.”

Response: The property has been utilized for commercial and industrial use for many years and provides for an appropriate area to maintain that use into the future. The proposed amendment seeks to memorialize the existing uses on site in a manner consistent with the surrounding pattern of industrial activity, thereby supporting a broader industrial framework in the area.

“GOAL G.I: Flagler County will strive to maintain a diverse and stable economy by providing for a positive business climate that assures maximum employment opportunities while maintaining a high quality of life.”

Response: The proposed amendment supports the continued operation of an existing business that provides employment opportunities to Flagler County residents and contributes to the local tax base, fostering a stable and positive business climate within the County.

“GOAL G.4: Flagler County shall ensure that the comprehensive plan provides for opportunities and land use resources for economic development in Flagler County.”

Response: The proposed amendment memorializes an established business within an appropriate land use framework while maintaining flexibility for future improvements consistent with the existing industrial operations on the property. This approach supports economic development through the preservation of stable and active business activity within the County.

“Policy G.1.2.3.: Flagler County shall support the continued success and future expansion of existing small business incubators within the County. Flagler County also will support the development of additional small business incubator opportunities throughout Flagler County.”

Response: The existing use of the property for an established business provides continued economic benefits to the Flagler County area. The proposed amendment is critical to ensure that the existing operations can continue into the future, supporting the long-term viability of a local business.

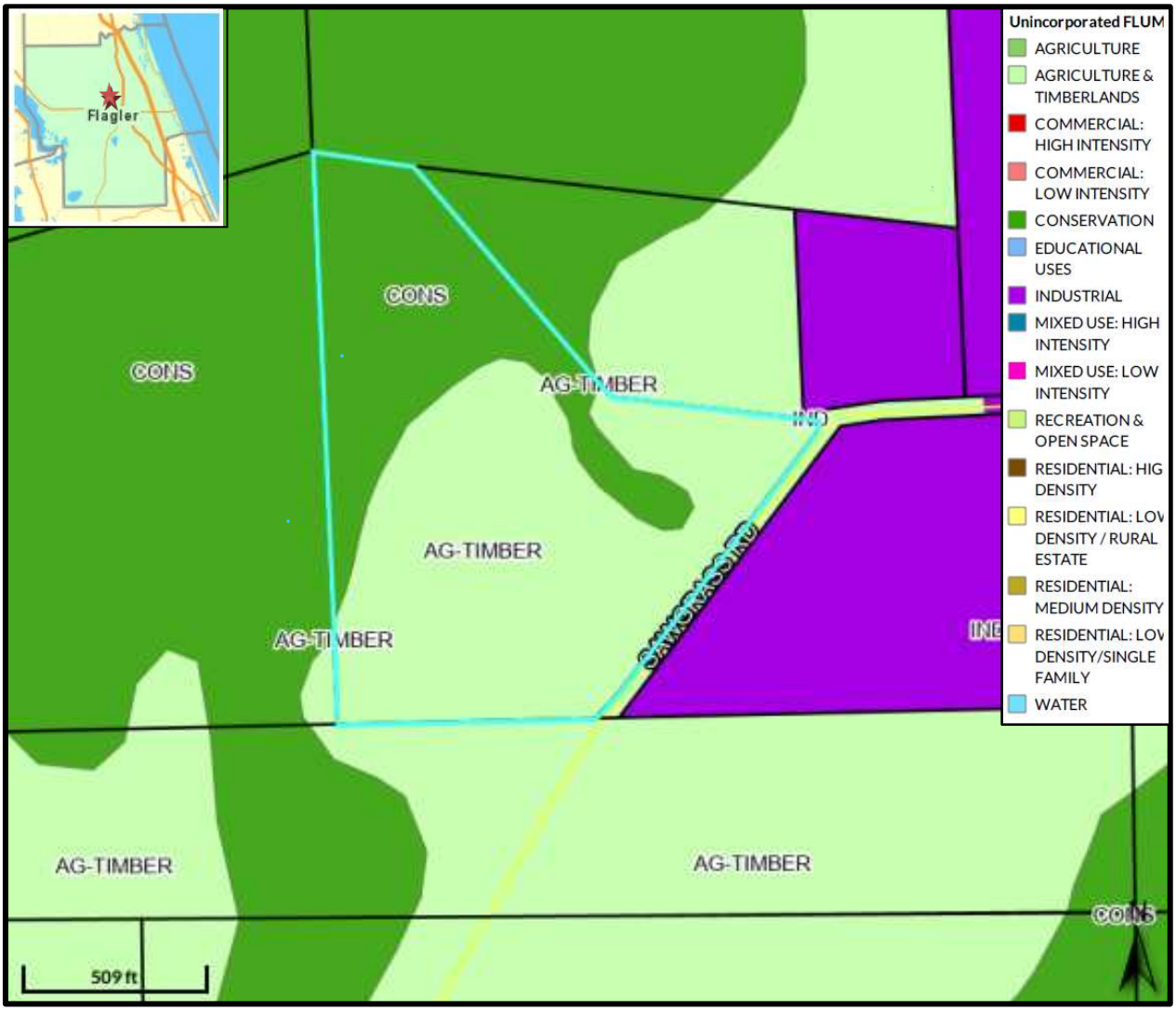
"Policy G.2.1.4: Flagler County shall strive to reduce economic dependency on residential housing development and seek to expand other opportunities that diversify and support economic development within Flagler County."

Response: The subject property is utilized for an existing business engaged in industrial and related commercial operations, providing for diversity that is outside the residential housing development sector. The proposed amendment formalizes the existing uses on the property and accommodates future activity of a similar nature, supporting a more diversified economic base within the County.

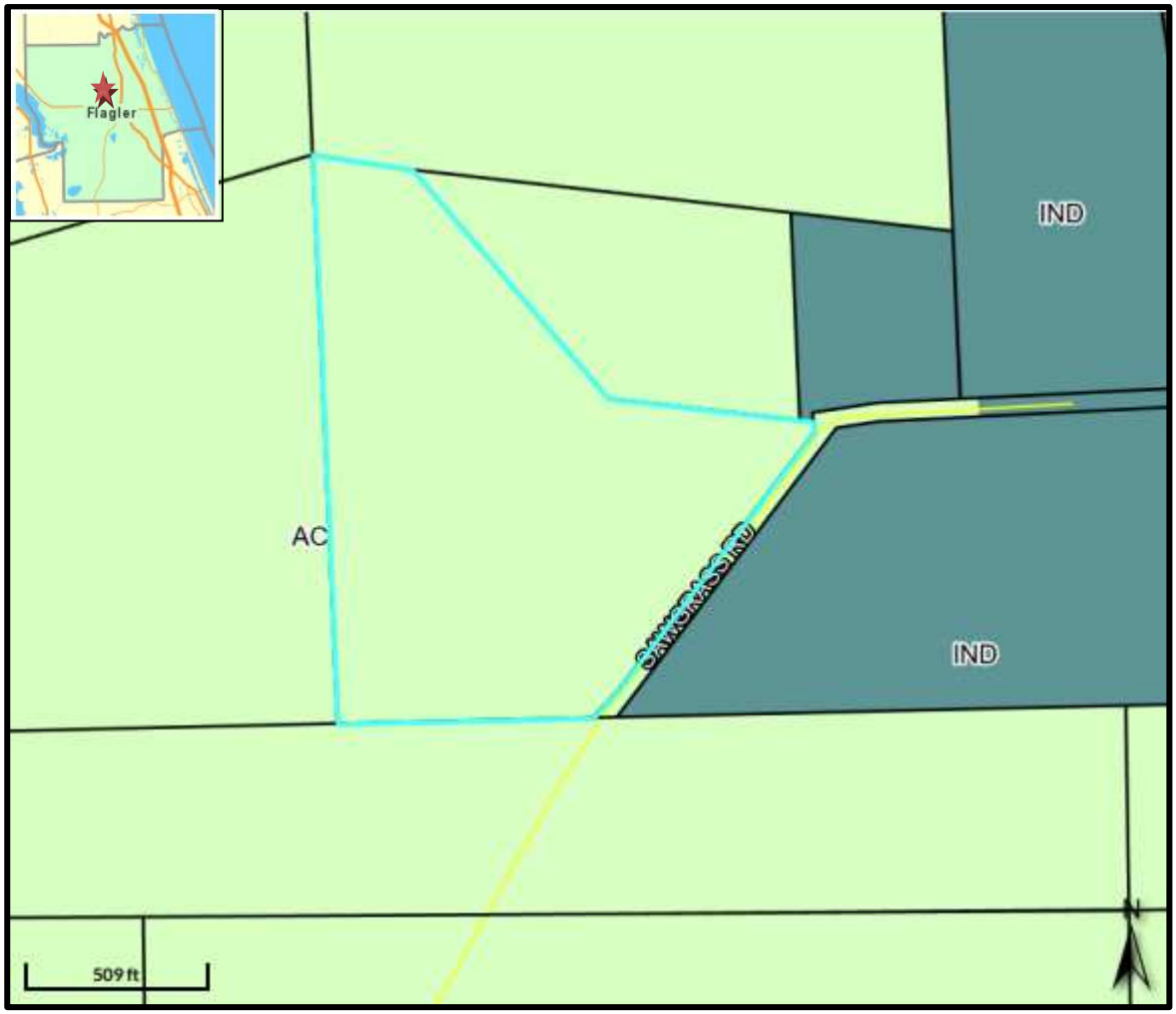
Analysis of Compatibility with the Land Development Code:
The requested small scale amendment has been evaluated by staff for its compatibility with the Land Development Code (LDC):

"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."

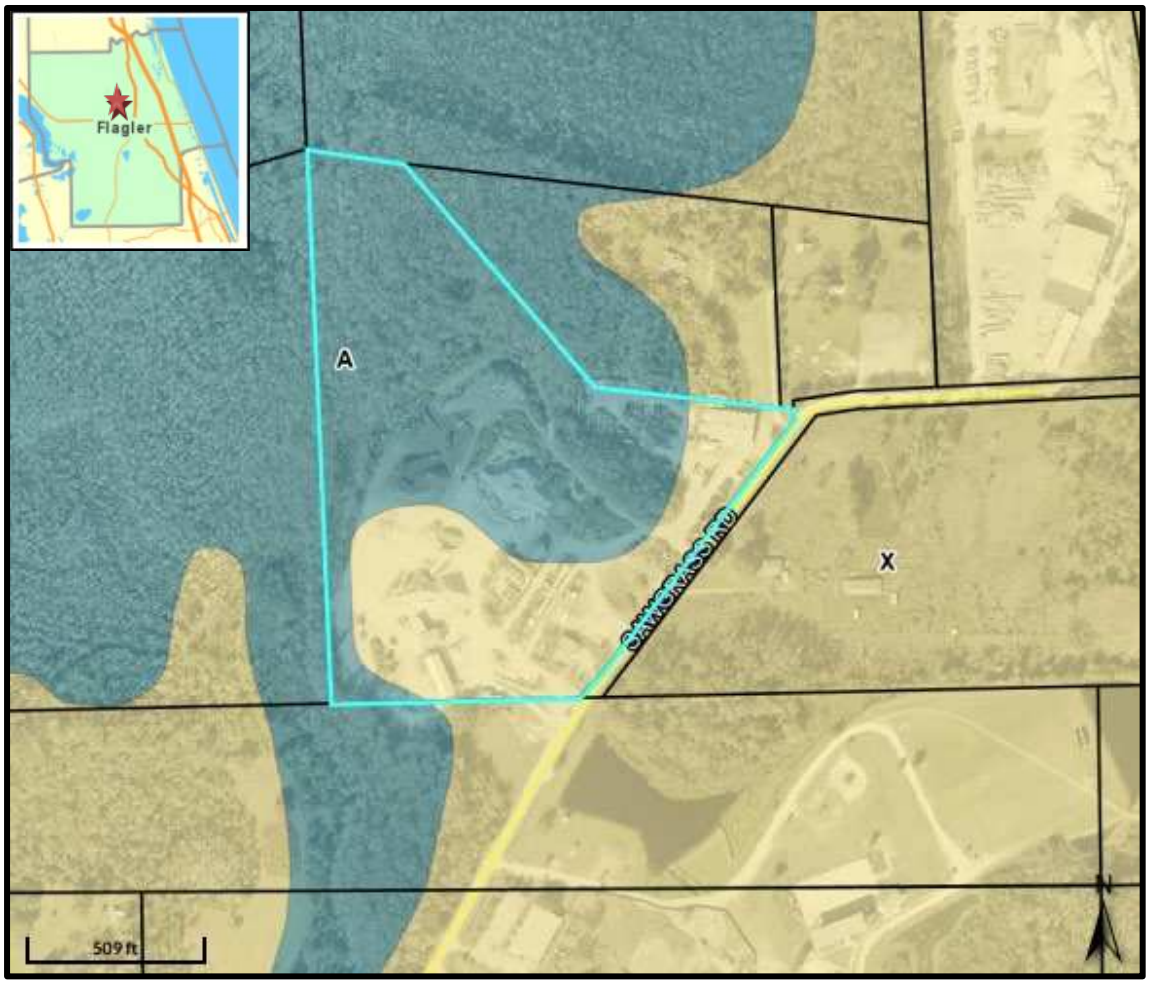
Future Land Use Map



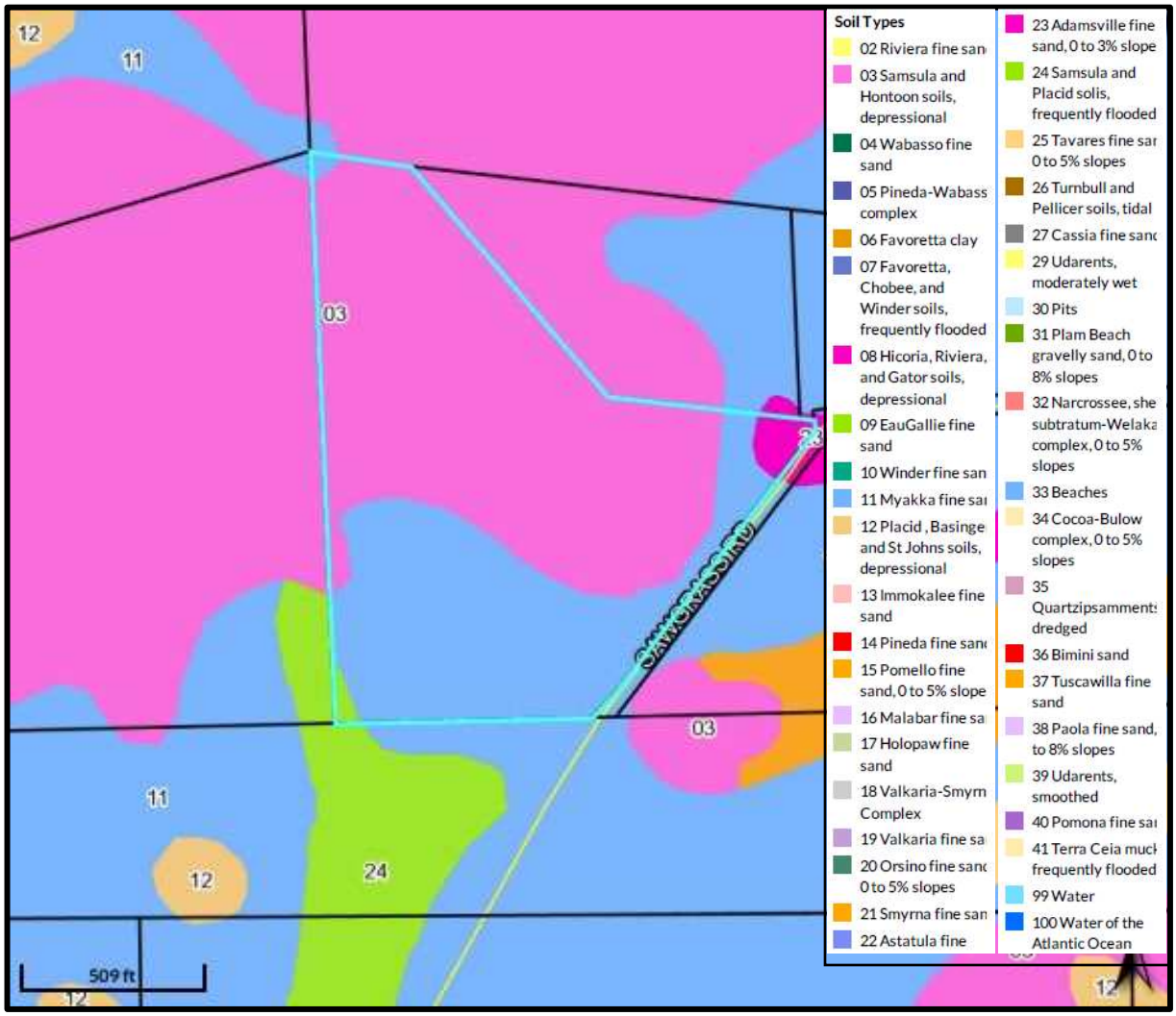
Zoning Map



Flood Zone



Soils Map


12
11
03
24
11
12
03
509 ft
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 soils, frequently flooded
25 Tavares fine sar 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 sar
41 Terra Ceia muck frequently flooded
99 Water
100 Water of the Atlantic Ocean

Wetland Delineation



FUTURE LAND USE AMENDMENT
SUMMARY FOR PROJECT NO. 2026070038

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	I	0.2 DU/Acre = 3 DU	0 DU/Acre = 0 DU	0 FAR = 0 SF	0.45 FAR = 344,995 SF	-3 DU	+344,995 SF

Population:

Population Potential of Parcels Affected by FLUA #2026070038

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	17.6	3 DU	8 persons
Proposed	I	0 DU/Acre	2.4 pph	17.6	0 DU	0 persons
Change in Population:						-8 persons

FUTURE LAND USE AMENDMENT
SUMMARY FOR PROJECT NO. 2026070038

Transportation Impacts:

Trip Generation Potential of Parcels Affected by FLUA # 2026070038

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)*	17.6	3 DU	40 trips
	(Current Non-Conforming Use)	N/A	(110)*	17.6	24,327 SF (Current)	118 Trips
Proposed	I	0.45 FAR	(110)*	17.6	344,995	1888 trips
Change in Daily Trips						+1848 trips from AC +1770 trips from Current Use

*ITE Land Use Code

(210) = Single Family Detached

(110) = Light Industrial

FUTURE LAND USE AMENDMENT
SUMMARY FOR PROJECT NO. 2026070038

Potable Water:

Water Supply Impacts of Parcels Affected by FLUA #

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	17.6	3 DU	1000 gallons
	Current Non-Conforming Use	N/A	0.015* Gal Per SF	17.6	24,327 SF	356 gallons
Proposed	I	0.45 FAR	0.015* Gal Per SF	17.6	344,995 SF	5175 gallons
Change in Potable Water Demand						+4,157 gallons from AC +4,819 gallons from Current Use

Note: Residential demand based on 2.4 pph.

* Nonresidential Demand based on Industrial Warehouse Use per the American Water Works Association Manual 22.

FUTURE LAND USE AMENDMENT
SUMMARY FOR PROJECT NO. 2026070038

Sanitary Sewer:

Sanitary Sewer Impacts of Parcels Affected by FLUA #2026070038

Scenario	Land Use Designation	Maximum Allowed Intensity	Criterion	Size of Development		Daily Sanitary Sewer Demand
				Acres	Max Units or Area	
Existing	AC	.02 DU/Acre	110 GPD Per Capita	17.6	3 DU	880 gallons
	Current Non-Conforming Use	N/A	0.012* Gal Per SF	17.6	24,327 SF	292 gallons
Proposed	I	0.45 FAR	0.012* Gal Per SF	17.6	344,995 SF	4140 gallons
Change in Sanitary Sewer Demand						+3260 gallons from AC +3848 gallons from Current Use

Note: Residential demand based on 2.4 pph.

* Nonresidential Demand based on Industrial Warehouse Use per the American Water Works Association Manual 22.

Solid Waste:

Solid Waste Impacts of Parcels Affected by FLUA #2026070038

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	17.6	0.2 DU/Acre	75 pounds
	Current Non-Conforming Use	N/A	9.3 lbs per ERU	17.6	24,327 SF	91 pounds
Proposed	I	0.45 FAR	9.03 lbs per ERU	17.6	344,995 SF	1,283 pounds
Change in Solid Waste Demand						+1208 pounds from AC +1192 pounds from Current Use

Note: Residenital demand based on 2.4 pph. No solid waste generator for a warehouse was readily available. It is assumed that most pallets and cardboard boxes used in the shipping process will either be reused or recycled; staff used a reasonable estimate of daily solid waste associated with offices, employee breakrooms, washrooms, and non-recyclables.

* ERU (Equivalent Residential Unit) is estimated to be 1 ERU per 2500 SF.

Parks and Recreation:

Parks and Recreation Impacts of Parcels Affected by FLUA #2026070038

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	17.6	3 DU	8 persons
Proposed	I	0.45 FAR	Resident population	17.6	0 DU	0 persons
Change in Parks and Recreation Demand						-8 persons

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

Educational Facilities:

Educational Facilities Demand of Parcels Affected by FLUA #2026070038

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	17.6	3 DU	1 student
Proposed	I	0.45 FAR	FTE	17.6	0 DU	0 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 A FUTURE LAND USE MAP AMENDMENT TEN ACRES OR GREATER

FLAGLER COUNTY, FLORIDA
1769 E. Moody Boulevard, #2
Bunnell, FL 32110
Telephone: (386) 313-4009

Application/Project #: _____

SITE DATA INFORMATION

Property Owner Name: 4 C's Trucking & Excavation, Inc.
(MUST MATCH NAME LISTED ON RECORDED DEED)

Agent/Applicant Name: Rob Merrell and Alanna Smith/Cobb Cole

SUBJECT PROPERTY INFO	SITE LOCATION (*street address):*	331 Sawgrass Rd, Bunnell, FL 32110
	LEGAL DESCRIPTION: *(briefly describe, do not use "see attached")*	A parcel of land lying in Section 4, Township 12 South, Range 30 East, Flagler County, Florida
	PARCEL NUMBER:	04-12-30-0000-02040-0000
	PARCEL SIZE:	Overall parcel size: 27.5 acres +/- Portion of parcel subject to amendment: 17.6 acres +/-

FUTURE LAND USE DESIGNATION	PRESENT FUTURE LAND USE DESIGNATION(S): *(Provide acreage of each classification)*	Agricultural & Timberlands: 17.6 acres +/- Conservation: 9.7 acres +/-
	PROPOSED FUTURE LAND USE DESIGNATION(S): *(Provide acreage of each classification)*	Industrial: 17.6 acres +/- Conservation: 9.7 acres +/- (no change)

POPULATION ASSUMPTIONS	MAXIMUM POPULATION OF SITE UNDER CURRENT LAND USE DESIGNATION:	N/A. The site is non-residential.
	MAXIMUM POPULATION OF SITE UNDER PROPOSED LAND USE DESIGNATION: *(2.4 PPH x (GROSS ACRES x MAXIMUM DENSITY))*	No change. The site will remain non-residential under proposed Industrial future land use designation.

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APPLICATION FOR A FUTURE LAND USE MAP AMENDMENT TEN ACRES OR GREATER

FLAGLER COUNTY, FLORIDA
1769 E. Moody Boulevard, #2
Bunnell, FL 32110
Telephone: (386) 313-4009

TRANSPORTATION INFO	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 .3comm. low, .4comm. 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 recommendation to mitigate the impact of increased traffic on the operational efficiency of the regional transportation network.
	TRAFFIC IMPACT STUDY PREPARED BY: Zev Cohen & Associates, Inc. (See Exhibit "I" attached to LSCPA Narrative)	
	NAME: Clay Ervin, Special Projects Manager	
	ADDRESS: 300 Interchange Blvd., Suite C	
	CITY/STATE/ZIP: Ormond Beach, FL 32174	

RECREATION AND OPEN SPACE	FACILITIES IMMEDIATELY SERVING SITE:	N/A. The site is non-residential.
	IS THIS SITE WITHIN A TARGETED PARK LAND?	No.

APPLICATION FOR A FUTURE LAND USE MAP AMENDMENT TEN ACRES OR GREATER

FLAGLER COUNTY, FLORIDA
1769 E. Moody Boulevard, #2
Bunnell, FL 32110
Telephone: (386) 313-4009

NOTE: For Utilities Information, please see LSCPA Narrative and Exhibits attached thereto.

UTILITIES INFORMATION

WATER	METHOD	PRIVATE WELLS	CENTRAL	PRIVATE PLANT
	ATTACH COMPLETED SJRWMD CONSUMPTIVE USE WORKSHEET AND SUPPORTING INFORMATION CONCERNING GROWTH PROJECTION OR COMMITTEE CAPACITY			
	IF CENTRAL WATER, COMPLETE BELOW:			
	NAME OF FACILITY:			
	ADDRESS:			
	CITY/STATE/ZIP:			

SEWER	METHOD	ONSITE SEWAGE	CENTRAL	PRIVATE PLANT
	ATTACH COMPLETED FDEP OPERATING INFORMATION FOR PREVIOUS 12 MONTHS			
	IF CENTRAL SEWER, COMPLETE BELOW:			
	NAME OF FACILITY:			
	ADDRESS:			
	CITY/STATE/ZIP:			

SOLID WASTE	IF THE PROPOSED USE AMENDMENT IS FOR OTHER THAN RESIDENTIAL LAND USE, COMPLETE BELOW:		
		TYPE:	SQUARE FOOTAGE:
	COMMERCIAL:		
	INDUSTRIAL:		

APPLICATION FOR A FUTURE LAND USE MAP AMENDMENT TEN ACRES OR GREATER

FLAGLER COUNTY, FLORIDA
1769 E. Moody Boulevard, #2
Bunnell, FL 32110
Telephone: (386) 313-4009

NOTE: For Drainage Information, please see LSCPA Narrative and Exhibits attached thereto.

DRAINAGE	DETENTION/RETENTION FACILITIES IMMEDIATELY SERVING THE SITE:	On site retention to remain in current configuartion.	
	AVAILABLE DOWNSTREAM FACILITIES:		
	IS THE SITE SITUATED WITHIN A KNOWN FLOODPLAIN AREA?	YES	NO
	IDENTIFY FEMA FIRM PANEL:		

Signature of All Property Owners _____ Date _____

Signature of All Property Owners _____ Date _____

Signature of Applicant _____ Date 7/15/26

The foregoing was acknowledge before me this 15th day of July, 2026 by Robert Merrell Esq who is/are personally known to me or who has produced _____ as identification, and who (did) / (did not) take an oath.

TEQUILA MIA NELSON
MY COMMISSION # HH 321611
EXPIRES: February 12, 2027

Signature of Notary Public _____ (Notary Stamp)

APPLICATION FOR A FUTURE LAND USE MAP AMENDMENT TEN ACRES OR GREATER

FLAGLER COUNTY, FLORIDA
1769 E. Moody Boulevard, #2
Bunnell, FL 32110
Telephone: (386) 313-4009

Fees – Ord. 2008-31

Payable for Flagler County BOCC via Check or online through the application portal.
Application Fee: $1,220 plus $20/acre or portion thereof up to a maximum of $15,000.
Notification Fee: $50 for each notification of public hearing (posting of sign), plus cost of newspaper ad(s) and postage at prevailing rate.

Application Process – Please read carefully.
This application and all required attachments should be submitted to the Flagler County Planning and Zoning Department, or through the online portal here. Failure to submit a fully completed application package will result in delay of application review.

1. Owners/Applicants will be notified via email to attend the next available Technical Review Committee (TRC) meeting. Application review comments will be provided beforehand. This is an opportunity for applicants to discuss their application with various department staff.
2. Should the Technical Review Committee determine the application meets the minimum requirements of the Land Development Code, applicants will be notified of the next available Planning and Development Board and Board of County Commissioners' meeting for their public hearing(s).
    a. Attendance at the public hearing is mandatory
    b. Owners of property within 300 feet of the subject property will be notified by mail
    c. Notice of the Public Hearing sign will be posted on the property and must be left up until after each hearing

By signing below, I acknowledge that I have fully read and understand the Application Process.

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

Date 7/15/24

APPLICATION FOR A FUTURE LAND USE MAP AMENDMENT TEN ACRES OR GREATER

FLAGLER COUNTY, FLORIDA
1769 E. Moody Boulevard, #2
Bunnell, FL 32110
Telephone: (386) 313-4009

Required Attachment for FLUM Amendment:

1. Location Map – Attachment "A";
2. Legal Description – Attachment "B";
3. Sealed survey showing the natural features of the land, the mean high or ordinary high water line. Survey **cannot be more than 2 years old** – Attachment "C"
4. Zoning map showing current zoning designation – Attachment "D"
5. Present future land use designation map – Attachment "E"
6. Proposed future land use designation map – Attachment "F"
7. Population analysis – Attachment "G"
8. Transportation study – Attachment "H"
9. Recreation and open space analysis – Attachment "I"
10. Water and sewer analysis – Attachment "J"
11. Solid waste analysis – Attachment "K"
12. Drainage study – Attachment "L"
13. FLUCCS code information including delineation of endangered and threatened species and species of special concern habitat and observations – Attachment "M"
14. Soil survey – Attachment "O"
15. Topographic map – Attachment "P"
16. Aerials (false color) – Attachment "Q"

4C's Trucking and Excavation
Large Scale Comprehensive Plan Amendment

1. Applicant Information

1.1 Applicant Name and Address

4 C's Trucking and Excavation, Inc.
PO Box 2682
Bunnell, FL 32110

1.2 Primary Contact for Applicant

Chelsea (Barney) Herbert, President
[redacted]

1.3 Applicant's Authorized Representatives

Alanna Smith
Cobb Cole Law Firm
One Daytona Boulevard, Suite 600
Daytona Beach, Florida 32114
Office: [redacted]
Fax: [redacted]
[redacted]

Rob Merrell
Cobb Cole Law Firm
One Daytona Boulevard, Suite 600
Daytona Beach, Florida 32114
Office: [redacted]
Fax: [redacted]
[redacted]

2. Property Information

2.1 Nature of Applicant's Interest

The proposed amendment to the Future Land Use Map and Official Zoning Map addresses inconsistencies between the existing business occupying the site and the land use and zoning classifications assigned to the property. The Flagler County Staff approved an administrative adjustment to the Conservation Land Use Classification based on a wetland delineation. The proposed amendment to the industrial land use and zoning will complete the process of vesting an existing use on the property.

There is not any pending expansion or modification for the site. The sole intent of the application is to ensure consistency between the existing business operating on the site and the county's land use and zoning regulations.

2.2 Size of Property and Survey

The size of the entire Property is approximately 27.5 +/- acres; however, the requested amendment applies only to approximately 17.6 +/- acres, corresponding to the portion of the

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Property located outside of the Conservation designation. Please see Exhibit "A," which includes the Boundary Survey/Legal Description of the entire Property, together with a sketch and legal description of the 17.6-acre portion subject to this application.

2.3 Legal Description

See Legal Description/Survey attached as Exhibit "A" and copies of Property Appraiser Information Card and Warranty Deed attached as Exhibit "B".

2.4 Parcel Identification Number

04-12-30-0000-02040-0000

2.5 General Location

The property is located in unincorporated Flagler County at 331 Sawgrass Road. Please see the location map Attached as Exhibit "C".

2.7 Access + Frontage

The property fronts Sawgrass Road, a public county right-of-way that provides the sole access to the property.

3. Land Use Information

3.1 Aerial Photography

See Exhibit "D", attached.

3.2 Existing Development

The Property is partially developed with structures and improvements supporting the business's active operations, including concrete crushing and recycling, office and administrative functions, and the storage of equipment, trucks, and aggregate materials. The remainder of the Property remains undeveloped.

3.3 Current Zoning

The current zoning designation is AC (Agriculture). Please see the Existing Zoning Map as Exhibit "E". A concurrent application to rezone the property to I (Industrial) is tracking with this Future Land Use Map amendment.

3.3 Proposed Zoning

The proposed zoning designation for the portion of the Property subject to this application is I (Industrial). Please see the Proposed Zoning Map as Exhibit "F". The approval of the proposed zoning is contingent on the approval of a concurrent application to amend the future land use map.

3.5 Future Land Use Map Designation

The current future land use designation for the portion of the Property subject to this application is Agriculture and Timberlands. Please see the current Future Land Use Map as Exhibit "G".

3.6 Proposed Future Land Use Map Designation

The proposed future land use designation is "Industrial". Please see the proposed Future Land Use Map as Exhibit "H".

4. Consistency and Compatibility

4.1 Consistency with Plan Goals, Policies and Objectives of the Flagler County Comprehensive Plan

The proposed amendment is consistent with several of the Goals, Objectives and Policies of the Comprehensive Plan, as outlined below. The adopted Comprehensive Plan in the Future Land Use and Economic Development Elements stress the need to diversify the County's economy and encourage the development of economic opportunities for industries that are not tied to tourism and development of single-family residential uses. The proposed amendment achieves these objectives by memorializing existing industrial uses on the site and allowing for any future review of development associated with this use. The following are goals, objectives and policies that support this amendment.

Future Land Use Element

Policy A.1.6.6: Review of industrial development proposals shall include consideration of compatibility between industrial and surrounding land uses

Response: The proposed amendment promotes compatibility with the existing industrial uses in the surrounding area. The amendment aligns the Future Land Use designation on the property with the surrounding context and supports a cohesive and compatible land use framework that reinforces the concentration of industrial development within the area.

GOAL A.3: Flagler County shall use its home rule powers and coordination with other public and private organizations to strive for an economy that is diversified, stable and flexible.

Response: The proposed amendment allows for an existing business that is contributing to the local and regional economy to continue to operate, supporting the retention of established and diversified economic activity within the County.

Policy A.3.3: Flagler County shall encourage the continued development and improvement of appropriate existing industrial areas, while also providing new sites for industrial development

Response: The property has been utilized for commercial and industrial use for many years and provides for an appropriate area to maintain that use into the future. The proposed amendment seeks to memorialize the existing uses on site in a manner consistent with the surrounding pattern of industrial activity, thereby supporting a broader industrial framework in the area.

Economic Development Element

GOAL G.1: Flagler County will strive to maintain a diverse and stable economy by providing for a positive business climate that assures maximum employment opportunities while maintaining a high quality of life.

Response: The proposed amendment supports the continued operation of an existing business that provides employment opportunities to Flagler County residents and contributes to the local tax base, fostering a stable and positive business climate within the County.

GOAL G.4: Flagler County shall ensure that the comprehensive plan provides for opportunities and land use resources for economic development in Flagler County.

Response: The proposed amendment memorializes an established business within an appropriate land use framework while maintaining flexibility for future improvements consistent with the existing industrial operations on the property. This approach supports economic development through the preservation of stable and active business activity within the County.

Policy G.1.2.3.: Flagler County shall support the continued success and future expansion of existing small business incubators within the County. Flagler County also will support the development of additional small business incubator opportunities throughout Flagler County.

Response: The existing use of the property for an established business provides continued economic benefits to the Flagler County area. The proposed amendment is critical to ensure that the existing operations can continue into the future, supporting the long-term viability of a local business.

Policy G.2.1.4: Flagler County shall strive to reduce economic dependency on residential housing development and seek to expand other opportunities that diversify and support economic development within Flagler County.

Response: The subject property is utilized for an existing business engaged in industrial and related commercial operations, providing for diversity that is outside the residential housing development sector. The proposed amendment formalizes the existing uses on the property and accommodates future activity of a similar nature, supporting a more diversified economic base within the County.

4.2 Analysis of Consistency with Florida Statutes (Florida Community Planning Act)

Flagler County requires the analysis of whether a proposed future land use map amendment is consistent with the Florida Community Planning Act (the "Act"). The following reflects how the proposed amendment complies with the Act.

(I) The amount of land required to accommodate anticipated growth.

Response: The proposed amendment pertains to a developed site that has been operating for industrial uses. The amendment supports the continued long-term use of the site by focusing on an established development rather than expanding into new land.

(II) The projected permanent and seasonal population of the area.

Response: This is not applicable since the proposed amendment does not contribute to population growth. The proposed amendment is intended to memorialize existing non-residential uses on the site.

(III) The character of undeveloped land.

Response: The property is already "developed", and the amendment will allow for its continued use and operation.

(IV) The availability of water supplies, public facilities, and services.

Response: The site is currently using on-site well and septic. There is no direct impact on the adopted level of service resulting from the proposed amendment.

(V) 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.

Response: If approved, the amendment allows for the continued industrial use of the property and provides a framework for bringing the site into compliance with the County's Land Development Code.

(VI) The compatibility of uses on lands adjacent to or closely proximate to military installations.

Response: Not applicable.

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

Response: The property is within the Executive Airport Zoning Regulations overlay. The existing site conditions, including building height and permitted uses, are consistent with the applicable regulatory standards.

(VII) The discouragement of urban sprawl.

Response: The amendment discourages urban sprawl as outlined in Section 4.3, below.

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

Response: This amendment is necessary to allow for the continued operation of a business that contributes to the local economy. By supporting an established use, the amendment helps maintain economic stability at the local level.

(IX) The need to modify land uses and development patterns within antiquated subdivisions.

Response: This criterion is not applicable.

4.3 Analysis of Whether the Amendment Contributes to Urban Sprawl.

Flagler County requires analysis of whether or not an amendment will contribute to urban sprawl as established in § 163.3177(6)9.a., Fla. Stat. (2025). The following analysis identifies the primary indicators of urban sprawl as defined in the Act

(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.

Response: The amendment does not promote sprawl under this criterion because it is limited to an existing site developed for industrial use and does not designate new areas for development. The property is located within an area where industrial activity is already present, and the amendment recognizes the existing operations within that context rather than establishing a broader development pattern.

(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.

Response: The amendment does not promote sprawl under this criterion, as it applies to an existing industrial site and does not designate new urban development in rural areas. It relies on the established development footprint rather than directing growth to undeveloped lands at substantial distances from existing development.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Response: The amendment does not introduce new urban development or extend urban patterns outward, as it is limited to an existing industrial site within an area of the County characterized by similar development.

(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.

Response: The amendment does not promote sprawl under this criterion, as it applies to an existing site developed for industrial use and is limited to the portion of the property lying outside of the Conservation designation, thereby avoiding impacts to environmentally sensitive areas. Further, any future redevelopment or expansion of the site must comply with all federal, state, regional and local regulations to protect natural resources existing on the site.

(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.

Response: The amendment does not promote sprawl under this criterion since this is an existing site developed for industrial use.

(VI) Fails to maximize use of existing public facilities and services.

Response: The amendment pertains to an existing development that is already integrated within the County's service framework and can continue to be served by public facilities, supporting the efficient use of future infrastructure.

(VII) Fails to maximize use of existing public facilities and services.

Response: The proposed project offers a mix of land uses that support the residential population by providing convenient access to essential services through the integration of residential, commercial, office, and service-oriented uses that support daily activities.

(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.

Response: The amendment applies to an existing industrial site that is already served by public facilities operating within adopted levels of service. The amendment memorializes the existing industrial uses and does not permit residential use of the site; therefore, it will not generate additional demand for public schools or parks. Accordingly, the amendment does not promote sprawl under this criterion.

(IX) Fails to provide a clear separation between rural and urban uses.

Response: The amendment applies to an existing industrial site consistent with surrounding industrial uses and does not affect the separation between rural and urban uses. Accordingly, the amendment does not promote sprawl under this criterion.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Response: The amendment encourages the continued use of a site that has a long history of industrial uses and discourages the relocation of the existing business to a new site.

(XI) Fails to encourage a functional mix of uses.

Response: The amendment allows for a diversity in land uses in the immediate area.

(XII) Results in poor accessibility among linked or related land uses.

Response: The site is isolated by the surrounding wetland, state-owned lands and existing development. The access to the site is already limited and utilizes the existing road network which is currently operating at an acceptable level of service.

(XIII) Results in the loss of significant amounts of functional open space.

Response: The amendment does not impact wetlands or other vegetated areas on the property that will remain in the current condition.

5. Concurrency Analysis

According to the adopted Flagler County Capital Improvements Element, the county reviews development to ensure sufficient capacity is available to serve existing future demand resulting from a proposed amendment to the Future Land Use Map.

5.1 Traffic Data and Analysis

Please see the attached Exhibit "I" for a traffic memorandum by Zev Cohen and Associates.

5.2 Sanitary Sewer Data and Analysis

Please see the attached Exhibit "J" for a memorandum by Zev Cohen and Associates.

5.3 Potable Water Data and Analysis

Please see the attached Exhibit "J" for a memorandum by Zev Cohen and Associates.

5.4 Stormwater Data and Analysis

There is an existing business occupying the site. Any future expansion or redevelopment shall comply with all applicable requirements adopted by Flagler County for stormwater management.

5.5 Solid Waste Data and Analysis

There is an existing business occupying the site. Any future expansion or redevelopment shall comply with all applicable requirements adopted by Flagler County for solid waste management.

6. Environmental Analysis

6.1 Surface Water and Wetlands

Please see the attached Exhibit "K" for the Environmental Assessment Report prepared by Zev Cohen and Associates.

6.2 Vegetative Cover

Please see the attached Exhibit "K" for the Environmental Assessment Report prepared by Zev Cohen and Associates.

6.3 Flood Zone

Please see the attached Exhibit "L" for flood zone map prepared by Zev Cohen and Associates.

6.4 Listed Animal and Plant Species

Please see the attached Exhibit "K" for the Environmental Assessment Report prepared by Zev Cohen and Associates.

6.5 Soils Map

Please see the attached Exhibit "K" for the Environmental Assessment Report prepared by Zev Cohen and Associates.

6.5 Topographic Map

Please see the attached Exhibit "M" for the Lidar Map prepared by Zev Cohen and Associates.

7. Conclusion

The proposed amendment is consistent with the adopted Flagler County Comprehensive Plan as detailed herein. The amendment effectively addresses an inconsistency between the long-standing use of the property and the future land use and zoning designations. The amendment will not negatively impact natural resources or county facilities. The adoption of the proposed

amendments allows for continuation and future expansion of an existing business that is a critical part of the local economy.

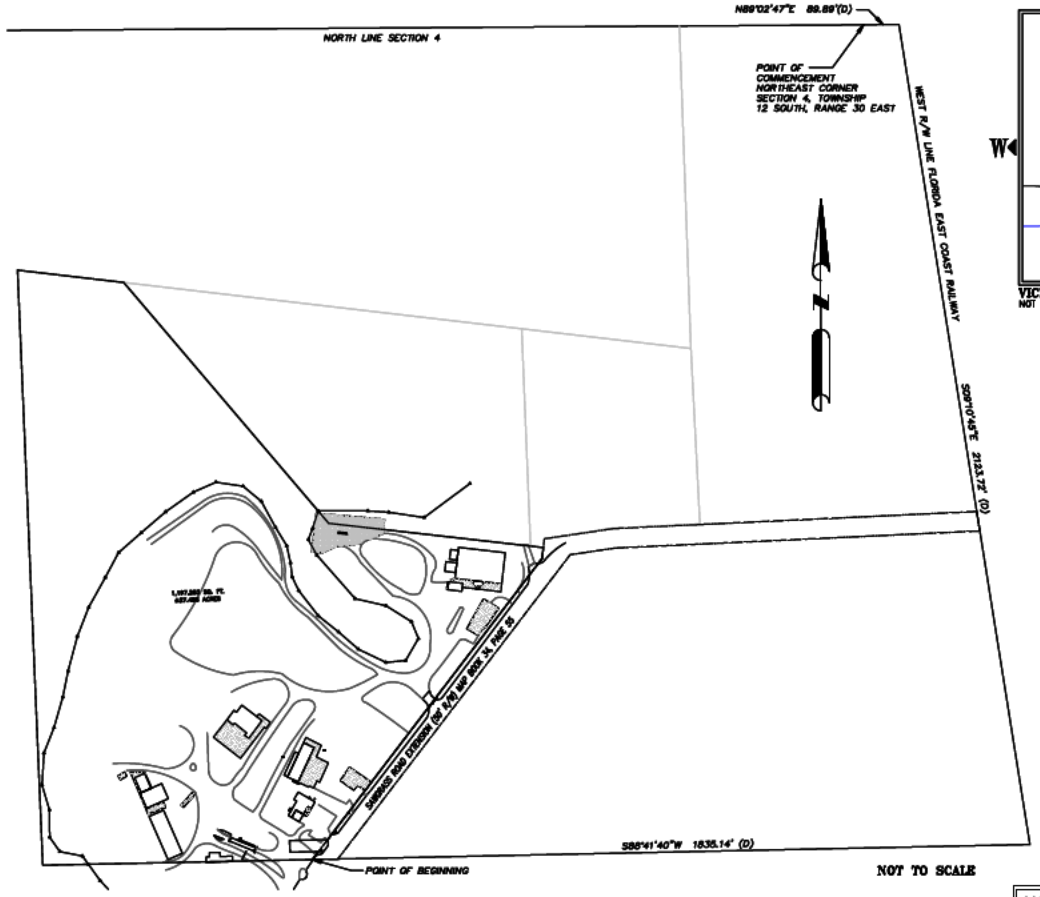
EXHIBIT A

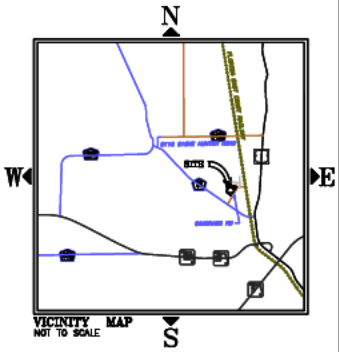
SURVEY/LEGAL DESCRIPTION

BOUNDARY SURVEY

FOR

HERBERT 4C'S TRUCKING & EXCAVATION





NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 TO 2

DESCRIPTION: (PER OFFICIAL RECORDS BOOK 1970, PAGE 981)

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 12 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 89°02'47" EAST, ALONG THE NORTH LINE OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 30 EAST, SAID COUNTY, 89.89 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE SOUTH 09°10'45" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 2123.72 FEET; THENCE SOUTH 86°41'40" WEST, 1835.14 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A 50.00 FOOT INGRESS AND EGRESS RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86°41'40" WEST, 886.29 FEET; THENCE NORTH 02°24'48" WEST, 1822.85 FEET; THENCE SOUTH 83°49'20" EAST, 270.44 FEET; THENCE SOUTH 40°27'18" EAST, 808.67 FEET; THENCE SOUTH 83°33'32" EAST, 552.33 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF A 50.00 FOOT INGRESS AND EGRESS RIGHT-OF-WAY; THENCE SOUTH 06°26'28" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 28.00 FEET; THENCE SOUTH 37°13'43" WEST, ALONG LAST SAID LINE 904.50 FEET; THENCE SOUTH 86°41'40" WEST, 97.32 FEET; THENCE SOUTH 02°27'48" EAST, 30.12 FEET; THENCE NORTH 86°41'40" EAST 72.73 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF A 50.00 FOOT INGRESS AND EGRESS RIGHT-OF-WAY; THENCE SOUTH 37°13'43" WEST, ALONG LAST SAID LINE, 25.58 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

1. *THIS PLAT OF SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT REPORT FROM AN AUTHORIZED TITLE PROFESSIONAL, OR A TITLE OPINION ISSUED BY AN ATTORNEY LICENSED BY THE FLORIDA BAR. THEREFORE, THERE MAY BE ADDITIONAL MATTERS OF RECORD NOT SHOWN ON THIS SURVEY.*
2. *THE MEASURED BEARINGS SHOWN HEREON ARE (GRID BEARINGS) BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, DERIVING A BEARING OF S37°19'50"W , ALONG WESTERLY LINE OF SAWGRASS ROAD.*
3. *UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.*
4. *DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.*
5. *UNDERGROUND FOUNDATIONS, IF ANY HAVE NOT BEEN LOCATED OR SHOWN AS A PART OF THIS SURVEY.*
6. *THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE "X" & "A". F.I.R.M. MAP NO. 12035C0207 E. MAP EFFECTIVE DATE: JUNE 6, 2018.*
7. *ADD WETLANDS TO SURVEY JANUARY 22, 2026. PROVIDED BY ZEV COHEN & ASSOCIATES, INC. PER EXHIBIT DATED JANUARY 20, 2026.(JM)*

REFERENCE MATERIAL:

OFFICIAL RECORDS BOOK 1970, PAGE 981.

INDEX OF SHEETS:

1 COVER SHEET (CURRENT), DESCRIPTION, SURVEYOR'S NOTES, REFERENCE MATERIAL AND CERTIFICATIONS.

2 BOUNDARY SURVEY.

NOTICE:

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S CERTIFICATION:

TO: HERBERT 4C'S TRUCKING & EXCAVATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Jeffrey S Hattendorf

Digitally signed by Jeffrey S Hattendorf
Date: 2026.01.22 14:02:51 -05'00' DATE:

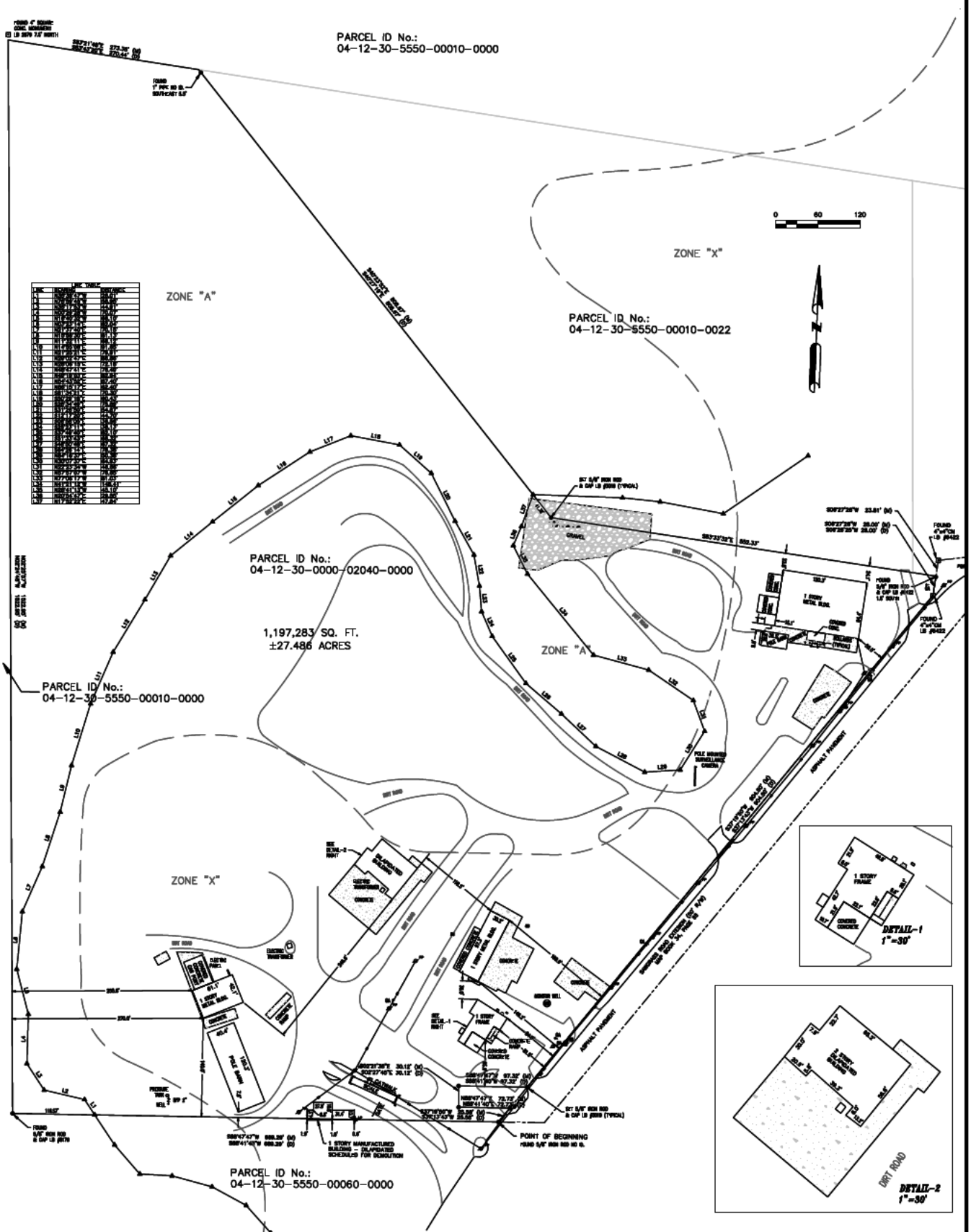
JEFFREY S. HATTENDORF
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 6183

LEGEND:

| | | |

FILE: K:\25\250843 Sawgrass Road - Bunnell\250843.DWG

BOUNDARY SURVEY



SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS CERTIFICATION NUMBER 3019

PROJECT: 00804
JOB: 25-0044
SCALE: 1"=60'
SHEET: 2 OF 2

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 TO 2

SKETCH OF DESCRIPTION

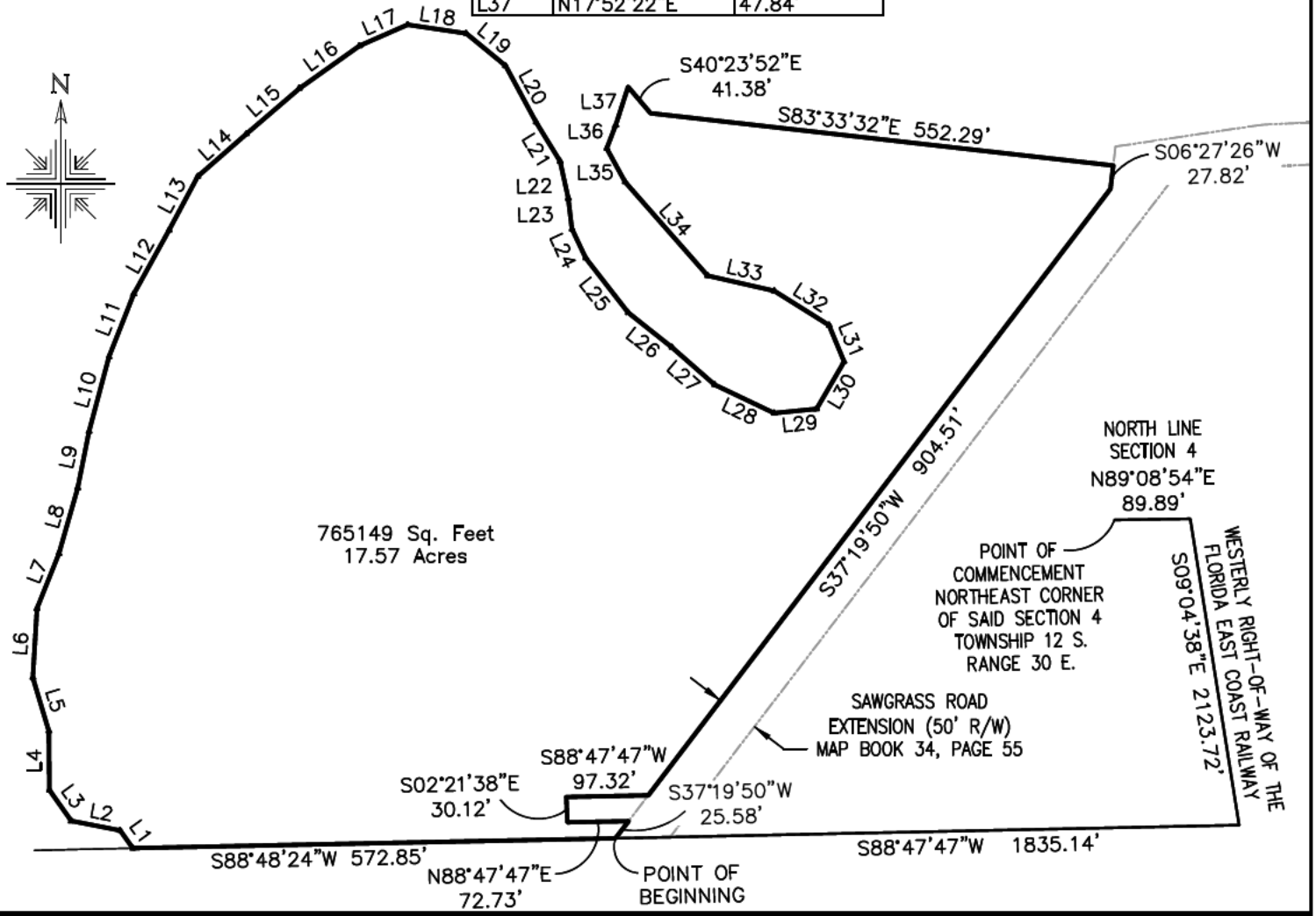
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N35°38'47"W	26.01'
L2	N78°59'45"W	58.95'
L3	N35°17'53"W	44.91'
L4	N00°29'28"W	70.07'
L5	N16°40'32"W	66.10'
L6	N03°23'14"E	82.04'
L7	N21°37'40"E	70.15'
L8	N15°58'30"E	81.13'
L9	N11°32'11"E	68.12'
L10	N14°55'08"E	91.65'
L11	N21°25'21"E	79.91'
L12	N29°02'47"E	86.86'
L13	N28°06'15"E	72.18'
L14	N48°47'41"E	76.49'
L15	N49°19'03"E	82.94'
L16	N54°43'52"E	87.40'
L17	N66°15'17"E	62.40'
L18	S81°34'21"E	70.30'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	S50°29'18"E	60.43'
L20	S28°34'49"E	75.89'
L21	S31°26'50"E	54.87'
L22	S12°17'20"E	44.70'
L23	S06°58'05"E	36.56'
L24	S25°23'11"E	38.13'
L25	S37°49'40"E	82.10'
L26	S51°33'43"E	66.32'
L27	S48°50'48"E	67.32'
L28	S64°26'14"E	78.38'
L29	N84°16'37"E	50.38'
L30	N30°07'37"E	64.93'
L31	N22°23'34"W	46.66'
L32	N57°57'07"W	76.65'
L33	N77°06'17"W	81.03'
L34	N41°21'12"W	148.41'
L35	N28°41'13"W	45.10'
L36	N20°54'47"E	29.55'
L37	N17°52'22"E	47.84'

GRAPHIC SCALE

0 200 400

(IN FEET)
1 inch = 200 ft.



PROJECT: 331 SAWGRASS ROAD
SKETCH & DESCRIPTION
CLIENT: ZEV COHEN & ASSOCIATES INC

SCALE: 1"=20'
DATE: 04-20-2026

LEGEND / ABBREVIATIONS

O	CHANGE IN DIRECTION
R/W	RIGHT OF WAY
℄	CENTERLINE
Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVE
PNT	POINT OF NON-TANGENCY
PRC	POINT OF REVERSE CURVE

SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

3921 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761-5385

LICENSED BUSINESS CERTIFICATION NUMBER 3019
www.sligerassociates.com

Copyright © 2026 Sliger & Associates, Inc.

JOB NO. 26-0303

SHEET 1 OF 2

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 12 SOUTH, RANGE 30 EAST, FLAGLER COUNTY. FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 4; THENCE N89°08'54"E, ALONG THE NORTH LINE OF SAID SECTION 4, TOWNSHIP 12 SOUTH, RANGE 30 EAST, 89.89 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE S09°04'38"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 2123.72 FEET; THENCE S88°47'47"W, 1835.14 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A 50.00 FOOT INGRESS AND EGRESS RIGHT-OF-WAY AND THE POINT OF BEGINNING. THENCE S88°48'24"W, 572.85 FEET; THENCE N35°38'47"W, 26.01 FEET; THENCE N78°59'45"W, 58.95 FEET; THENCE N35°17'53"W, 44.91 FEET; THENCE N00°29'28"W, 70.07 FEET; THENCE N16°40'32"W, 66.10 FEET; THENCE N03°23'14"E, 82.04 FEET; THENCE N21°37'40"E, 70.15 FEET; THENCE N15°58'30"E, 81.13 FEET; THENCE N11°32'11"E, 68.12 FEET; THENCE N14°55'08"E, 91.65 FEET; THENCE N21°25'21"E, 79.91 FEET; THENCE N29°02'47"E, 86.86 FEET; THENCE N28°06'15"E, 72.18 FEET; THENCE N48°47'41"E, 76.49 FEET; THENCE N49°19'03"E, 82.94 FEET; THENCE N54°43'52"E, 87.40 FEET; THENCE N66°15'17"E, 62.40 FEET; THENCE S81°34'21"E, 70.30 FEET; THENCE S50°29'18"E, 60.43 FEET; THENCE S28°34'49"E, 75.89 FEET; THENCE S31°26'50"E, 54.87 FEET; THENCE S12°17'20"E, 44.70 FEET; THENCE S06°58'05"E, 36.56 FEET; THENCE S25°23'11"E, 38.13 FEET; THENCE S37°49'40"E, 82.10 FEET; THENCE S51°33'43"E, 66.32 FEET; THENCE S48°50'48"E, 67.32 FEET; THENCE S64°26'14"E, 78.38 FEET; THENCE N84°16'37"E, 50.38 FEET; THENCE N30°07'37"E, 64.93 FEET; THENCE N22°23'34"W, 46.66 FEET; THENCE N57°57'07"W, 76.65 FEET; THENCE N77°06'17"W, 81.03 FEET; THENCE N41°21'12"W, 148.41 FEET; THENCE N28°41'13"W, 45.10 FEET; THENCE N20°54'47"E, 29.55 FEET; THENCE N17°52'22"E, 47.84 FEET; THENCE S40°23'52"E, 41.38 FEET; THENCE S83°33'32"E, 552.29 FEET; THENCE S06°27'26"W, 27.82 FEET; THENCE S37°19'50"W, 904.51 FEET; THENCE S88°47'47"W, 97.32 FEET; THENCE S02°21'38"E, 30.12 FEET; THENCE N88°47'47"E, 72.73 FEET; THENCE S37°19'50"W, 25.58 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 765149 SQUARE FEET, 17.57 ACRES

SURVEYOR'S NOTES:

1. *THIS IS NOT A BOUNDARY SURVEY. THIS IS A SKETCH OF DESCRIPTION.*
2. *THE MEASURED BEARINGS SHOWN HEREON ARE (GRID BEARINGS) BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, DERIVING A BEARING OF S37°19'50"W , ALONG WESTERLY LINE OF SAWGRASS ROAD.*
3. *THIS SKETCH IS BASED SURVEY INFORMATION PREPARED BY THIS FIRM, JOB NUMBER 25-0943 FOR 331 SAWGRASS ROAD.*
4. *THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.*
5. *THIS DESCRIPTION HAS BEEN CREATED BY SLIGER & ASSOCIATES INC., PER CLIENT REQUEST.*
6. *THIS SKETCH IS A SET AND IS NOT VALID WITHOUT ALL SHEETS INCLUDING SHEETS 1 THROUGH 2*

THIS SKETCH OF DESCRIPTION IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND OR INDIVIDUALS LISTED BELOW, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

I HEREBY CERTIFY THAT THIS SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CERTIFIED TO:
ZEV COHEN & ASSOCIATES INC

Jeffrey S Hattendorf
Digitally signed by Jeffrey S Hattendorf
Date: 2026.04.20 15:39:58 -04'00'

JEFFREY S. HATTENDORF P.S.M. NO. 6193

PROJECT: 331 SAWGRASS ROAD **SKETCH & DESCRIPTION** **CLIENT: ZEV COHEN & ASSOCIATES INC**	**SCALE: NTS** **DATE: 04-20-2026**	JOB NO. 26-0303	SHEET 1 OF 2

EXHIBIT B

PROPERTY APPRAISER INFORMATION CARD AND DEED

Owner Information

Primary Owner
4 C's Trucking And Excavation
Inc
PO Box 2682
Bunnell, FL 32110

Change of Address Application

Parcel Summary

Parcel ID	04-12-30-0000-02040-0000
Prop ID	10123
Location Address	331 SAWGRASS RD BUNNELL, FL 32110
Brief Tax Description*	27.588 ACRES OR 1970/961 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	LIGHT MANUFACTURE (004100)
Tax District	UNINCORPORATED AREA WITH NO MOSQUITO CONTROL (District 5)
Millage Rate	13.7353
Homestead	N
GIS sqft	1,209,263.008

View Map

Linked Personal Property

- 8200300
- 9000841

Valuation

	2026 Working Values	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	$234,447	$242,347	$251,459	$261,129	$219,504
Extra Features Value	$58,912	$59,709	$60,505	$34,162	$34,220
Land Value	$256,205	$256,205	$256,205	$256,205	$256,205
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$549,564**	**$558,261**	**$568,169**	**$551,496**	**$509,929**
Assessed Value	$549,564	$558,261	$568,169	$527,587	$479,624
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$549,564	$558,261	$568,169	$527,587	$479,624
Protected Value	$0	$0	$0	$23,909	$30,305

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Historical Assessment

Year	Building Value	Extra Features Value	Land Value	Agricultural Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Protected Value
2026	$234,447	$58,912	$256,205	$0	$549,564	$549,564	$0	$549,564	$0
2025	$242,347	$59,709	$256,205	$0	$558,261	$558,261	$0	$558,261	$0
2024	$251,459	$60,505	$256,205	$0	$568,169	$568,169	$0	$568,169	$0
2023	$261,129	$34,162	$256,205	$0	$551,496	$527,587	$0	$527,587	$23,909
2022	$219,504	$34,220	$256,205	$0	$509,929	$479,624	$0	$479,624	$30,305
2021	$203,104	$34,277	$214,410	$0	$451,791	$445,945	$0	$445,945	$5,846
2020	$177,810	$34,335	$214,410	$0	$426,555	$426,555	$0	$426,555	$0
2019	$159,069	$35,472	$214,410	$0	$408,951	$408,951	$0	$408,951	$0
2018	$142,349	$35,515	$214,410	$0	$392,274	$392,274	$0	$392,274	$0
2017	$133,451	$37,111	$189,333	$0	$359,895	$359,895	$0	$359,895	$0
2016	$123,617	$37,149	$189,333	$0	$350,099	$350,099	$0	$350,099	$0
2015	$116,791	$36,761	$189,333	$0	$342,885	$342,885	$0	$342,885	$0
2014	$117,453	$37,636	$189,333	$0	$344,422	$344,422	$0	$344,422	$0
2013	$170,683	$37,995	$199,833	$0	$408,511	$408,511	$0	$408,511	$0

Year	Building Value	Extra Features Value	Land Value	Agricultural Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Protected Value
2012	$180,300	$38,419	$275,880	$0	$494,599	$494,599	$0	$494,599	$0
2011	$189,917	$38,844	$275,880	$0	$504,641	$504,641	$0	$504,641	$0
2010	$253,355	$39,268	$0	$0	$568,503	$0	$0	$0	$568,503
2009	$334,036	$43,079	$0	$0	$790,935	$0	$0	$0	$790,935

Residential Buildings

Building	1	**Floor Cover**	CARPET
Type	MOBILE FAM	**Heat**	FO AIR DCT
Total Area	3026	**Air Conditioning**	CENTRAL
Heated Area	1728	**Bedrooms**	0
Exterior Walls	WD SIDING	**Bathrooms**	2
Roof Cover	SH MTL MIN	**Actual Year Built**	1981
Interior Walls	PLYWD PNL	**Effective Year Built**	1985
Frame Type	WOOD FRAME		

Building	7	**Floor Cover**	PLYWOOD
Type	MOBILE FAM	**Heat**	NONE
Total Area	1204	**Air Conditioning**	NONE
Heated Area	792	**Bedrooms**	2
Exterior Walls	ALUM SID	**Bathrooms**	1
Roof Cover	SH MTL MIN	**Actual Year Built**	1980
Interior Walls	PLYWD PNL	**Effective Year Built**	1980
Frame Type	WOOD FRAME		

Commercial Buildings

Building	2	**Frame**	CLASS D; CLASS S
Type	SRVC GAR	**HVAC**	
Construction Class	0S	**Stories**	1
Total Area	3007	**Wall Height**	13
Heated Area	3007	**Actual Year Built**	1975
Exterior Walls	STEEL LAP; WOOD LAP	**Effective Year Built**	1975

Building	3	**Frame**	CLASS S
Type	STRG WHSE	**HVAC**	
Construction Class	0S	**Stories**	1
Total Area	9600	**Wall Height**	18
Heated Area	9600	**Actual Year Built**	1996
Exterior Walls	STL PANEL	**Effective Year Built**	1996

Building	5	**Frame**	CLASS D
Type	STRG WHSE	**HVAC**	
Construction Class	0D	**Stories**	1
Total Area	4200	**Wall Height**	16; 18
Heated Area	4200	**Actual Year Built**	1985
Exterior Walls	STL PANEL	**Effective Year Built**	1980

Building	6	**Frame**	CLASS D
Type	SHED OFF	**HVAC**	
Construction Class	0D	**Stories**	1
Total Area	200	**Wall Height**	08
Heated Area	200	**Actual Year Built**	1980
Exterior Walls	WOOD LAP	**Effective Year Built**	1980

Building	8	**Frame**	
Type	COMM EXTRA FEATURES	**HVAC**	
Construction Class	xf	**Stories**	1
Total Area	4800	**Wall Height**	
Heated Area		**Actual Year Built**	2023
Exterior Walls		**Effective Year Built**	2023

Sketches

Inst No: 2013035583; 10/14/13 12:35PM; Book: 1970 Page: 961; Total Pgs: 4
Doc Stamps-Deed$2625.00 GAIL WADSWORTH, FLAGLER Co.

This instrument prepared by:
Meredith L. Wilson, Esq.
c/o Oldcastle Law Department
900 Ashwood Parkway, Suite 600
Atlanta, Georgia 30338

PROPERTY TAX IDENTIFICATION
NUMBER: 04-12-30-0000-02040-0000

SPECIAL WARRANTY DEED FORM

SPECIAL WARRANTY DEED, made as of September 23, 2013, by and between OLDCASTLE LAWN & GARDEN, INC., a Delaware corporation, successor in interest to Jolly Gardener Products, Inc., with a mailing address of 900 Ashwood Parkway, Suite 600, Atlanta, Georgia 30338 ("GRANTOR"), and 4 C'S TRUCKING AND EXCAVATION, INC., a Florida corporation, with a mailing address of P.O. Box 2682, Bunnell, Florida 32110 ("Purchaser").

Unofficial Copy

WITNESSETH:

For and in consideration of Ten Dollars ($10.00) and other good, valuable and sufficient consideration, the receipt of all of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells, conveys and confirms to GRANTEE, its heirs, successors and assigns, the following tract or parcel of land:

See Exhibit A attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the same, together with the rights, privileges, appurtenances and immunities thereto belonging or in any way appertaining, unto GRANTEE, its heirs, successors and assigns, forever.

This Deed is made subject to all legal highways, zoning and building laws, ordinances and regulations, to all restrictions, easements, rights-of-way, exceptions, reservations and conditions contained in prior instruments of record in the chain of title to the property conveyed hereby and to any state of facts which an accurate survey would show.

GRANTOR covenants and warrants with GRANTEE that GRANTOR, its successors and assigns, shall warrant and defend the real property unto GRANTEE, its heirs, successors and assigns, against the claims and demands of GRANTOR and the lawful claims of all persons claiming by, through or under GRANTOR, but no other; provided, however, that any one claim or demand, or all claims and demands in the aggregate, pursuant to this warranty, shall in no event exceed a Three Hundred Seventy-Five Thousand and 00/100 Dollars ($375,000.00), which the GRANTOR and GRANTEE hereby agree to be the true and actual value of the real and personal property conveyed hereby.

Except as expressly provided in the immediately preceding paragraph, GRANTOR MAKES NO REPRESENTATION AS TO THE PROPERTY CONVEYED HEREBY, OR ITS CONDITION, ITS MERCHANTABILITY OR ITS SUITABILITY FOR ANY PARTICULAR USE OR PURPOSE, AND GRANTEE BY ITS ACCEPTANCE OF THIS DEED, HEREBY ACKNOWLEDGES THAT ITS HAS BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY AND ACCEPTS THE SAME "AS IS," "WHERE IS" AND "WITH ALL FAULTS." GRANTEE shall not make any claim against GRANTOR for diminution of the value of the Property, remediation of any contamination on the Property, loss of use of the Property, handling, transportation or disposal of contaminated media from the Property, or any other loss, damage or expense as the

result of any environmental contamination or other latent or patent defect in the Property's condition, and GRANTEE, and its heirs, successors, personal representatives and assigns, hereby agree to protect, indemnify and hold harmless GRANTOR, GRANTOR's affiliated companies, and their directors, officers, employees and agents, from and against any such claims.

GRANTOR and GRANTEE hereby agree that ad valorem property taxes and all assessments on the real property conveyed hereby shall be prorated and allocated between GRANTOR and GRANTEE as of the date hereof, and GRANTEE, by its acceptance of this Deed, hereby assumes and agrees to pay the same from and after the date hereof.

GRANTOR AND GRANTEE further agree that the Property shall not be used for mulch and soil manufacturing and distribution and/or any activities related to or in furtherance of such manufacture and distribution for a period of thirty (30) years; and

The terms and provisions contained in this Deed shall be binding upon and inure to the benefit of GRANTOR and GRANTEE and their respective heirs, successors, personal representatives and assigns and shall run with the land.

IN WITNESS WHEREOF, GRANTOR has caused its name to be subscribed hereto as of the day and year first above written.

GRANTOR:

OLDCASTLE LAWN & GARDEN, a Delaware corporation

Witness

Witness

By:
Name: STEPHEN COLMAN
Its: CFO Oldcastle Lawn and Garden

Unofficial Copy

STATE OF Georgia)
COUNTY OF Cobb)

Before me, a Notary Public, in and for said county, personally appeared Stephen Colman, being by me duly sworn and known to me to be the person who, as the CFO of Oldcastle Lawn & Garden, the corporation which executed the foregoing instrument, signed the same, and acknowledged to me that he/she did so sign said instrument in the name and upon behalf of said corporation as such officer; that the same is his/her free act and deed as such officer, and the free and corporate act and deed of said corporation; and that he/she was duly authorized thereunto to execute such documents.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal at _____, this 23rd day of September, 2013.

Georgina Castillo
Notary Public, State at Large

Georgina Castillo
Print Name

My Commission Expires: April 25, 2017

Unofficial Copy

EXHIBIT A
DESCRIPTION OF THE PROPERTY:

A parcel of land lying in Section 4, Township 12 South, Range 30 East, Flagler County, Florida and more particularly described as follows:

From the Northeast corner of said Section 4; thence North 89°02'47" East, along the North line of Section 3, Township 12 South, Range 30 East, said County, 89.89 feet to the westerly Right-of-Way of the Florida East Coast Railway; thence South 09°10'45" East, along said westerly Right-of-way line, 2123.72 feet; thence south 88°41'40" west, 1835.14 feet to the westerly Right-of-Way line of a 50.00 foot ingress and egress Right-of-Way and the Point of Beginning. Thence continue South 88°41'40" West, 689.29 feet; thence North 02°24'48" West, 1522.95 feet; thence South 83°43'20" East, 270.44 feet; thence South 40°27'19" East, 808.67 feet; thence South 83°33'32" East, 552.33 feet to said westerly Right-of-Way line of a 50.00 foot ingress and egress Right-of-Way; thence south 06°26'25" West, along said westerly Right-of-Way line, 28.00 feet; thence South 37°13'43" West, along last said line 904.50 feet; thence South 88°41'40" West, 97.32 feet; thence South 02°27'45" East, 30.12 feet; thence North 88°41'40" East 72.73 feet to said westerly Right-of-Way line of a 50.00 foot ingress and egress Right-of-Way; thence South 37°13'43" West, along last said line, 25.58 feet to the Point of Beginning.

Unofficial Copy

EXHIBIT C

LOCATION MAP

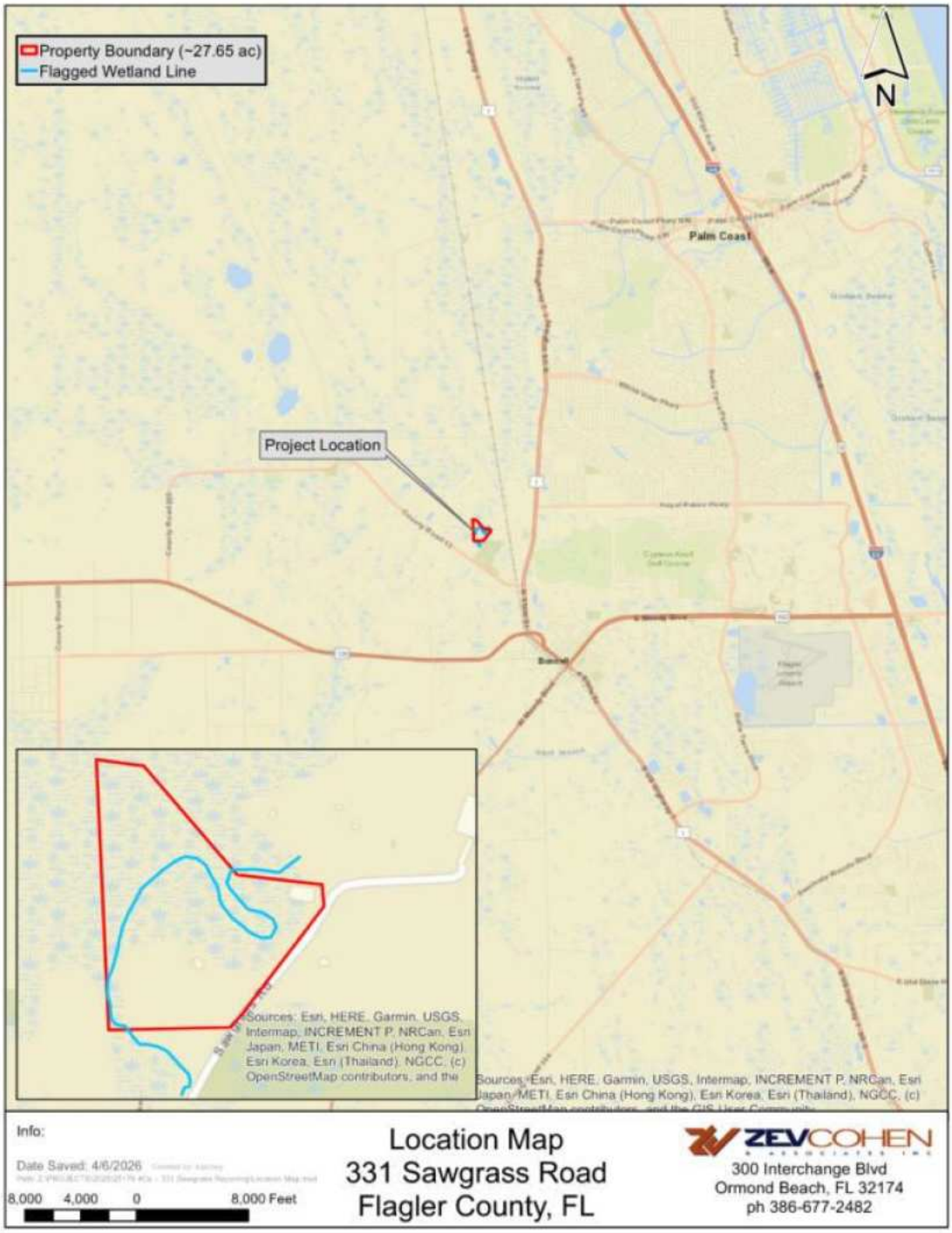


EXHIBIT D

AERIAL



EXHIBIT E

EXISTING ZONING MAP



EXHIBIT F

PROPOSED ZONING MAP



EXHIBIT G

CURRENT FUTURE LAND USE MAP

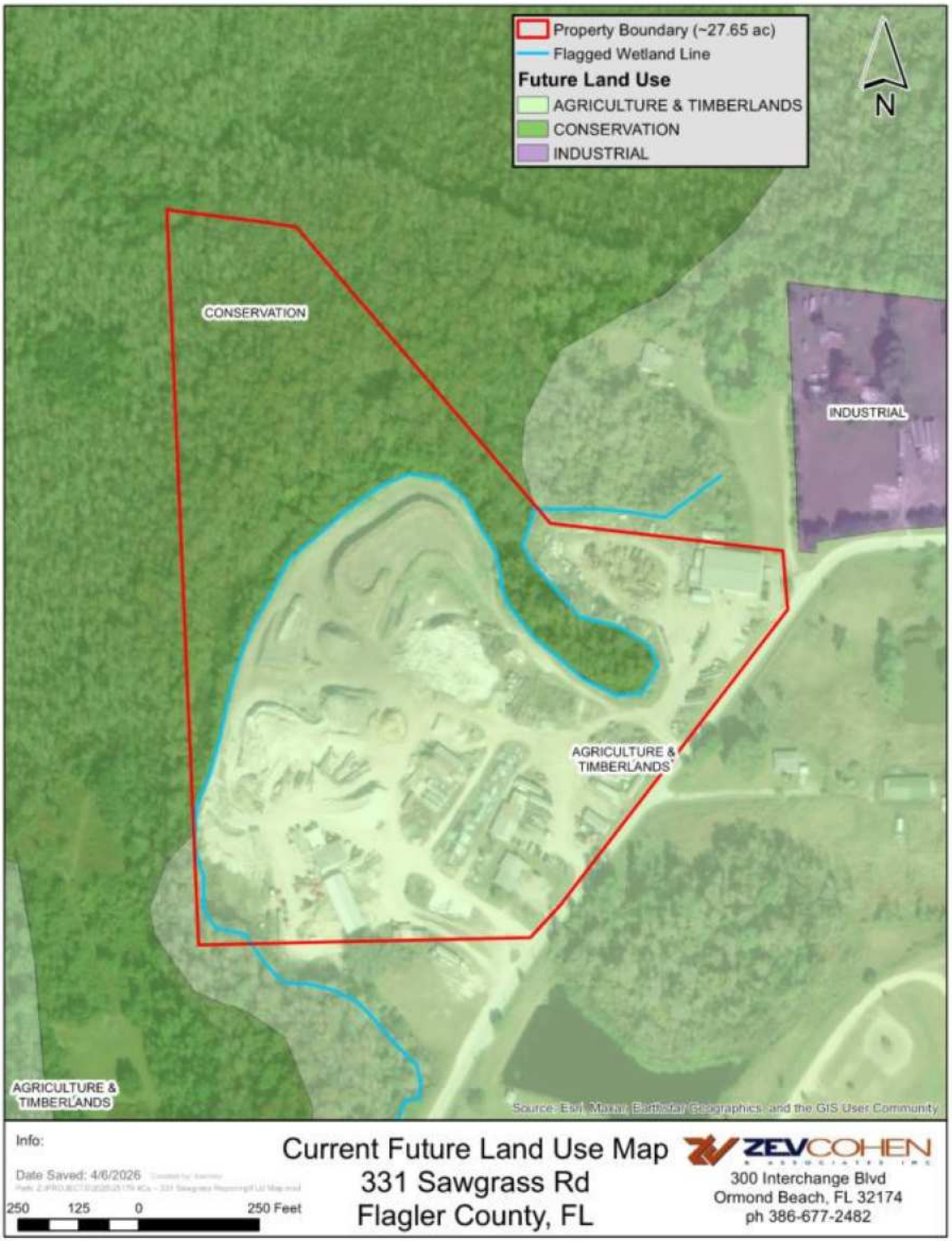


EXHIBIT H

PROPOSED FUTURE LAND USE MAP

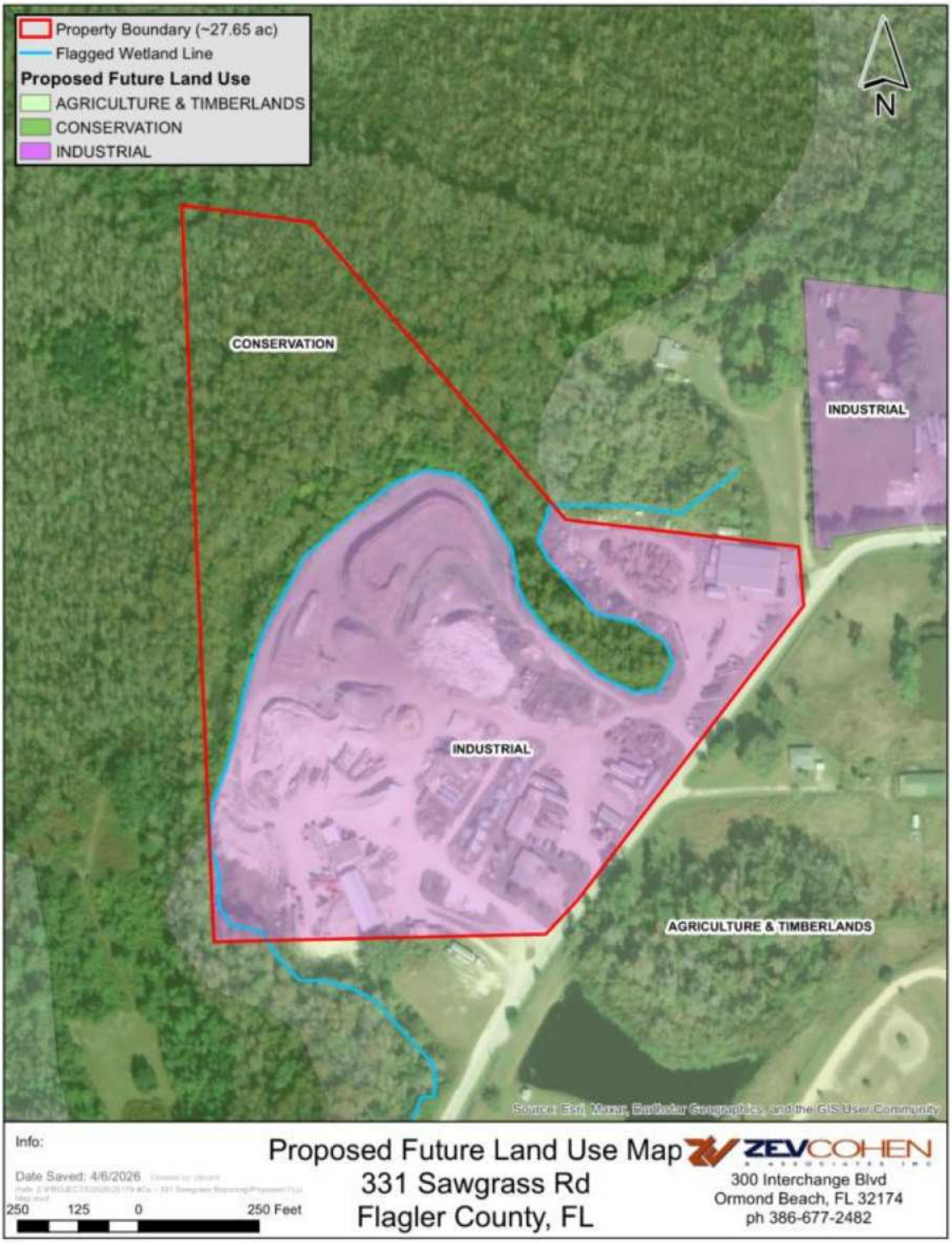


EXHIBIT I

TRANSPORTATION MEMO

ZEVCOHEN & ASSOCIATES INC
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www.ZevCohen.com

TO: Charles (Chuck) Merenda, Interim Growth Management Director

FROM: Clay Ervin, Special Projects Manager

THROUGH: Robert (Rob) Merrell, Cobb Cole

SUBJECT: 4C's Trucking & Excavation Comprehensive Plan Amendment and Rezoning-Traffic Assessment (ZCA Project 25179)

DATE: April 29, 2026

Zev Cohen & Associates (ZCA) conducted a preliminary traffic assessment of the proposed amendments to the Flagler County Future Land Use Map and Zoning Map for the property located at 331 Sawgrass Road. The subject property is in the process of amending the Future Land Use Map and Zoning Map to accommodate an existing use that is operating on the site. This memo summarizes the background data used in studying the potential impacts to the Flagler County Road network as required by the adopted comprehensive plan and Land Development Code (LDC).

A Traffic Impact Analysis, as specified by the River to Sea Transportation Planning Organization (R2C TPO), is not required for a Comprehensive Plan Amendment. According to the LDC (Chapter 30, Article VII, Section 8.03.00 and 8.10.06), a generalized analysis of the existing and proposed traffic impacts shall be studied and the impacts identified along with potential mitigation. The LDC identifies recommended study areas for various uses, based on the intensity of the specific use being studied. In accordance with the LDC, the study area is based on a radius of two (2) miles for both existing and future conditions resulting in the following road segments being studied.

1. CR 13 from US 1 to the Flagler County line
2. US 1/SR 5 From SR 100 to Palm Coast Parkway
3. Royal Palms Parkway from US 1 to Belle Terre Parkway
4. SR 100 from CR 304 to US 1
5. SR 100 from US 1 to Commerce Parkway

The assessment is based on the existing business currently operating on the property and the theoretical maximum development allowed by the proposed future land use and zoning designations. Flagler County recently approved an administrative amendment to the future

land use map to accurately depict the area designated for "Conservation" and "Agriculture and Timberlands". The subject property is located in the area designated for "Agriculture and Timberlands". Typically, the assessment would be based on the theoretical maximum intensity of the existing land use and zoning, but this site is already developed for a contractor's storage yard and offices. In order to be conservative with the assumptions and to reflect existing conditions, the contractor's storage yard and offices will be used in the analysis of existing conditions.

Existing road segment conditions

Table 1 provides the existing Average Annual Daily Traffic (AADT) established by the FDOT District 5 for the aforementioned road segments. The peak hour factor (K factor) from the FDOT was used to estimate the peak hour travel volumes.

Table 1
Existing Traffic Volume
Within the Study Area

Road1	From	To	AADT	Peak Factor	Estimated PM Peak Traffic[2]	Daily LOS Volumes[3]	Peak Hour LOS Volume[3]
County Road 13	US 1/SR 5	County Line	1,450	9.5	138	18,000	1,710
US 1/SR 5	SR 100	Palm Coast Pkwy.	19,700	9	1,773	31,400	2,980
Royal Palms Parkway	US 1/SR 7	Belle Terre Parkway	6,700	9	603	18,000	1,710
SR 100	CR 205	US 1	10,500	9.5	998	18,000	1,710
SR 100	US 1	Commerce Parkway	14,800	9	1,332	18,000	1,710

[1] The study road segments are established by the Florida Department of Transportation Annual Average Daily Traffic available online. [2]The analysis of the PM peak hour condition is based on the peak hour factors established by the FDOT. [3]The LOS is based on the FDOT 2023 Multimodal Quality/Level of Service Handbook.

Existing use trip generation

The property is used for a contractor's storage yard and offices consisting of 8 buildings constructed between 1975 and 2023, according to the Flagler County Property Appraiser's online records. The site contains storage/lay down areas used in the day-to-day operations of the business. The following summarizes the building and storage areas:

- Net heated building area: 24,327 sq. ft. (Flagler County Property Appraiser)
- Storage and laydown area: 542,800 sq, ft (approximately 70% of site based on interpretation of aerial photography of the site)

The building area will be used as the independent variable in order to estimate both existing and future conditions.

The sole access to the site is from Sawgrass Road, which is an existing two-lane, paved road constructed to a rural cross-section with open ditch drainage. The southern end terminates at an intersection at CR 13 and northern end terminates with a dead end that is immediately west of the FEC railroad line. The Flagler County Fairgrounds are located at the northeast corner of CR 13 and Sawgrass Road. The remaining properties surrounding the site contain industrial and agricultural uses. The following table summarizes the estimated trip generation from the site based on Institute of Transportation Engineers (ITE) Trip Generation Rates, 11th Edition.

Table 2
Existing Daily Trip Generation

Land Use	Independent Variable	Rate (per 1,000 sq. ft.)	Daily Trips (est.)	In (50%)	Out (50%)
110-Light Industrial	24,327	4.87	118	59	59

ITE Trip Generation Manual, 11th Edition

Table 3
Existing PM Peak Hour Trip Generation

Land Use	Independent Variable	Rate (per 1,000 sq. ft.)	Daily Trips (est.)	In (18%)	Out (82%)
110-Light Industrial	24,327	0.80	19	4	16

ITE Trip Generation Manual, 11th Edition

It is important to clarify that these trips are already on the road network and are captured in the AADT and peak-hour trip volumes shown in Table 1.

Table 4
Existing Conditions Assessment
Daily Trips

Road	From	To	2025 Traffic	LOS D Volumes	Surplus/ Deficit Trips	Meets LOS (Y/N)
County Road 13	US 1/SR 5	County Line	1,450	18,000	16,550	Y
US 1/SR 5	SR 100	Palm Coast Pkwy.	19,700	31,400	11,700	Y
Royal Palms Parkway	US 1/SR 7	Belle Terre Parkway	6,700	18,000	11,300	Y
SR 100	CR 205	US 1	10,500	18,000	7,500	Y
SR 100	US 1	Commerce Parkway	14,800	18,000	3,200	Y

The roads within the study are currently meeting adopted levels of service and the trip generation estimated for the existing contractor's storage yard are included in the AADT and Peak Hour estimates from the FDOT. The data from Tables 2 and 3 will be used in the analysis of the future conditions.

Future Conditions

There are not any immediate or pending plans for expansion or redevelopment of the site for industrial uses over the next three (3) years. For the purposes of this assessment, an assumption of redevelopment of the site to the theoretical maximum would occur in five (5) years (2031 build-out). This timeframe will be used to estimate the impact of future growth on the background traffic volumes from 2025.

Future road segment conditions

It is assumed that the study area will remain consistent in the future. The following table reflects the background traffic on the road segments in the year 2031 based on a 2% annual average growth rate.

Table 5
Future Traffic Volume
Within the Study Area

Road	From	To	Projected AADT[1]	Peak Factor	Projected PM Peak Traffic[1]	LOS	Daily LOS Volume	Peak Hr. LOS Volume
County Road 13	US 1/SR 5	County Line	1,663	9.5	155	D	18,000	1,710
US 1/SR 5	SR 100	Palm Coast Pkwy.	22,185	9	1,997	D	31,400	2,980
Royal Palms Parkway	US 1/SR 7	Belle Terre Parkway	7,545	9	679	D	18,000	1,710
SR 100	CR 205	US 1	10,500	9.5	1,102	D	18,000	1,710
SR 100	US 1	Commerce Parkway	14,800	9	1,124	D	18,000	1,710

[1] A 2% annual average growth rate was applied to the data from Florida Department of Transportation Annual Average Daily Traffic and Peak Hour Factor (Kfactor).

Future trip generation

The following assumptions will be used in estimating the theoretical maximum development for proposed future land use and zoning classifications.

- Total area: 17.6 acres
- Maximum impervious (70% of site): 12.5 acres or 542,757.6 sq. ft.
- Maximum floor to area ratio (FAR): 387,684 sq. ft.

Table 6
Future Daily Trip Generation

Land Use	Independent Variable	Rate (per 1,000 sq. ft.)	Daily Trips (est.)	In (50%)	Out (50%)
110-Light Industrial	387,684	4.87	1,888	944	944

ITE Trip Generation Manual, 11th Edition

Table 7
Future PM Peak Hour Trip Generation

Land Use	Independent Variable	Rate (per 1,000 sq. ft.)	Daily Trips (est.)	In (18%)	Out (82%)
110-Light Industrial	387,684	0.80	310	56	254

ITE Trip Generation Manual, 11th Edition

Trip distribution:

Given that the access to the site is solely from Sawgrass Road, all traffic generated in the current and future condition will be accessing CR 13. This assessment assumes that 35% will travel north on CR 13 towards the Flagler County boundary and 65% will travel east to a signalized intersection at US 1. Given the land uses and road network along the segment of US 1 analyzed in this assessment, it is assumed 35% of the total trips generated in the existing and future condition will travel north and 30% will travel south. The intersection of Royal Palms Parkway and US 1 is a signalized intersection with turn lanes. It is assumed that 10% of the total trips generated in the existing and future condition will access this segment of Royal Palms Parkway. The intersection of US 1 with westbound SR 100 is signalized and includes an elevated overpass for all traffic. It is assumed that 10% of the total trips generated by the proposed amendment will impact the segment of SR 100 from US 1 to CR 205. The eastbound segment of SR 100 is an at-grade, signalized intersection with US 1. It is assumed that 10% of the total traffic generated by the proposed amendment will impact this segment. Please see exhibit

Level of service analysis:

All of the roads included in this study are located in the "transitioning area" from rural to urban. According to the adopted comprehensive plan, the level of service applied to arterial, collector and local roads is D. This assessment utilizes the FDOT 2023 Multimodal Quality/ Level of Service Handbook for daily and two-way peak hour service volumes based on the LOS D to determine if the LOS for any of the studied road segments may be impacted in the future (assumed build-out of 2031). The assessment also includes an assumption that the studied road segment are consistent with the FDOT's context classification of C2T—Rural Town since this classification represents small concentrations of developed areas immediately surrounded by rural and natural areas.

Table 8
Future Condition Assessment
Daily Trips

Road	From	To	2031 Background Traffic	2031 Project Trips	2031 Total Trips	LOS Volumes	Surplus/ Deficit Trips	Meets LOS (Y/N)
County Road 13	US 1/SR 5	County Line	1,633	1,888	3,521	18,000	14,479	Y
US 1/SR 5	SR 100	Palm Coast Pkwy.	22,185	1,227	23,412	31,400	7,988	Y
Royal Palms Parkway	US 1/SR 7	Belle Terre Parkway	7,545	19	7,564	18,000	10,436	Y
SR 100	CR 205	US 1	11,825	19	11,844	18,000	7,056	Y
SR 100	US 1	Commerce Parkway	16,667	19	16,686	18,000	1,314	Y

Table 9
Future Condition Assessment
Peak Hour Trips

Road	From	To	2031 Background Traffic	2031 Project Trips	2031 Total Trips	LOS Volumes	Surplus /Deficit Trips	Meets LOS (Y/N)
County Road 13	US 1/SR 5	County Line	155	310	465	1,710	1,245	Y
US 1/SR 5	SR 100	Palm Coast Pkwy.	1,977	202	2,179	2,980	802	Y
Royal Palms Parkway	US 1/SR 7	Belle Terre Parkway	679	31	710	1,710	1,000	Y
SR 100	CR 205	US 1	1,124	31	1,155	1,710	555	Y
SR 100	US 1	Commerce Parkway	1,500	31	1,530	1,710	180	Y

Assessment of future conditions

Based on the assumptions used for this assessment of future conditions, there will not be a diminution to the adopted level of service on road network within the study area if the proposed amendments are adopted. If redevelopment or major expansion of the existing use results in additional impact to the adopted levels of service, then the developer of the property will be required to provide mitigation acceptable to the reviewing agencies. Mitigation will be either actual construction of existing/planned facilities or a proportionate fair share agreement as specified in Flagler County Land Development Code, Chapter 30, Article VII, Section 8.10.07. Proportionate fair-share transportation program.

Exhibit 1
Location Map

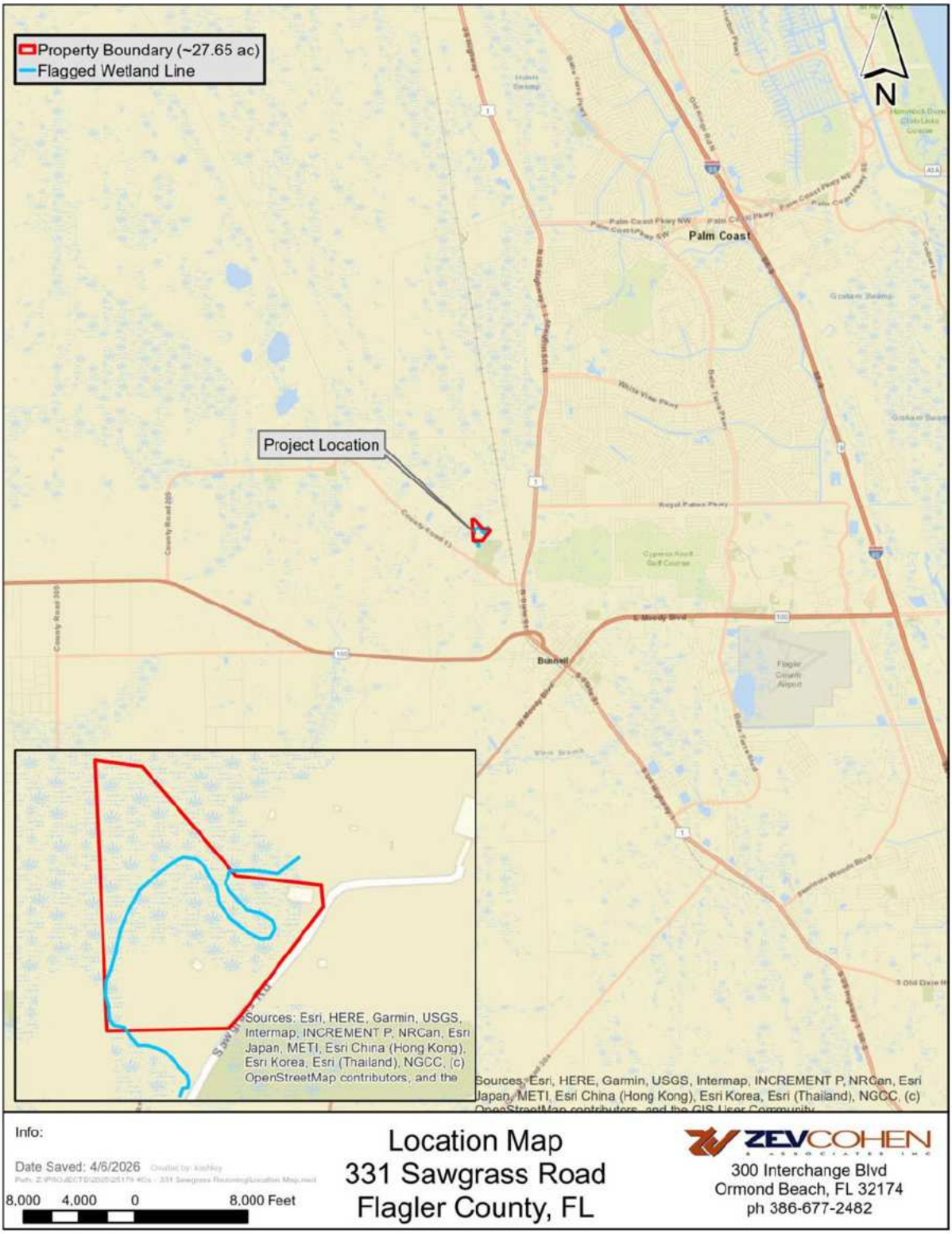


Exhibit 2
ITE Trip Generation Data LU 410-Light Industrial
Weekday

General Light Industrial
(110)

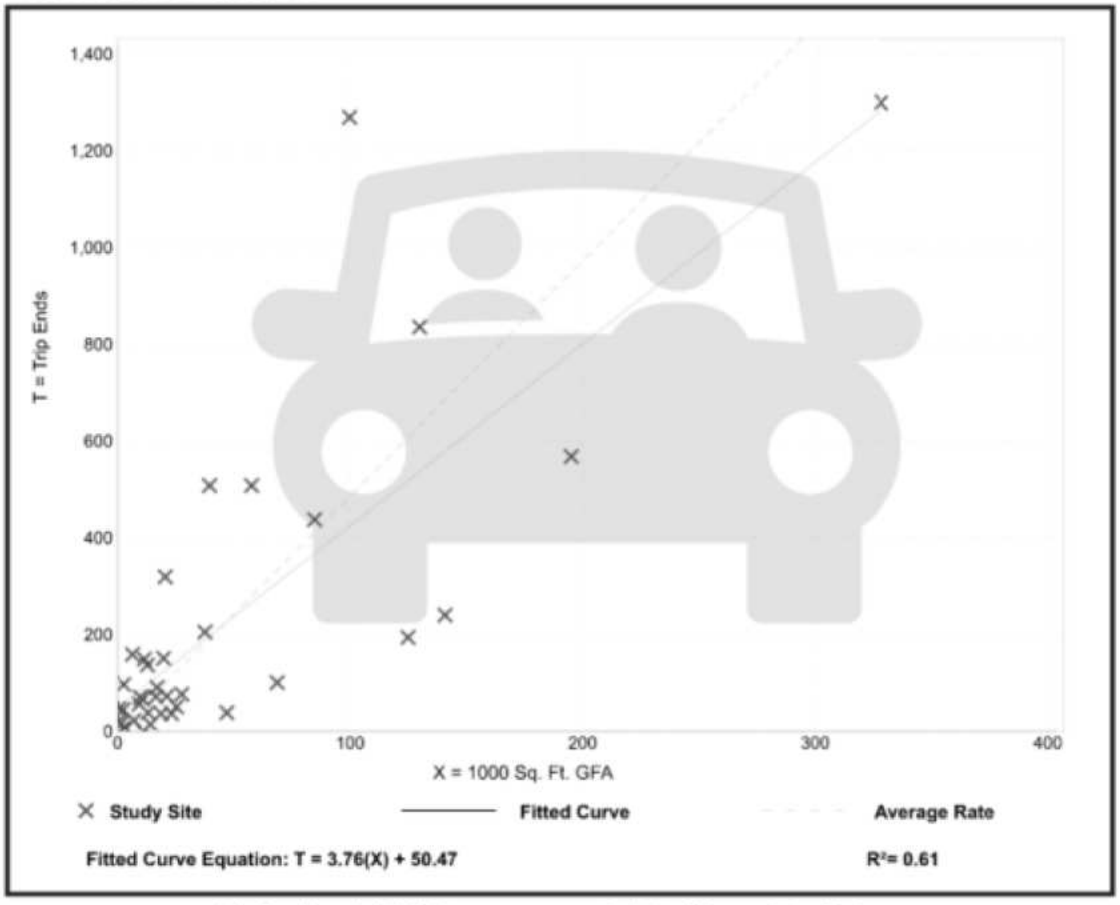
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 37
Avg. 1000 Sq. Ft. GFA: 45
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.87	0.34 - 43.86	4.08

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

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Exhibit 3
ITE Trip Generation Data LU 410-Light Industrial
Peak Hour

General Light Industrial
(110)

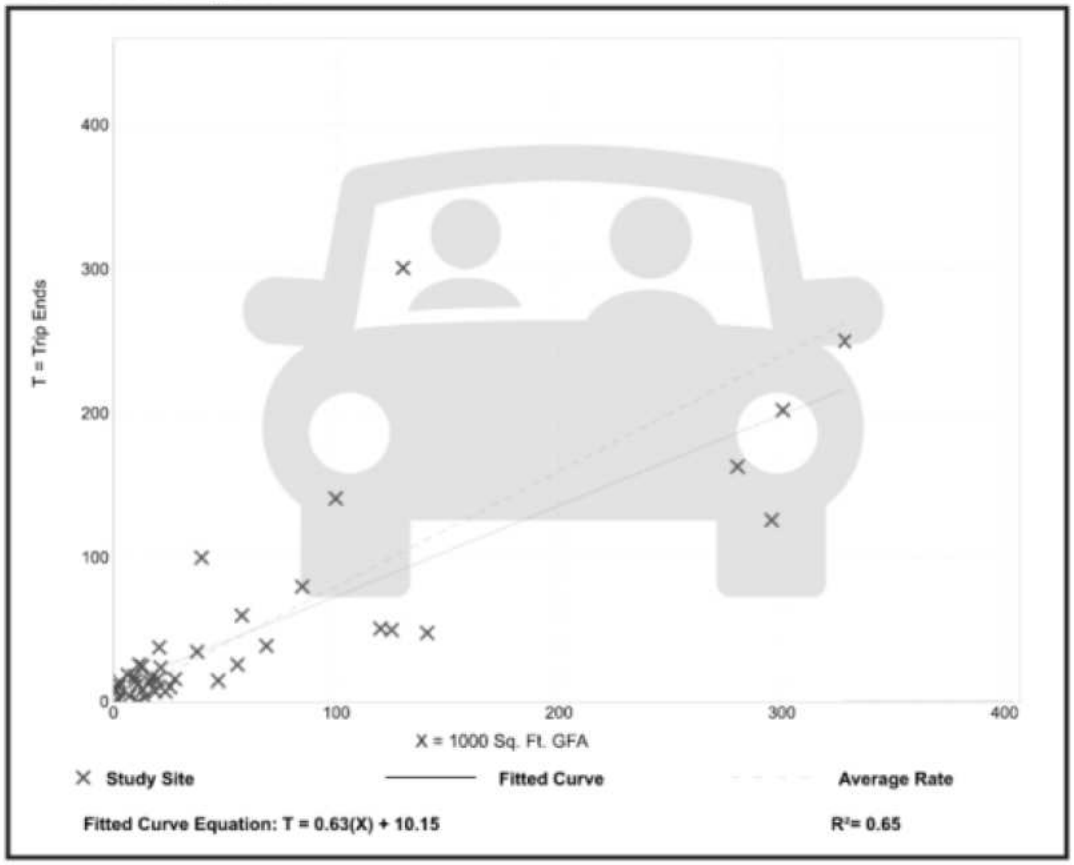
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 41
Avg. 1000 Sq. Ft. GFA: 62
Directional Distribution: 18% entering, 82% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.80	0.09 - 8.77	0.61

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Exhibit 4
Study Area
Google Earth Image – 2-mile radius

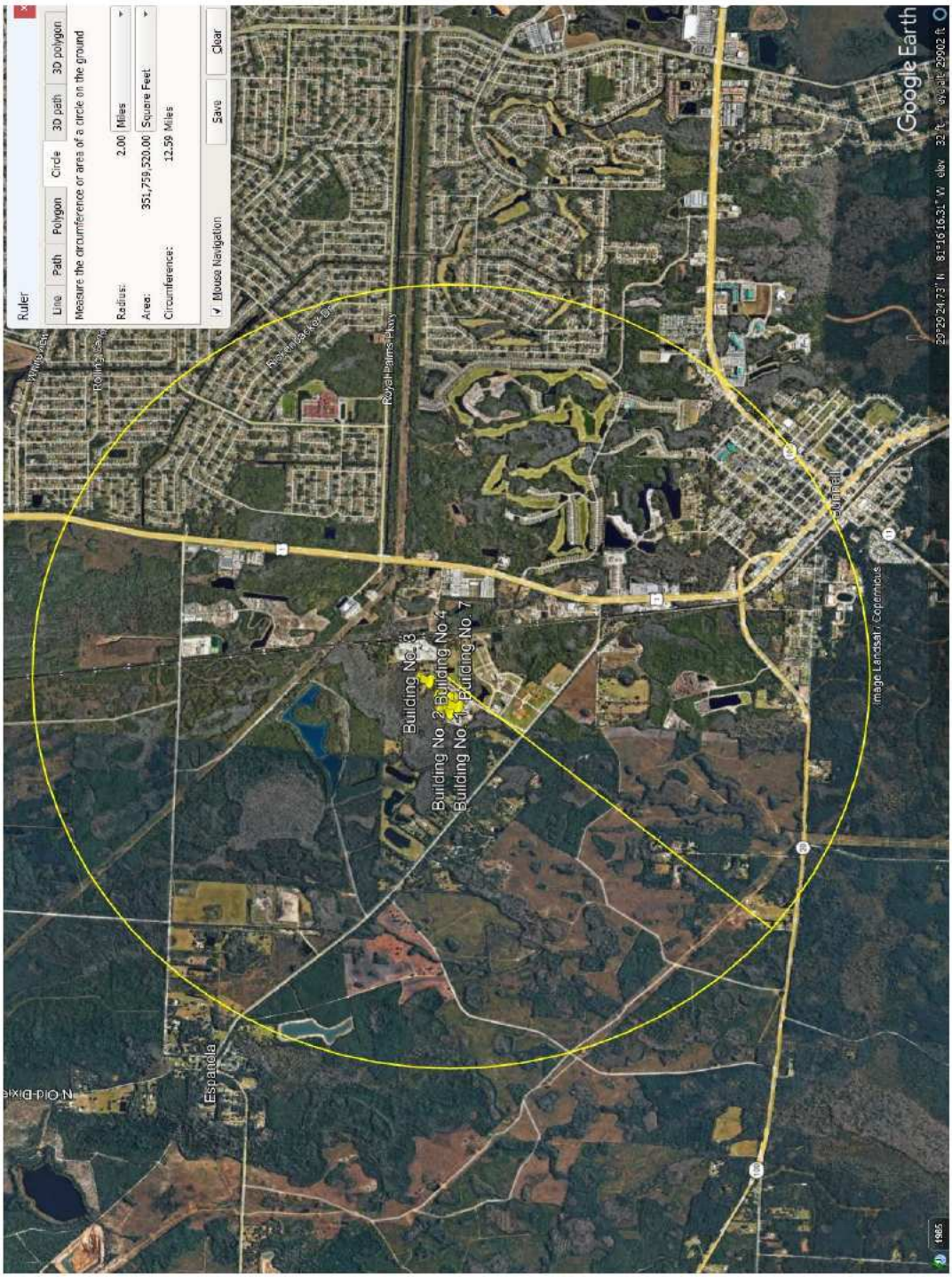


Exhibit 5
FDOT LOS Table

FDOT

C2T, C4, C5, & C6 Motor Vehicle Arterial Generalized Service Volume Tables

(C2T-Rural Town)

(C4-Urban General)

(C5-Urban Center)

(C6-Urban Core)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
*Cannot be achieved using table input value defaults. **Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.
***LOS C thresholds are not applicable for C6 as C6 roadway facilities are neither planned nor designed to achieve automobile LOS C.

Exhibit 6
Trip Distribution and Assignment

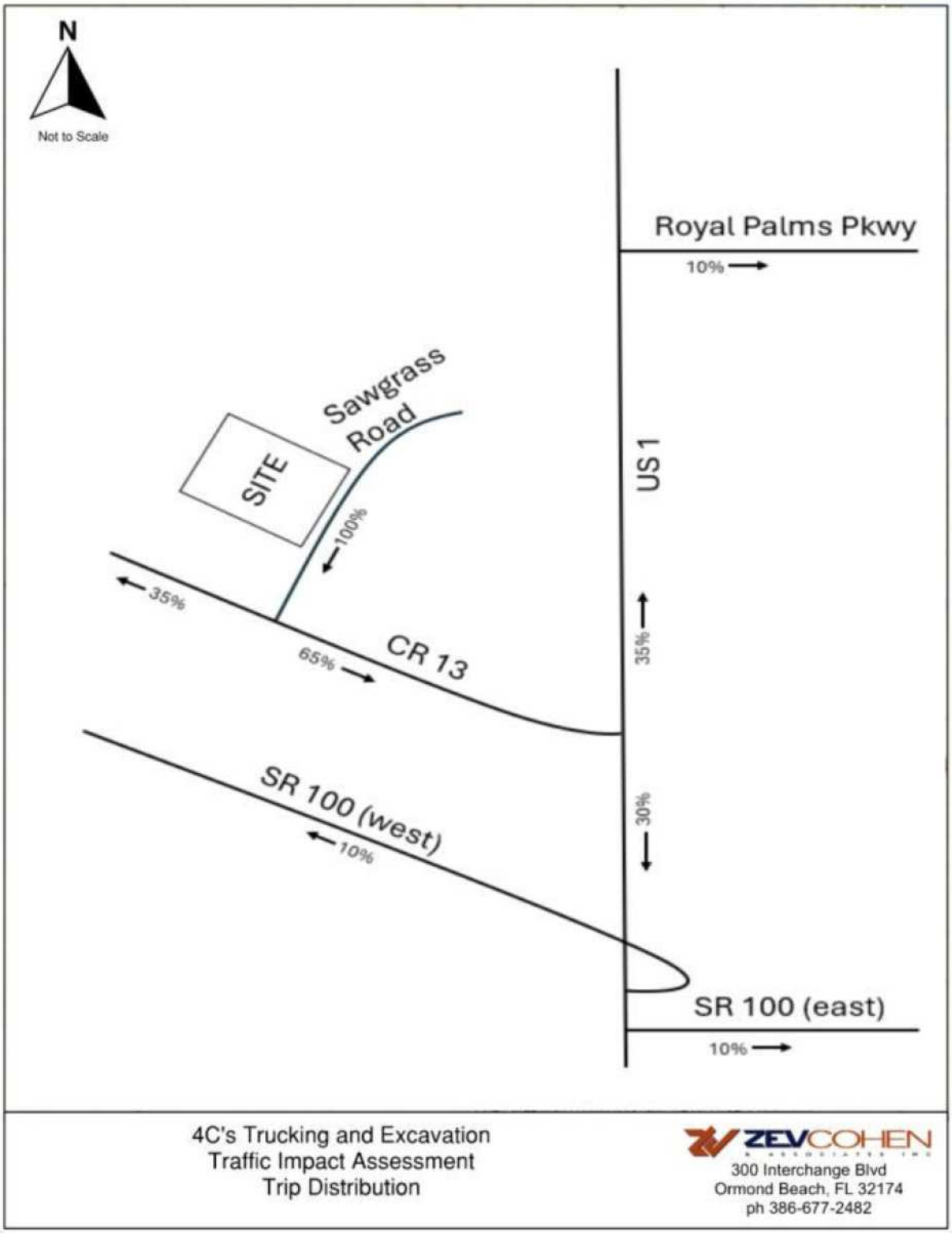


EXHIBIT J

CONCURRENCY ANALYSIS (NON-TRANSPORTATION)

ZEVCOHEN & ASSOCIATES INC
300 Interchange Blvd., Suite C
Ormond Beach, FL 32174
386-677-2482 • Fax: 386-677-2505
www.ZevCohen.com

TO: Charles (Chuck) Merenda, Interim Growth Management Director

FROM: Clay Ervin, Special Projects Manager

THROUGH: Robert (Rob) Merrell, Cobb Cole

SUBJECT: 4C's Trucking & Excavation Comprehensive Plan Amendment and Rezoning-Concurrency Analysis (non-transportation) t (ZCA Project 25179)

DATE: April 29, 2026

The following analysis is provided to Flagler County to demonstrate that the proposed amendments to the Future Land Use Map comply with the concurrency requirements of the adopted Flagler County Comprehensive Plan, Capital Improvement Element. The following are assumptions used in the analysis:

1. The existing conditions reflect the impacts from the existing business on the property, and the future conditions reflect the theoretical maximum development that may occur on the property based on the proposed industrial land use and zoning.

2. The amendments do not include the provision of residential development so there is not a projected increase in population. Accordingly, it is assumed that there will not be any demand for parks or public schools resulting from the proposed land use and zoning.

3. The existing use is not connected to central potable water or sanitary sewer systems and will continue to utilize on-site wells and septic systems.

4. The existing business is not required to modify access to the site at this time but may be required if existing business seeks approval or there is a change in the use of the site.

5. Stormwater requirements are a function of future redevelopment or expansion. All future development shall comply with the requirement to maintain and manage runoff from the 25-year frequency, 24-hour duration design storm event onsite so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

6. Solid waste requirements are also a function of future redevelopment or expansion. All future development shall comply with the requirement to ensure there is capacity meet the level of service standard of 9.3 pounds per capita per (or non-residential equivalent).

Existing Conditions:

Total Area: 27.5 acres

Developed area: 17.6 acres

Vegetated/wetland area: 9.7 acres

Existing use: Contractor's storage yard and offices consisting of 8 buildings constructed between 1975 and 2023, per the Flagler County Property Appraiser's online records. Additionally, there are active storage areas used in the day-to-day operations of the business. The following summarizes the building and storage areas:

Net heated building area: 24,327 sq. ft. (Flagler County Property Appraiser)

Storage and laydown area: 542,800 sq, ft (approximately 70% of site based on interpretation of aerial photography of the site)

Theoretical Maximum Development

The following assumptions will be used in estimating the theoretical maximum development for proposed future land use and zoning classifications.

Total area: 17.8 acres

Maximum impervious (70% of site): 12.5 acres or 542,757.6 sq. ft.

Maximum floor to area ratio (FAR): 387,684 sq. ft.

The following is a comparison of the potable water and sanitary sewer demand for the existing conditions on the property and the theoretical maximum development. This analysis provides a very conservative method of assessing potential impacts resulting from the proposed amendments and does not necessarily reflect the actual development that may occur.

Potable Water				
Development Stage	Demand Calculation Units	Water Demand Factor[1]	Total Average Daily Flow	Equivalent Residential Units
Existing Conditions	24,327	15 gal per unit/day	365	1
Theoretical Max.	387,684	15 gal per unit/day	5,815	19

Sanitary Sewer				
Development Stage	Demand Calculation Units	Sewer Demand Factor[2]	Total Average Daily Flow	Equivalent Residential Units
Existing Conditions	24,327	12 gal per unit/day	292	1
Theoretical Max.	387,384	12 gal per unit/day	4,649	19
(1) American Water Works: Manual M22 – Water Transmission and Distribution				
(2) Adapted demand coefficient is based on AWA Manual 22 and Flagler County LOS for sanitary sewer				

The existing use is satisfactorily being served by on-site well and septic service. There will be a need to upgrade the on-site or connect to central water and sewer if the site is redeveloped or expanded in the future. There does not appear to be a reduction in the level of service for potable water and sanitary sewer.

EXHIBIT K

ENVIRONMENTAL ASSESSMENT REPORT

ZEV COHEN & ASSOCIATES INC
300 Interchange Blvd., Suite C
Ormond Beach, FL 32174
386-677-2482 • Fax: 386-677-2505
www.ZevCohen.com

Environmental Assessment

For

331 Sawgrass Road Rezoning

ZC 25179

January 20, 2026

Prepared For:
Chelsea Herbert
4 C's Construction
PO Box 2682
331 Sawgrass Road
Bunnell, Florida 32110

Prepared By:
Gaston Hayworth
Zev Cohen & Associates, Inc.
300 Interchange Blvd., Suite C
Ormond Beach, FL 32174
(386) 677-2482

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Appendix A – Exhibits

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- USGS Quadrangle Map
- Future Land Use Map
- Soils Map
- Habitat Map
- Flagged Wetland Map

1.0 PROJECT INFORMATION

The existing 4 C's Trucking and Excavation site is located at 331 Sawgrass Road in Bunnell, Florida, in Section 4, Township 12 South, and Range 30 East (**Location Map**). The property operates over a total of approximately 19.7 acres that abut Sawgrass Road and is surrounded by forested wetlands to the north, east, and west. (**Aerial Map**). The latitude and longitude coordinates for the approximate center of the property are 29° 29' 28.66"N, 81° 16' 37.93"W (WGS84/NAD83) as determined on the USGS Quad (**Quadrangle Map**).

The applicant and property owner for the project is:

Ms. Chelsea Herbert
4 C's Construction
PO Box 2682
331 Sawgrass Road
Bunnell, Florida 32110

The project biologist for this project is:

Gaston Hayworth
Zev Cohen and Associates, Inc.
300 Interchange Boulevard, Suite C
Ormond Beach, FL 32174
(386) 677-2482

The 4 C's Trucking and Excavation property is currently zoned as Agricultural and has a Future Land Use designation as Agriculture & Timberlands and Conservation (**Future Land Use Map**). The 4 C's Construction property owner intends to correct the Future Land Use designation to reflect its current operative usage. No additional development is proposed with this redesignation.

Zev Cohen & Associates, Inc. (ZCA) Environmental Department staff conducted an Environmental Assessment (EA) of the subject property. The EA included a site review to determine habitat types present on site, delineation of wetland and surface waters, and documented the potential of occurrence of federal and state protected species. This EA report discusses survey methodology, results, and supplementary materials.

2.0 SOILS

A review of the soil types present was conducted to characterize the existing conditions on the proposed property. The soil review used soil surveys conducted by the United States Department

of Agriculture (USDA) and Natural Resources Conservation Services (NRCS). Data are presented in accordance with Official Soil Series Descriptions (**Soils Map**).

0 – Water – This typically indicates open water but this is not an existing feature within the property or mapped area.

3 – Samsula and Hontoon Soils, depressional – These very deep, nearly level, very poorly drained soils are in depressions on the flatwoods. Generally, the mapped areas are 60% Samsula and 33% Hontoon soils. Typically, the surface layer of the Samsula soil is muck. It is about 31 inches thick with the upper 10 inches being dark reddish brown and black in the lower 21 inches. Underlying material is fine sand to a depth of 80 inches. Typically, the muck layer of Hontoon soil is more than 80 inches with the upper 25 inches being reddish brown and the lower 55 inches being black. In most years mapped area is ponded for 6 months or more. The water table is ponded as much as 24 inches above the surface, except during long dry periods. The permeability is rapid with available water capacity being moderate in Samsula soil and very high in Hontoon soil. The natural vegetation usually consists of bays, cypress, and scattered red maple and sweet gum.

11 – Myakka Fine Sand – This very deep, nearly level, poorly drained soil is in broad flatwoods. The surface layer typically is black fine sand about 6 inches thick with a subsurface layer of gray fine sand to a depth of 19 inches. The seasonal high water table is at a depth of 6 to 18 inches for 1 to 4 months during the wet season in most years. It is at a depth of 10 to 40 inches for more than 6 months. Permeability is moderately slow to moderately rapid with very low to low available water capacity. The natural vegetation typically consists of slash pine, longleaf pine, and saw palmetto.

23 – Adamsville Fine Sand 0-5% slopes – This very deep, nearly level to gently sloping, somewhat poorly drained soil is on low knolls, broad elevated flats, and side slopes of ridges on the flatwoods and coastal areas adjacent to the Atlantic Ocean. The surface layer is grayish brown fine sand about 7 inches thick on top of 34 inches of very pale brown sand. The seasonal high water table is at a depth of 24 to 42 inches for 2 to 6 months in most years. Permeability is rapid with low available water capacity. Most areas are wooded with oaks and pines.

24 – Samsula and Placid Soils, frequently flooded – These very deep, nearly level, very poorly drained soils area in long, narrow drainageways that are mainly in upland areas. Generally, the mapped unit is 70% Samsula soil and 23% Placid soil. Typically, the surface layer of the Samsula soil is muck. It is about 31 inches thick with the upper 10 inches being dark reddish brown and black in the lower 21 inches. Underlying material is fine sand to a depth of 80 inches. The Placid soil surface layer is very dark brown fine sand about 11 inches thick. In most years, the mapped area is flooded for 1 month or more during periods of high rainfall. The water table

is within 6 inches of the surface for 6 months or more in most years. Permeability is rapid in both soil types, while the available water capacity is moderate in Samsula soil and low to moderate in Placid soil. Most areas support red maples, cypress, sweetgum, and water oak.

3.0 VEGETATIVE COMMUNITY AND LAND USE DESCRIPTIONS

Land use area and vegetative communities were categorized according to the Florida Department of Transportation (FDOT) (1999) *Florida Land Use, Cover and Forms Classification System* (FLUCFCS). The property operates as industrial usage for producing and providing construction materials such as underground utility pipes, crushed concrete, fill dirt, and dump truck hauling all surrounded by forested wetlands (**Habitat Map**). The communities and land uses observed on the subject property are described in detail below.

150 – Industrial (19.7 ac) – This area operates as a construction material facility for providing, producing, and storing crushed concrete, fill dirt, dump truck hauling, and underground utility pipes. The area is all open soil with no vegetation, except for a small, sodded parking area with Bahia grass (*Paspalum notatum*).

320 – Shrub and Brushland (0.1 ac) – This area borders a residential home and consists of a sparse canopy of cabbage palm (*Sabal palmetto*) and groundcover entirely dominated by cogon grass (*Imperata cylindrica*).

321 – Cypress (1.39 ac) – This habitat is adjacent to the property and has a canopy of bald cypress (*Taxodium distichum*), tupelo (*Nyssa biflora*), red maple (*Acer rubrum*), and cabbage palm. The subcanopy consists of bald cypress (*Taxodium distichum*), red maple, tupelo, and cabbage palm. The groundcover consists of a variety of species including, Virginia chain fern (*Woodwardia virginica*), netter chain fern (*Woodwardia areolata*), swamp fern (*Telmatoblechnum serrulatum*), and open water.

4.0 WETLANDS AND SURFACE WATERS

Criteria used to determine the presence of wetlands and surface waters and delineate their boundaries were in accordance with Chapter 62-340 F.A.C. and the 1987 *Corps of Engineers Wetlands Delineation Manual*. The property does not consist of any wetlands or surface waters, but is surrounded to the north, east, and west by cypress forested wetlands (**Flagged Wetland Map**). The purpose of this wetland delineation was to provide support and determination of where the Future Land Use redesignation should be defined. The wetlands extend well beyond the property and support a variety of flora and fauna species. None of the existing 4 C's Trucking and Excavation property impact the surrounding wetlands.

5.0 PROTECTED SPECIES

Prior to the initial site survey, a preliminary literature review was conducted to compile a list of federal or state protected wildlife species that might occur on-site. Database resources utilized included: the U.S. Fish and Wildlife Service's Information for Planning and Consultation (IPAC) System, the Florida Fish and Wildlife Conservation Commission (FWC) *Florida's Endangered Species, Threatened Species, and Species of Special Concern*, the Audubon Florida EagleWatch Nest Locator, and the Florida Department of Agriculture and Consumer Services (FDACS).

5.1 Protected Wildlife Species

The federal and state protected species with the potential to occur within the project site are listed below in Table 1. The estimated likelihood of occurrence of each species is noted in the table and those species with a potential likelihood of occurrence are discussed following the table.

Table 1. Protected wildlife species with the potential to occur on the subject property, in St. Johns County, Florida July 2025.

		Agency Listing		
Species Name	**Common Name**	**FWC/USFWS**	**Likelihood of Occurrence**	**Habitat**
Amphelocoma coerulescens	Florida scrub-jay	FT	Low	Scrub, Xeric
Antigone canadensis pratensis	Florida sandhill crane	ST	Low	Open wetlands, prairies
Drymarchon corais couperi	Eastern indigo snake	FT	Low	Wide variety of habitats
Egretta caerulea	Little blue heron	ST	Low	Shallow water bodies in FL
Falco sparverius paulus	Southeastern American kestrel	ST	Low	Open habitats with scattered trees
Gopherus polyphemus	Gopher tortoise	ST	Low	Sandhills, scrub, flatwoods
Haliaeetus leucocephalus	Bald eagle	BE	Low	Common adjacent to water
Laterallus jamaicensis	Eastern Black Rail	FPT	Low	Salt, brackish, and fresh wetlands
Mycteria americana	Wood stork	FT	Low	Shallow open waters
Picoides borealis	Red-cockaded woodpecker	FE	Low	Mature pine forests with regular burn
Perimyotis subflavus	Tricolored Bat	FPT	Low	Hardwood forests, pine forests, caves,
Pituophis melanoleucus	Florida pine snake	ST	Low	Upland areas adjacent to wetlands

FE= Federally Endangered; FT= Federally Threatened; ST= State Threatened SSC= Species of Special Concern BE= Bald and Golden Eagle Protection Act; FPT = Proposed Federally Threatened

Gopher Tortoise *(Gopherus polyphemus)* – The gopher tortoise is a state-designated Threatened Species due to habitat loss associated with development. Gopher tortoises require uplands that have a high enough elevation to allow for the construction of underground burrows that would not be below the groundwater table. These conditions are present on the subject

property, however, no tortoise burrows were observed onsite during the initial site inspection and it is not expected that any tortoise burrows exist on the property given the daily usage for construction material production, storage, and distribution. Other commensal species do utilize these burrows such as the Gopher frog (*Lithobates capito*), Florida mouse (*Podomys floridanus*), and the Eastern indigo snake (*Drymarchon couperi*). A 100% gopher tortoise survey would only be necessary within 90 days prior to construction if development was proposed; however, no development is proposed with this simple Future Land Use redesignation.

Bald Eagle *(Haliaeetus leucocephalus)* – In 2007, the USFWS removed the Bald Eagle from the list of federally endangered and threatened species. They were additionally removed from the FWC's imperiled species list in 2008. Bald Eagles are no longer protected under the Endangered Species Act; however, they are still protected under the Bald and Golden Eagle Protection Act. This act restricts development adjacent to known Bald Eagle nests.

According to the Audubon Florida EagleWatch Public Nest App, the closest bald eagle nest (NESTID: FL013) is approximately 6.6 miles northeast. Please note that the location provided by this website is provided only to allow the user to view the general location of a nest and to confirm that an appropriate area of interest was targeted by the user's search. Development adjacent to known bald eagle nests is restricted under the Bald and Golden Eagle Protection Act.

5.2 Wildlife Survey

A preliminary site review was conducted to assess the potential presence of protected wildlife species on the subject property. No state or federally protected species were observed onsite. A 100% gopher tortoise survey is not necessary since no development is proposed with this Future Land Use redesignation. No other species were observed within the daily operative areas of the property.

6.0 SUMMARY

The Environmental Assessment evaluated the potential presence for protected wildlife species and focused on other ecological and biological regulatory issues, namely existing wetlands and surface waters, and current site conditions to support the redesignation and correction of the Future Land Use.

The wetlands were delineated in accordance with Chapter 62-340 F.A.C. and the 1987 *Corps of Engineers Wetlands Delineation Manual.* No wetlands or surface water exist within the property where daily construction material production, storage, and distribution operate. The property is surrounded by wetlands that extend further from the property. The purpose of the wetland

delineation was to provide support and determination of the limits for the Future Land Use redesignation to correctly reflect the properties usage.

Upon the initial site visit, gopher tortoise burrows and other protected species have the potential to be onsite. A 100% gopher tortoise survey is not necessary since no development is proposed with his Future Land Use redesignation.

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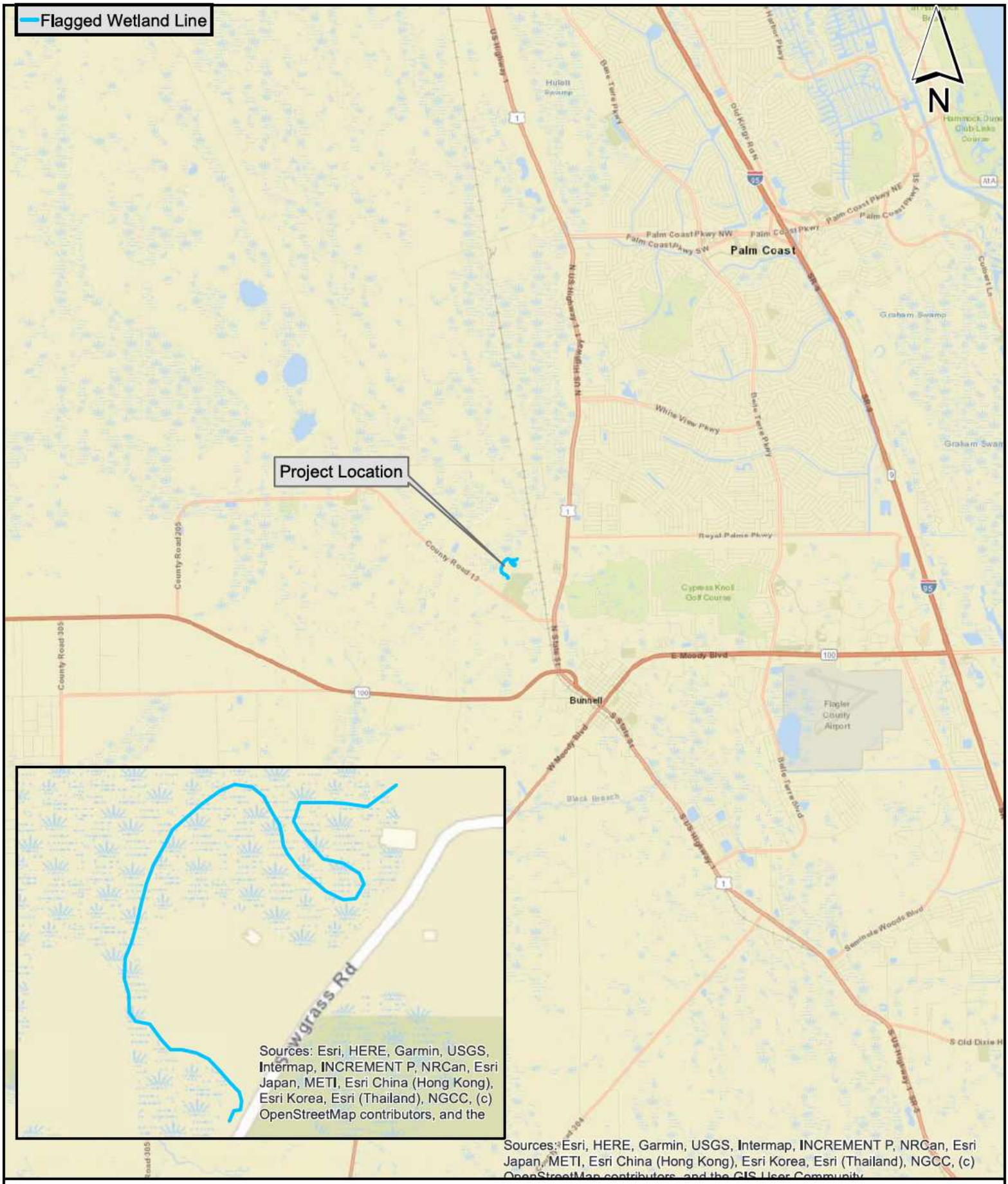
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Appendix A

Exhibits



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Location Map
331 Sawgrass Road
Bunnell, FL

ZEVCOHEN & ASSOCIATES, INC
300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482



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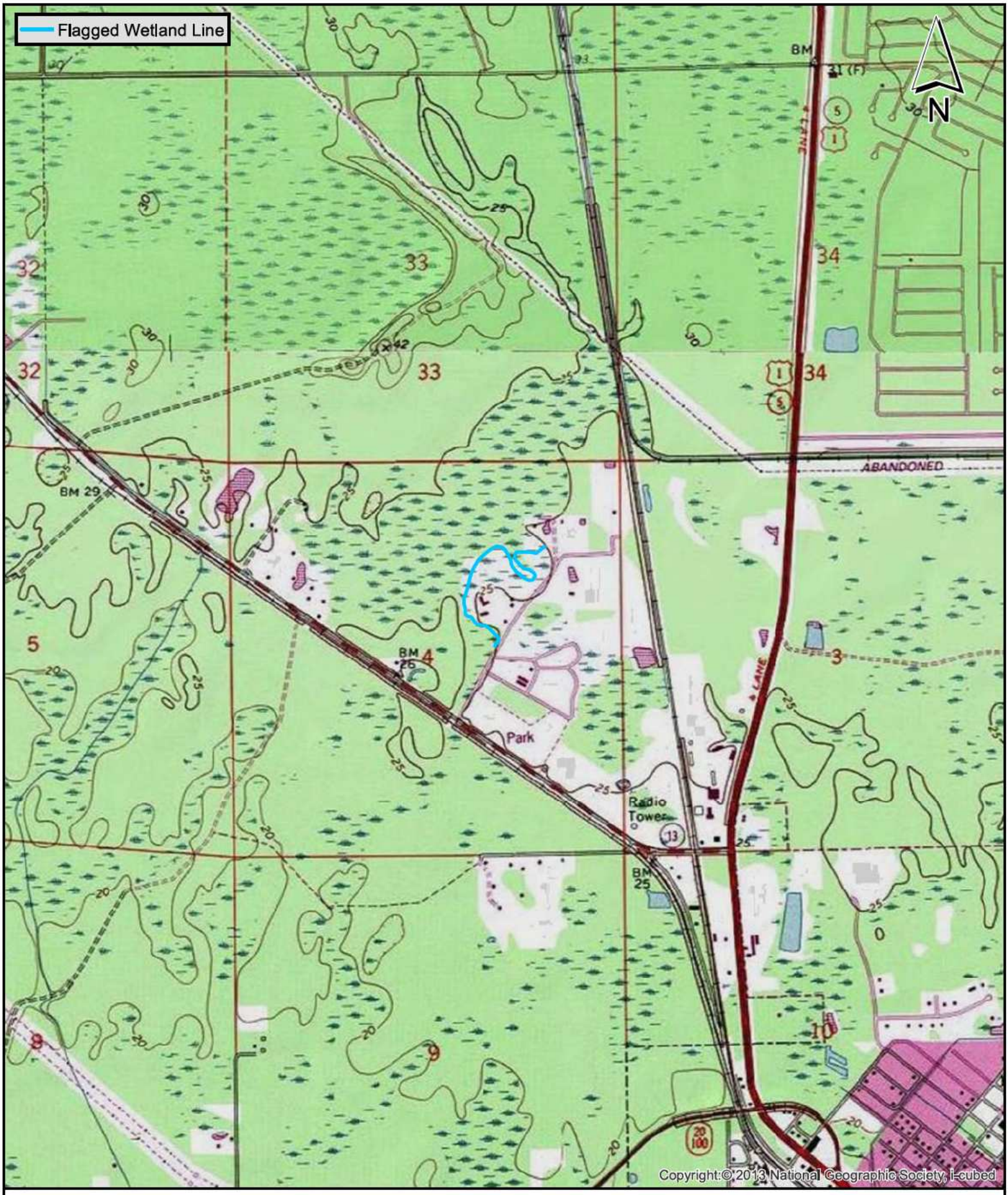
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Photointerpreted Wetlands Map
3313 Sawgrass
Ormond Beach, FL

ZEVCOHEN & ASSOCIATES, INC
300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482



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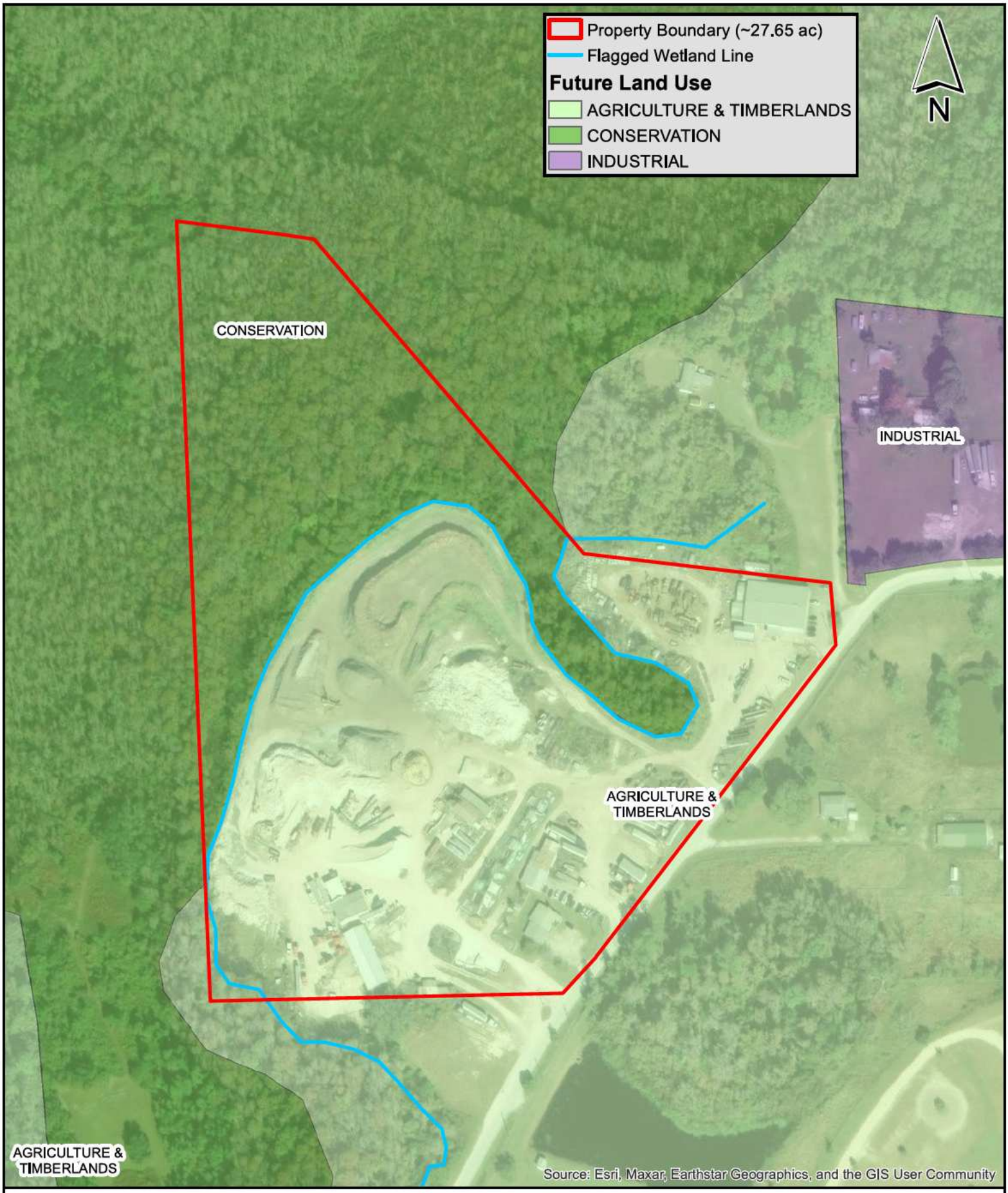
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USGS Quadrangle Map
331 Sawgrass Road
Bunnell, FL

ZEVCOHEN & ASSOCIATES, INC
300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482



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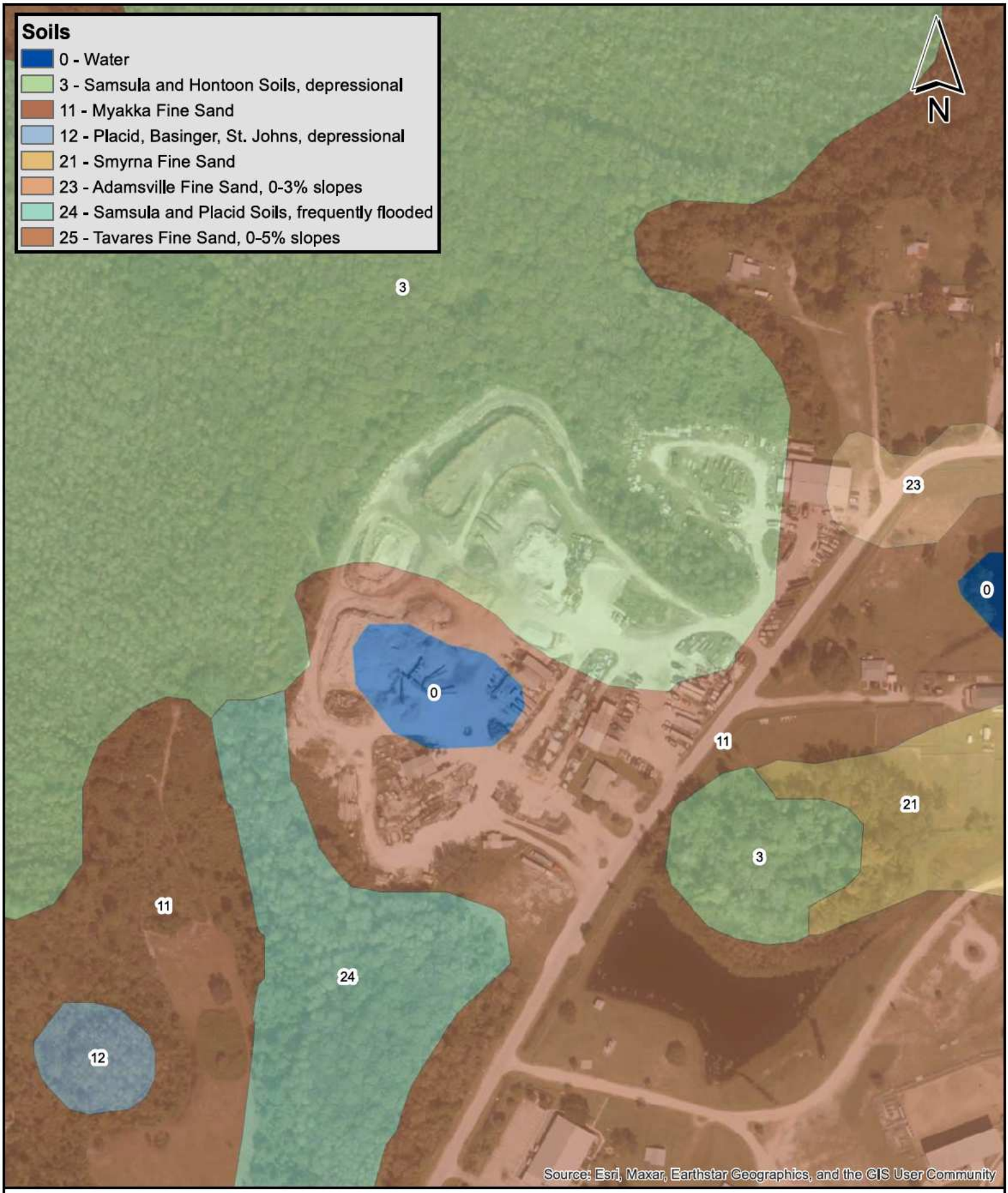
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Current Future Land Use Map
331 Sawgrass Rd
Flagler County, FL

ZEVCOHEN & ASSOCIATES INC
300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482



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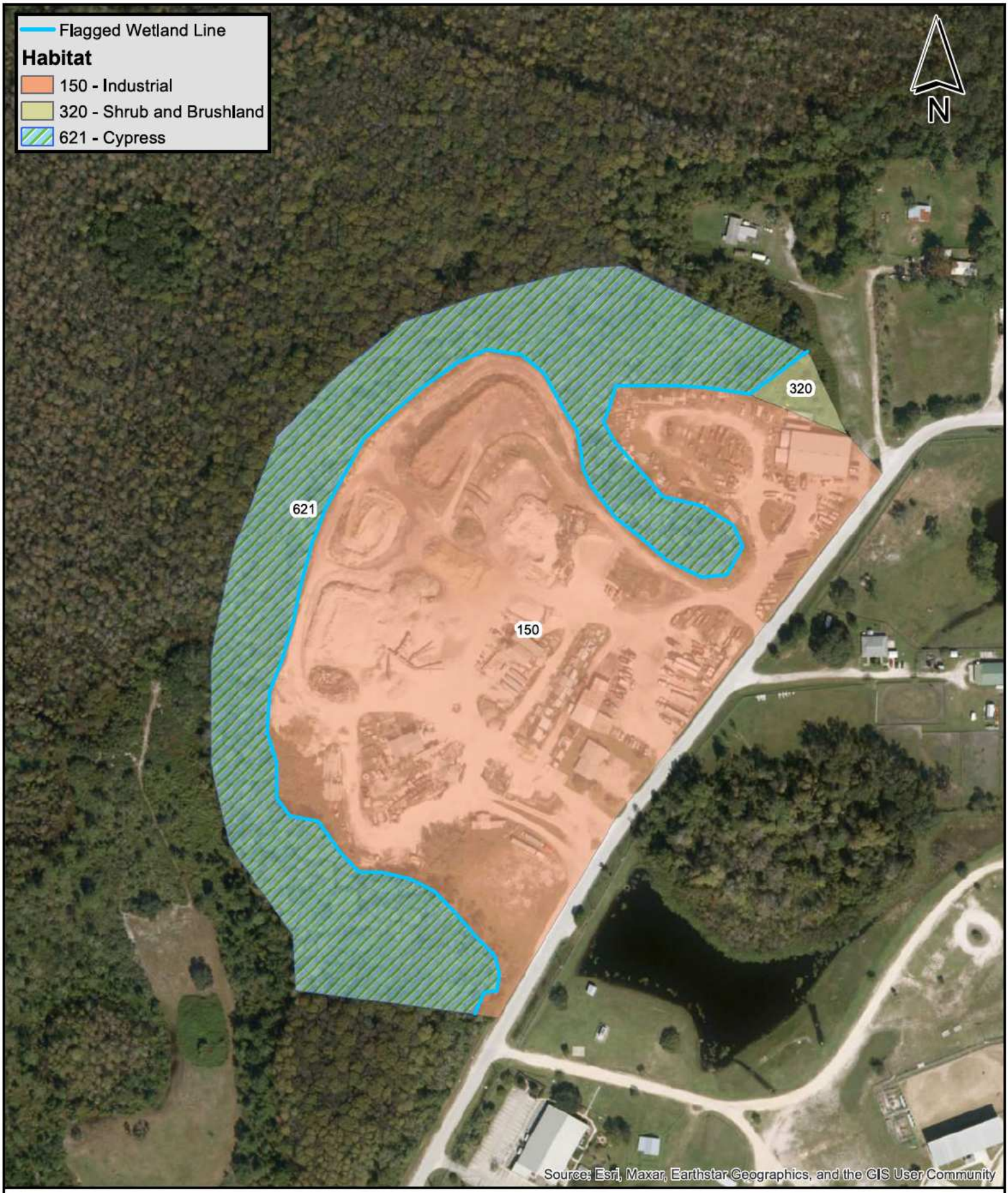
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Soils Map
3313 Sawgrass
Ormond Beach, FL

ZEVCOHEN & ASSOCIATES, INC
300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482



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Habitat Map
3313 Sawgrass
Ormond Beach, FL

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Ormond Beach, FL 32174
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EXHIBIT L

FLOOD ZONE MAP

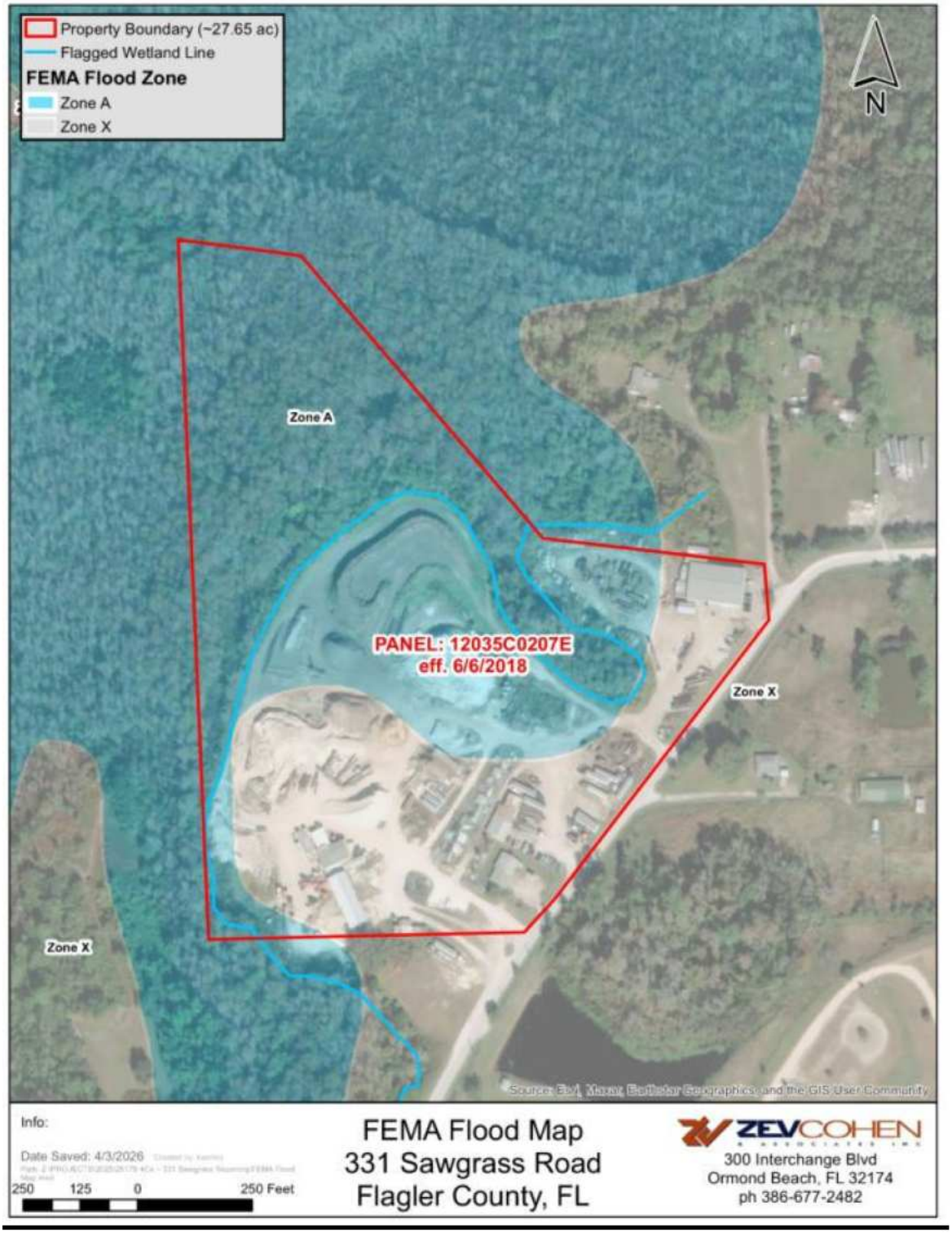


EXHIBIT M

LIDAR MAP



NOTARIZED AUTHORIZATION OF OWNER

WE, 4 C'S TRUCKING AND EXCAVATION, INC., as the sole fee simple title holder of the property described as the following Tax Parcel ID Number 04-12-30-0000-02040-0000, authorize Cobb Cole by Rob Merrell Esquire and/or their consultants to act as our agent to seek a Rezoning, Comprehensive Plan Amendment and/or all regulatory approvals in connection therewith, on the above-referenced property.

4 C'S TRUCKING AND EXCAVATION, INC.

By: _____

Chelsea Herbert

Its: President

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 27th day of MARCH, 2026, by Chelsea Herbert **as** President **of 4 C'S TRUCKING AND EXCAVATION, INC.**, who is personally known to me or who has produced _____ (type of ID) as identification and who did not take an oath.

_____

NOTARY PUBLIC – STATE OF FL

ELAINE F BRAMLITT

NAME OF NOTARY TYPED OR PRINTED

COMMISSION NO:

ELAINE F BRAMLITT
Notary Public - State of Florida
Commission # HH 707346
My Comm. Expires Aug 6, 2029
Bonded through National Notary Assn.

07/16/2026 12:03 pm IP:[128.94.7.171] Packet No: 20558

Detail by Entity Name

Florida Profit Corporation
4 C ' S TRUCKING & EXCAVATION INC

Filing Information

Document Number	P05000106113
FEI/EIN Number	20-3223285
Date Filed	07/29/2005
Effective Date	07/29/2005
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/01/2013
Event Effective Date	NONE

Principal Address

331 SAWGRASS ROAD
BUNNELL, FL 32110

Changed: 12/10/2013

Mailing Address

P O BOX 2682
BUNNELL, FL 32110

Registered Agent Name & Address

PALMETTO CHARTER SERVICES,INC
ONE DAYTONA BLVD
SUITE 600
DAYTONA BEACH, FL 32114

Name Changed: 07/07/2023

Address Changed: 05/20/2024

Officer/Director Detail

Name & Address

Title PRES

HERBERT, CHELSEA
P O BOX 2682
BUNNELL, FL 32110

Annual Reports

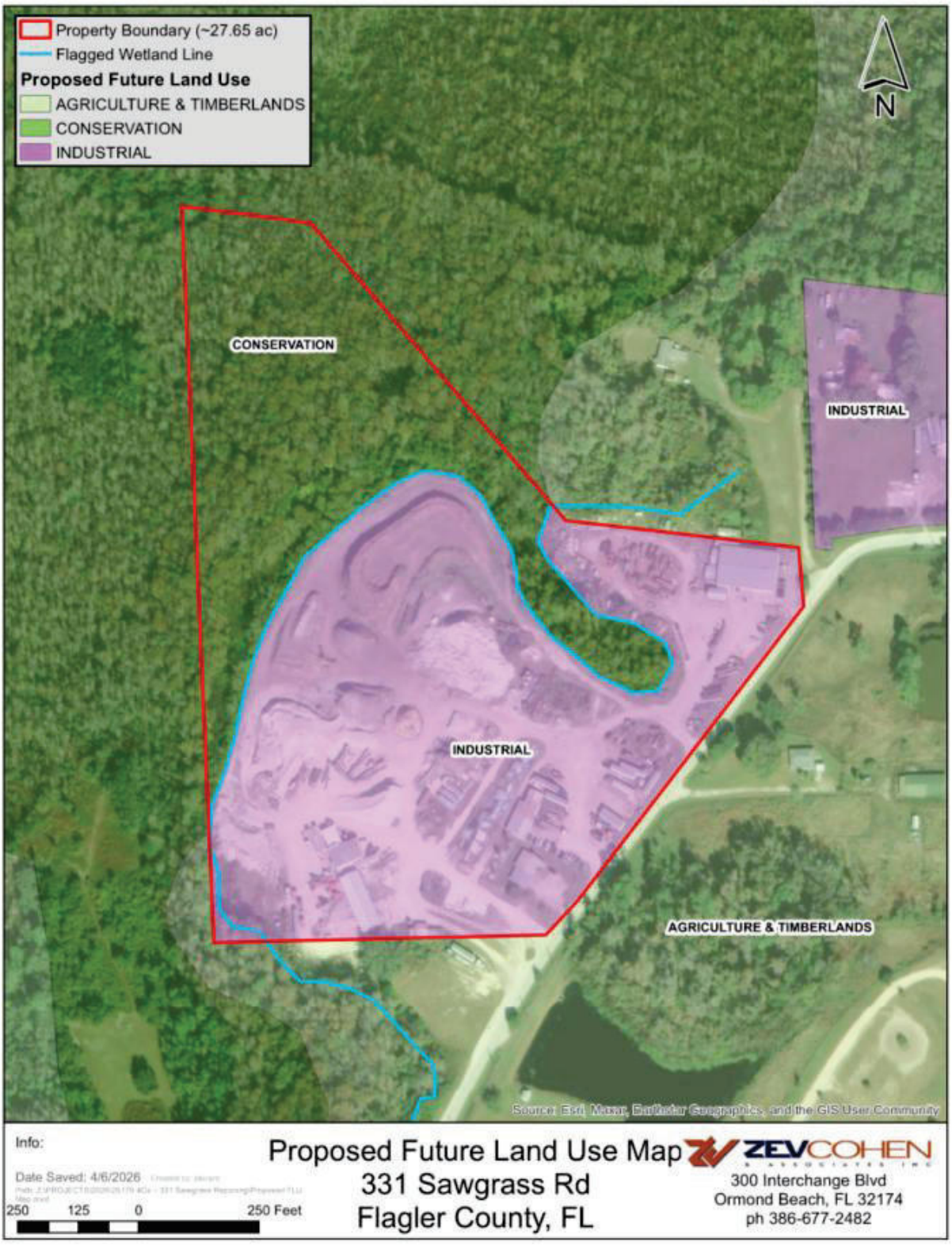
Report Year	Filed Date
2024	02/19/2024
2025	04/09/2025
2026	02/18/2026

Document Images

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04/09/2025 -- ANNUAL REPORT	View image in PDF format
02/19/2024 -- ANNUAL REPORT	View image in PDF format
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07/29/2005 -- Domestic Profit	View image in PDF format

EXHIBIT H

PROPOSED FUTURE LAND USE MAP



07/16/2026 12:08 pm IP:[128.94.7.171] Packet No: 20558

ZEVCOHEN & ASSOCIATES INC
300 Interchange Blvd., Suite C
Ormond Beach, FL 32174
386-677-2482 • Fax: 386-677-2505
www.ZevCohen.com

TO: Charles (Chuck) Merenda, Interim Growth Management Director

FROM: Clay Ervin, Special Projects Manager

THROUGH: Robert (Rob) Merrell, Cobb Cole

SUBJECT: 4C's Trucking & Excavation Comprehensive Plan Amendment and Rezoning-Traffic Assessment (ZCA Project 25179)

DATE: April 29, 2026

Zev Cohen & Associates (ZCA) conducted a preliminary traffic assessment of the proposed amendments to the Flagler County Future Land Use Map and Zoning Map for the property located at 331 Sawgrass Road. The subject property is in the process of amending the Future Land Use Map and Zoning Map to accommodate an existing use that is operating on the site. This memo summarizes the background data used in studying the potential impacts to the Flagler County Road network as required by the adopted comprehensive plan and Land Development Code (LDC).

A Traffic Impact Analysis, as specified by the River to Sea Transportation Planning Organization (R2C TPO), is not required for a Comprehensive Plan Amendment. According to the LDC (Chapter 30, Article VII, Section 8.03.00 and 8.10.06), a generalized analysis of the existing and proposed traffic impacts shall be studied and the impacts identified along with potential mitigation. The LDC identifies recommended study areas for various uses, based on the intensity of the specific use being studied. In accordance with the LDC, the study area is based on a radius of two (2) miles for both existing and future conditions resulting in the following road segments being studied.

1. CR 13 from US 1 to the Flagler County line
2. US 1/SR 5 From SR 100 to Palm Coast Parkway
3. Royal Palms Parkway from US 1 to Belle Terre Parkway
4. SR 100 from CR 304 to US 1
5. SR 100 from US 1 to Commerce Parkway

The assessment is based on the existing business currently operating on the property and the theoretical maximum development allowed by the proposed future land use and zoning designations. Flagler County recently approved an administrative amendment to the future

land use map to accurately depict the area designated for "Conservation" and "Agriculture and Timberlands". The subject property is located in the area designated for "Agriculture and Timberlands". Typically, the assessment would be based on the theoretical maximum intensity of the existing land use and zoning, but this site is already developed for a contractor's storage yard and offices. In order to be conservative with the assumptions and to reflect existing conditions, the contractor's storage yard and offices will be used in the analysis of existing conditions.

Existing road segment conditions

Table 1 provides the existing Average Annual Daily Traffic (AADT) established by the FDOT District 5 for the aforementioned road segments. The peak hour factor (K factor) from the FDOT was used to estimate the peak hour travel volumes.

Table 1
Existing Traffic Volume
Within the Study Area

Road1	From	To	AADT	Peak Factor	Estimated PM Peak Traffic[2]	Daily LOS Volumes[3]	Peak Hour LOS Volume[3]
County Road 13	US 1/SR 5	County Line	1,450	9.5	138	18,000	1,710
US 1/SR 5	SR 100	Palm Coast Pkwy.	19,700	9	1,773	31,400	2,980
Royal Palms Parkway	US 1/SR 7	Belle Terre Parkway	6,700	9	603	18,000	1,710
SR 100	CR 205	US 1	10,500	9.5	998	18,000	1,710
SR 100	US 1	Commerce Parkway	14,800	9	1,332	18,000	1,710

[1] The study road segments are established by the Florida Department of Transportation Annual Average Daily Traffic available online. [2]The analysis of the PM peak hour condition is based on the peak hour factors established by the FDOT. [3]The LOS is based on the FDOT 2023 Multimodal Quality/Level of Service Handbook.

Existing use trip generation

The property is used for a contractor's storage yard and offices consisting of 8 buildings constructed between 1975 and 2023, according to the Flagler County Property Appraiser's online records. The site contains storage/lay down areas used in the day-to-day operations of the business. The following summarizes the building and storage areas:

- Net heated building area: 24,327 sq. ft. (Flagler County Property Appraiser)
- Storage and laydown area: 542,800 sq, ft (approximately 70% of site based on interpretation of aerial photography of the site)

The building area will be used as the independent variable in order to estimate both existing and future conditions.

The sole access to the site is from Sawgrass Road, which is an existing two-lane, paved road constructed to a rural cross-section with open ditch drainage. The southern end terminates at an intersection at CR 13 and northern end terminates with a dead end that is immediately west of the FEC railroad line. The Flagler County Fairgrounds are located at the northeast corner of CR 13 and Sawgrass Road. The remaining properties surrounding the site contain industrial and agricultural uses. The following table summarizes the estimated trip generation from the site based on Institute of Transportation Engineers (ITE) Trip Generation Rates, 11th Edition.

Table 2
Existing Daily Trip Generation

Land Use	Independent Variable	Rate (per 1,000 sq. ft.)	Daily Trips (est.)	In (50%)	Out (50%)
110-Light Industrial	24,327	4.87	118	59	59

ITE Trip Generation Manual, 11th Edition

Table 3
Existing PM Peak Hour Trip Generation

Land Use	Independent Variable	Rate (per 1,000 sq. ft.)	Daily Trips (est.)	In (18%)	Out (82%)
110-Light Industrial	24,327	0.80	19	4	16

ITE Trip Generation Manual, 11th Edition

It is important to clarify that these trips are already on the road network and are captured in the AADT and peak-hour trip volumes shown in Table 1.

Table 4
Existing Conditions Assessment
Daily Trips

Road	From	To	2025 Traffic	LOS D Volumes	Surplus/ Deficit Trips	Meets LOS (Y/N)
County Road 13	US 1/SR 5	County Line	1,450	18,000	16,550	Y
US 1/SR 5	SR 100	Palm Coast Pkwy.	19,700	31,400	11,700	Y
Royal Palms Parkway	US 1/SR 7	Belle Terre Parkway	6,700	18,000	11,300	Y
SR 100	CR 205	US 1	10,500	18,000	7,500	Y
SR 100	US 1	Commerce Parkway	14,800	18,000	3,200	Y

The roads within the study are currently meeting adopted levels of service and the trip generation estimated for the existing contractor's storage yard are included in the AADT and Peak Hour estimates from the FDOT. The data from Tables 2 and 3 will be used in the analysis of the future conditions.

Future Conditions

There are not any immediate or pending plans for expansion or redevelopment of the site for industrial uses over the next three (3) years. For the purposes of this assessment, an assumption of redevelopment of the site to the theoretical maximum would occur in five (5) years (2031 build-out). This timeframe will be used to estimate the impact of future growth on the background traffic volumes from 2025.

Future road segment conditions

It is assumed that the study area will remain consistent in the future. The following table reflects the background traffic on the road segments in the year 2031 based on a 2% annual average growth rate.

Table 5
Future Traffic Volume
Within the Study Area

Road	From	To	Projected AADT[1]	Peak Factor	Projected PM Peak Traffic[1]	LOS	Daily LOS Volume	Peak Hr. LOS Volume
County Road 13	US 1/SR 5	County Line	1,663	9.5	155	D	18,000	1,710
US 1/SR 5	SR 100	Palm Coast Pkwy.	22,185	9	1,997	D	31,400	2,980
Royal Palms Parkway	US 1/SR 7	Belle Terre Parkway	7,545	9	679	D	18,000	1,710
SR 100	CR 205	US 1	10,500	9.5	1,102	D	18,000	1,710
SR 100	US 1	Commerce Parkway	14,800	9	1,124	D	18,000	1,710

[1] A 2% annual average growth rate was applied to the data from Florida Department of Transportation Annual Average Daily Traffic and Peak Hour Factor (Kfactor).

Future trip generation

The following assumptions will be used in estimating the theoretical maximum development for proposed future land use and zoning classifications.

- Total area: 17.6 acres
- Maximum impervious (70% of site): 12.5 acres or 542,757.6 sq. ft.
- Maximum floor to area ratio (FAR): 387,684 sq. ft.

Table 6
Future Daily Trip Generation

Land Use	Independent Variable	Rate (per 1,000 sq. ft.)	Daily Trips (est.)	In (50%)	Out (50%)
110-Light Industrial	387,684	4.87	1,888	944	944

ITE Trip Generation Manual, 11th Edition

Table 7
Future PM Peak Hour Trip Generation

Land Use	Independent Variable	Rate (per 1,000 sq. ft.)	Daily Trips (est.)	In (18%)	Out (82%)
110-Light Industrial	387,684	0.80	310	56	254

ITE Trip Generation Manual, 11th Edition

Trip distribution:

Given that the access to the site is solely from Sawgrass Road, all traffic generated in the current and future condition will be accessing CR 13. This assessment assumes that 35% will travel north on CR 13 towards the Flagler County boundary and 65% will travel east to a signalized intersection at US 1. Given the land uses and road network along the segment of US 1 analyzed in this assessment, it is assumed 35% of the total trips generated in the existing and future condition will travel north and 30% will travel south. The intersection of Royal Palms Parkway and US 1 is a signalized intersection with turn lanes. It is assumed that 10% of the total trips generated in the existing and future condition will access this segment of Royal Palms Parkway. The intersection of US 1 with westbound SR 100 is signalized and includes an elevated overpass for all traffic. It is assumed that 10% of the total trips generated by the proposed amendment will impact the segment of SR 100 from US 1 to CR 205. The eastbound segment of SR 100 is an at-grade, signalized intersection with US 1. It is assumed that 10% of the total traffic generated by the proposed amendment will impact this segment. Please see exhibit

Level of service analysis:

All of the roads included in this study are located in the "transitioning area" from rural to urban. According to the adopted comprehensive plan, the level of service applied to arterial, collector and local roads is D. This assessment utilizes the FDOT 2023 Multimodal Quality/ Level of Service Handbook for daily and two-way peak hour service volumes based on the LOS D to determine if the LOS for any of the studied road segments may be impacted in the future (assumed build-out of 2031). The assessment also includes an assumption that the studied road segment are consistent with the FDOT's context classification of C2T—Rural Town since this classification represents small concentrations of developed areas immediately surrounded by rural and natural areas.

Table 8
Future Condition Assessment
Daily Trips

Road	From	To	2031 Background Traffic	2031 Project Trips	2031 Total Trips	LOS Volumes	Surplus/ Deficit Trips	Meets LOS (Y/N)
County Road 13	US 1/SR 5	County Line	1,633	1,888	3,521	18,000	14,479	Y
US 1/SR 5	SR 100	Palm Coast Pkwy.	22,185	1,227	23,412	31,400	7,988	Y
Royal Palms Parkway	US 1/SR 7	Belle Terre Parkway	7,545	19	7,564	18,000	10,436	Y
SR 100	CR 205	US 1	11,825	19	11,844	18,000	7,056	Y
SR 100	US 1	Commerce Parkway	16,667	19	16,686	18,000	1,314	Y

Table 9
Future Condition Assessment
Peak Hour Trips

Road	From	To	2031 Background Traffic	2031 Project Trips	2031 Total Trips	LOS Volumes	Surplus /Deficit Trips	Meets LOS (Y/N)
County Road 13	US 1/SR 5	County Line	155	310	465	1,710	1,245	Y
US 1/SR 5	SR 100	Palm Coast Pkwy.	1,977	202	2,179	2,980	802	Y
Royal Palms Parkway	US 1/SR 7	Belle Terre Parkway	679	31	710	1,710	1,000	Y
SR 100	CR 205	US 1	1,124	31	1,155	1,710	555	Y
SR 100	US 1	Commerce Parkway	1,500	31	1,530	1,710	180	Y

Assessment of future conditions

Based on the assumptions used for this assessment of future conditions, there will not be a diminution to the adopted level of service on road network within the study area if the proposed amendments are adopted. If redevelopment or major expansion of the existing use results in additional impact to the adopted levels of service, then the developer of the property will be required to provide mitigation acceptable to the reviewing agencies. Mitigation will be either actual construction of existing/planned facilities or a proportionate fair share agreement as specified in Flagler County Land Development Code, Chapter 30, Article VII, Section 8.10.07. Proportionate fair-share transportation program.

Exhibit 1
Location Map

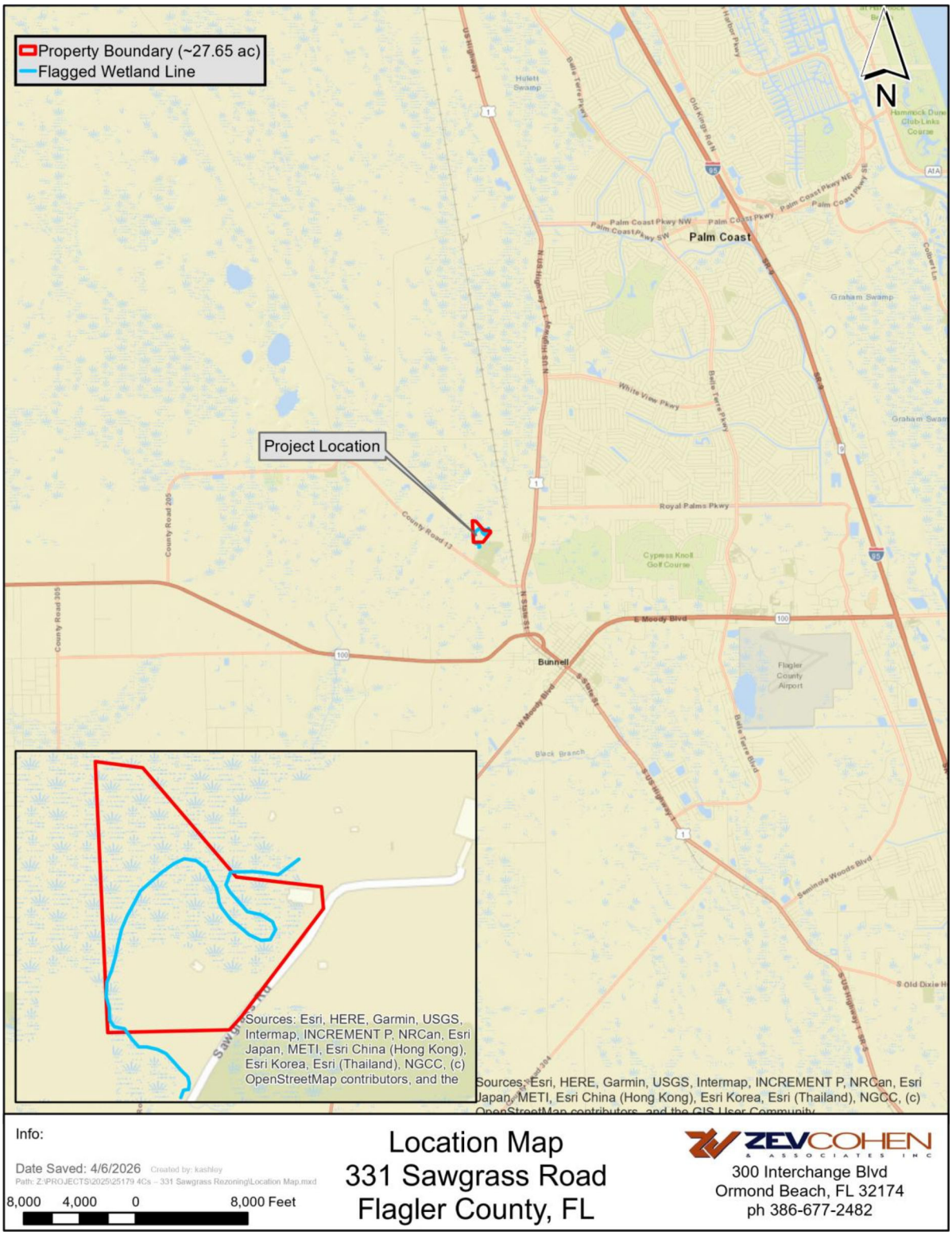


Exhibit 2
ITE Trip Generation Data LU 410-Light Industrial
Weekday

General Light Industrial
(110)

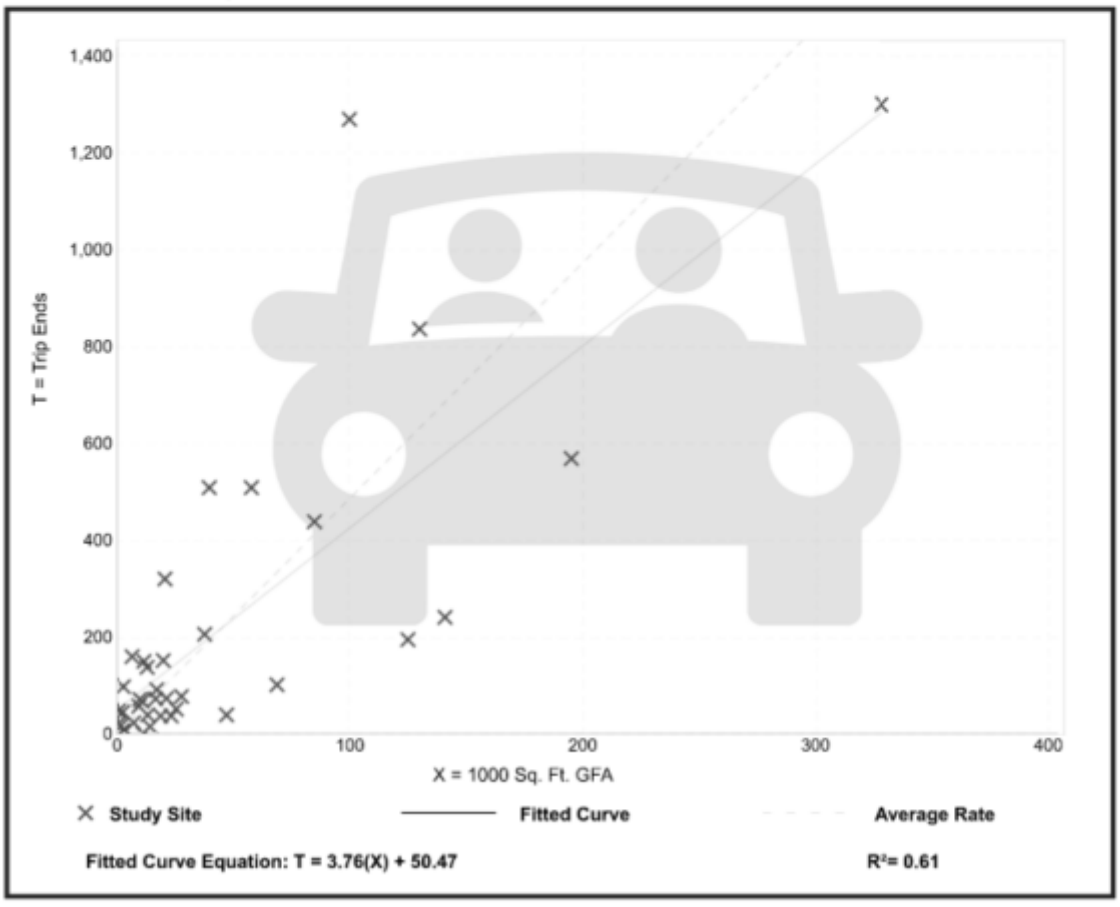
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 37
Avg. 1000 Sq. Ft. GFA: 45
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.87	0.34 - 43.86	4.08

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

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Exhibit 3
ITE Trip Generation Data LU 410-Light Industrial
Peak Hour

General Light Industrial
(110)

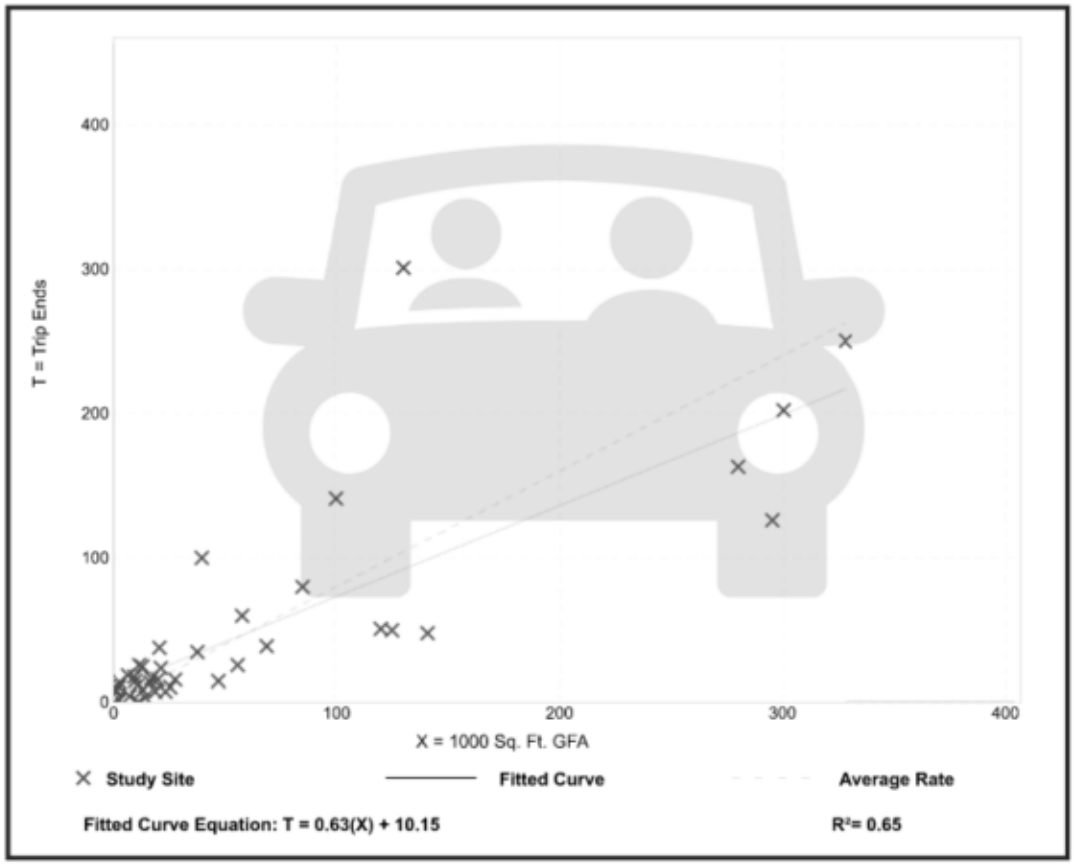
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 41
Avg. 1000 Sq. Ft. GFA: 62
Directional Distribution: 18% entering, 82% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.80	0.09 - 8.77	0.61

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Exhibit 4
Study Area
Google Earth Image – 2-mile radius



Exhibit 5
FDOT LOS Table

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables

(C2T-Rural Town)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**

(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900

(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600

(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

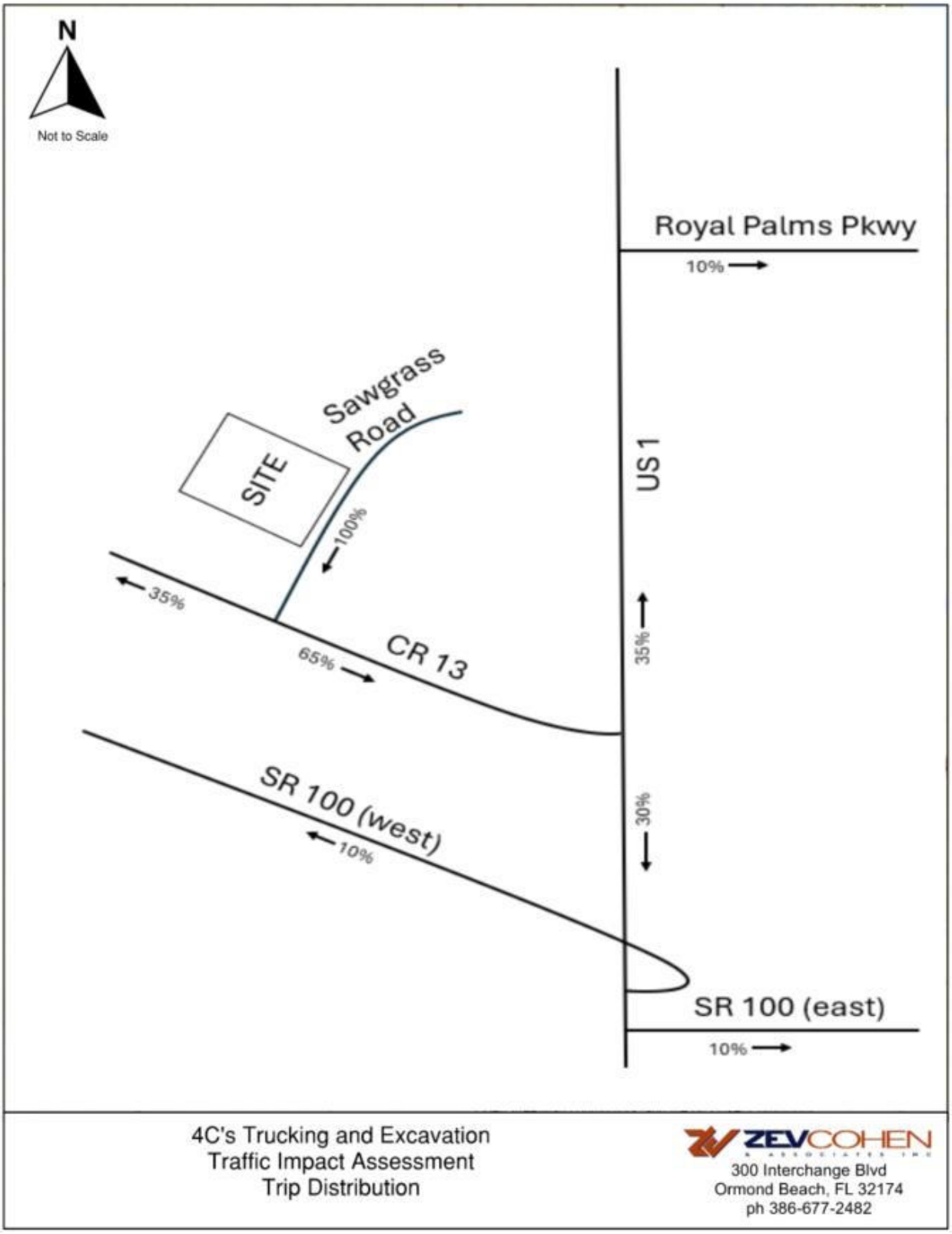
Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
*Cannot be achieved using table input value defaults. **Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.
***LOS C thresholds are not applicable for C6 as C6 roadway facilities are neither planned nor designed to achieve automobile LOS C.

Exhibit 6
Trip Distribution and Assignment



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 #: 2026070038 / AR #6666

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:
Marked INFORMATION By: SARAH SPECTOR - -
No comments at this time.

EH - ENVIRONMENTAL HEALTH DEPT

Comments:
Marked INFORMATION By: HANNAH LADEMANN - - HLADEMANN@FLAGLERCOUNTY.GOV
No objections or comments.

ENGIN1 - DEVELOPMENT ENGINEERING (386-313-4082)

Comments:
Marked INFORMATION By: SUSAN GRAHAM - (386)313-4082 - SGRAHAM@FLAGLERCOUNTY.GOV
Comments 081526
1.No comments at this time.

ZON - ZONING (386-313-4009)

Comments:
Marked INFORMATION By: SIMONE KENNY - - SKENNY@FLAGLERCOUNTY.GOV
1. While most the submitted analysis is based on the current non-residential industrial use, staff analysis will be based on the current future land use of the property, Agriculture and Timberlands, which has a maximum density of 1 unit per 5 acres.
2. Please provide the rationale for the ERUs utilized in the LOS 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. 2026070038 – AR No. 6666 – Large Scale Future Land Use Map Amendment from Agriculture & Timberland to Industrial.

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 Tequila Nelson on behalf of 4 C's Trucking and Excavation for an amendment to the Future Land Use Map by amending the designation of a total of 27.59 acres more or less, located at 331 Sawgrass Road; Parcel Number 04-12-30-0000-02040-0000; from Agriculture & Timberland to Industrial.

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,

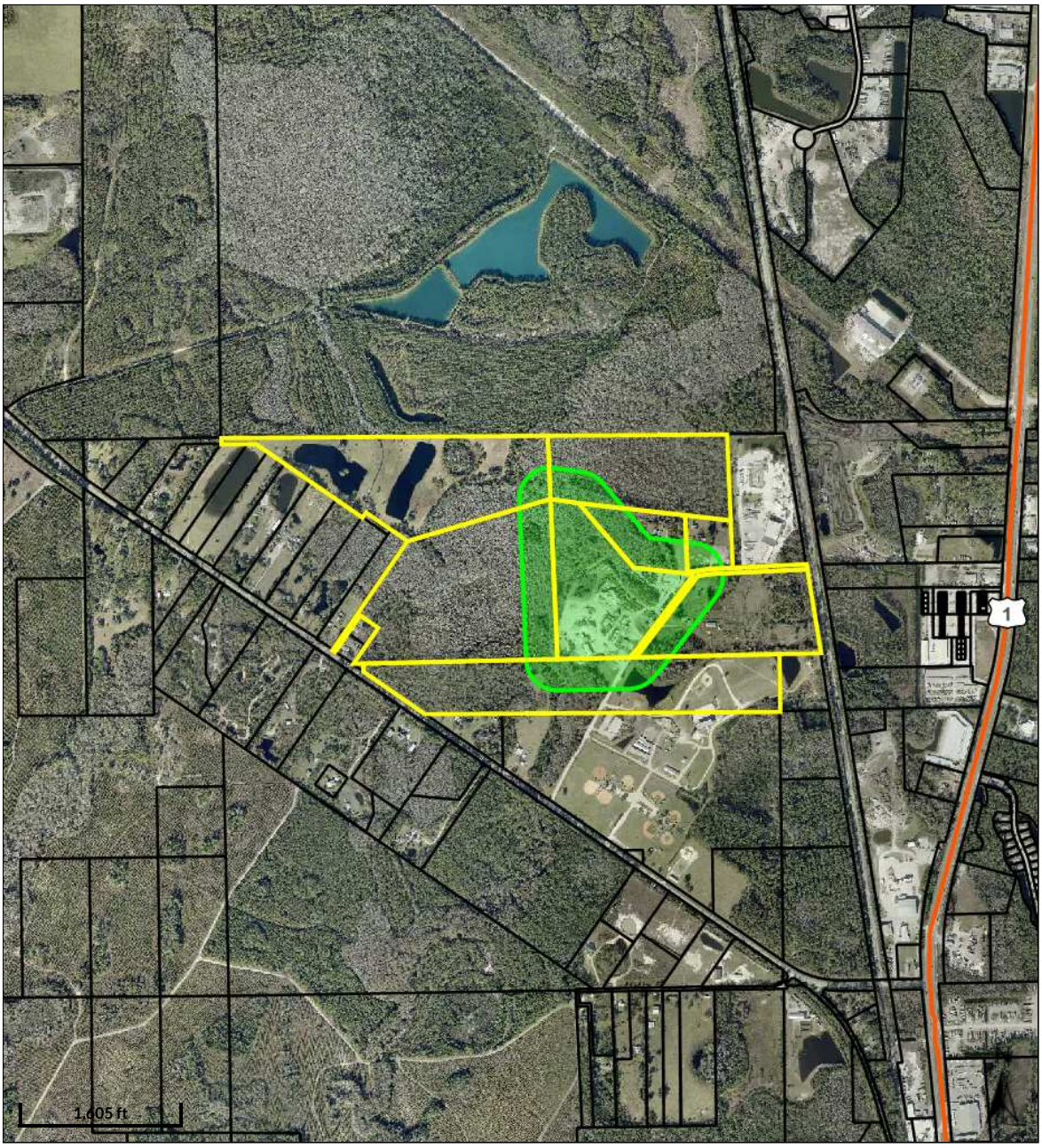
Hannah Lademann

Hannah Lademann
Planner

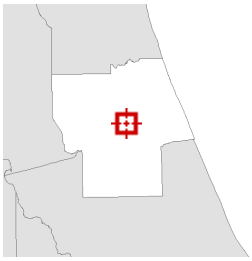
NOTE: PURSUANT TO SECTION 286.0105. FLORIDA STATUTES, IF A PERSON DECIDED TO APPEAL ANY DECISION BY THE BOARD, AGENCY OR COMMISSION WITHRESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR SUCH PURPOSE, HE OR SHE WILL NEED TO ENSURE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

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
04-12-30-5550-00030-0000	SAXON OLLIFF &	MARLYN JOAN SAXON H&W	1547 CR 13 PO BOX 366		BUNNELL, FL 32110	
04-12-30-5550-00010-0011	BOARD OF COUNTY COMMISSIONERS	OF FLAGLER COUNTY	1769 E MOODY BLVD BLDG #2		BUNNELL, FL 32110	
04-12-30-5550-00060-0000	TIITF/FORESTRY	% DEP, DIVISION OF STATE LANDS	3900 COMMONWEALTH BLVD MAIL STATION 108		TALLAHASSEE, FL 32399	
04-12-30-0000-02040-0000	4 C'S TRUCKING AND EXCAVATION	INC	PO BOX 2682		BUNNELL, FL 32110	
04-12-30-5550-00010-0022	MUNDIS SUSAN		PO BOX 1834		BUNNELL, FL 32110	
04-12-30-0000-02031-0000	RMC FLAGLER LLC		1617 SOUTH DIVISION AVE		ORLANDO, FL 32805	
04-12-30-5550-00010-0020	CRAIN CRISTAL B		25 WESTMAYER PL		FLAGLER BEACH, FL 32136	
04-12-30-5550-00010-0000	TUCKER MARVIN R & MAUREEN B	TUCKER AS TRUSTEE %DOUGLAS TUCKER	17 SE 73 TERR		GAINESVILLE, FL 32641	

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 FUTURE LAND USE MAP AMENDMENT-Project No. 2026070038

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 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 17.6 ACRES, MORE OR LESS, LYING IN SECTION 4, TOWNSHIP 12 SOUTH, RANGE 30 EAST; FROM AGRICULTURE AND TIMBERLANDS TO INDUSTRIAL; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

Project No. 2026070038 / Applicant: Rob Merrell and Alanna Smith dba Cobb Cole/ Owner: 4 C's Trucking and Excavation, Inc

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.

7763-360699

CR 360699