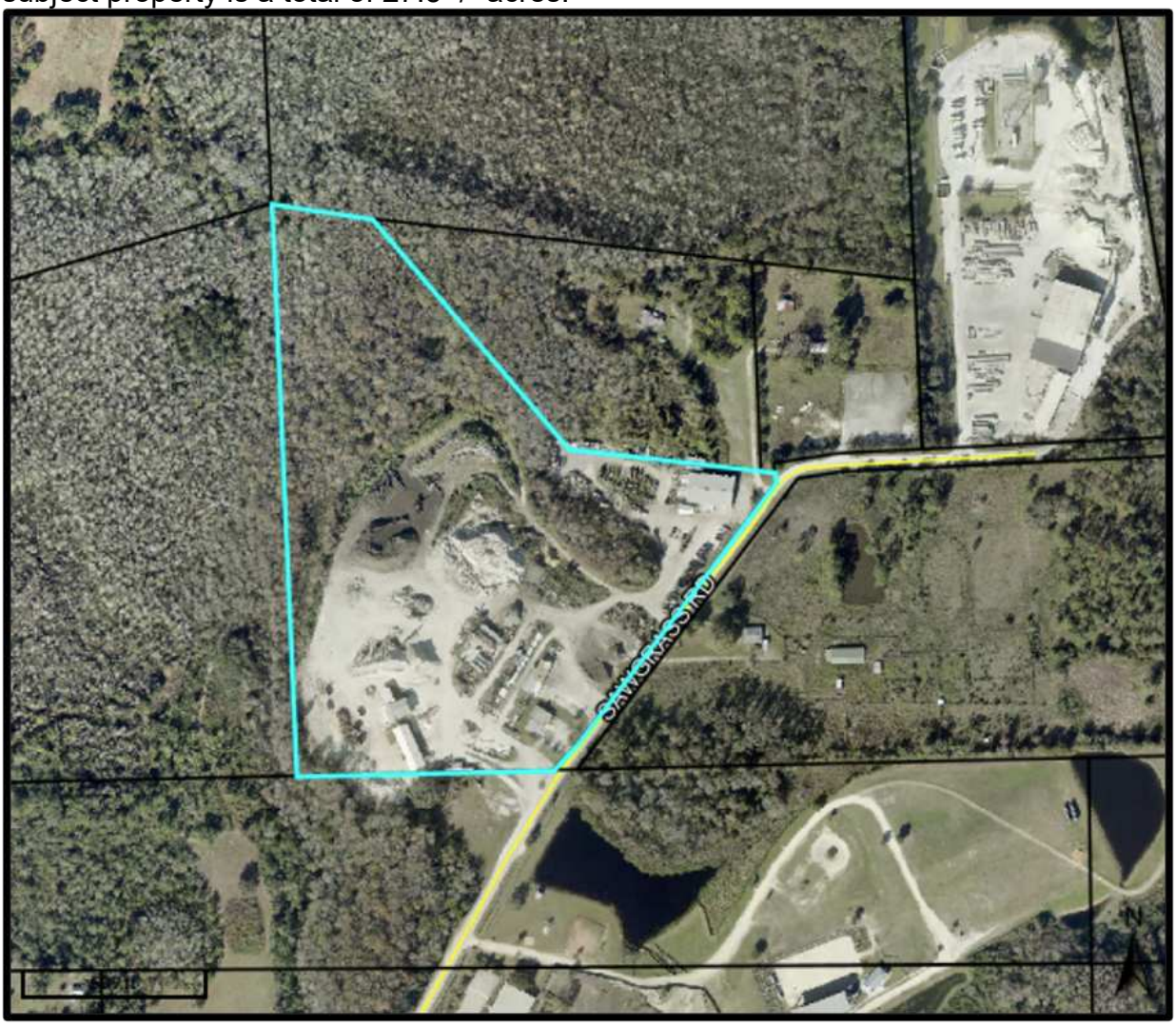
Flagler County Board of County Commissioners
Public Hearings / Agenda Item 9.e.

Meeting Date:	November 16, 2026
Department Contact:	Simone Kenny, Senior Planner
Subject:	**QUASI-JUDICIAL – Project 2026070039 – Request to Rezone to the I (Industrial) District from the AC (Agriculture) District** – Request for a Rezoning from the AC (Agriculture) District to the I (Industrial) District 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 6667).

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 to Rezone a portion of Parcel Number 04-12-30-0000-02040-0000. On

July 16, 2026 the applicant submitted an application to rezone 17.6+/- acres of the total 27.5+/- acres from 17.6+/- acres of the AC (Agriculture) District to 17.6+/- acres to the I (Industrial) District. The remaining 9.9 acres have a Future Land Use Designation of Conservation and Zoning of AC (Agriculture) District and will remain in the AC (Agriculture) District. The project is accessed from Sawgrass Road.

This application is preceded by an application to amend the Future Land Use Map of the 17.6+/- acres from Agriculture and Timberlands to Industrial (Project No. 2026070038).

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 request to rezone and the preceding Future Land Use Amendment (Project No. 2026070038). 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.

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 2026070039, a rezoning from the AC (Agriculture) District to the I (Industrial) District at 331 Sawgrass Road, finding that the proposed rezoning is consistent with the Flagler County Comprehensive Plan and the Flagler County Land Development Code, subject to:

a. additional development of the subject parcels not to commence until approval of a Future Land Use Map amendment from Agriculture and Timberlands to Industrial.

Deny Project 2026070039, a rezoning from the AC (Agriculture) District to the I (Industrial) District at 331 Sawgrass Road, finding that the proposed rezoning is not consistent with the Flagler County Comprehensive Plan and the Flagler County Land Development Code.

Continue the request to rezone on the basis that additional information is needed from staff or the applicant. Based on the presentation and the public hearing, the Board does not have sufficient information to be able to render a decision (and recommendation) on the rezoning request. Continuing the request to a time and date certain will preserve public notice and provide an opportunity for staff or the applicant to provide additional information.

Attachments:

1. Technical Staff Report - Revised
2. Rezoning Ordinance
3. Application and Supporting Documents
4. TRC Comments
5. Public Notice

PROJECT NO. 2026070038~~8~~9
REZONING
4 C'S TRUCKING AND EXCAVATION
TECHNICAL STAFF REPORT

Project: Rezone from AC (Agriculture) District to I (Industrial) District

Application #/Project #: 6667/2026070039

Owners: 4 C's Trucking and Excavation

Applicant/Agent: 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
The applicant has proposed a rezoning to I (Industrial) to coincide with a Future Land Use Map amendment being considered under Project No. ~~2026070038~~. This rezoning to I (Industrial) District is contingent on the adoption of the Future Land Use amendment. The rezoning is necessary because the AC (Agriculture) zoning would not link with the proposed Industrial Future Land Use designation, and to allow for the property's continued use as site development office and storage yard which includes the storage and distribution of materials such as fill dirt, topsoil, and crushed concrete (dry material), which is currently a nonconforming use in the AC (Agriculture) District.

The request would rezone 17.6+/- acres of the total 27.5+/- acres from 17.6+/- acres of AC (Agriculture) District to 17.6+/- acres to I (Industrial) District.. The remaining 9.9 acres have a Future Land Use Designation of Conservation and Zoning of AC (Agriculture) District and will remain in the AC (Agriculture) District. The project is accessed from Sawgrass Road.

Standards for Review

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

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

The proposed rezoning is a companion to the currently pending Future Land Use Map Amendment (Project No. 2026070038) to place the subject project area in the Industrial future land use category. As identified in Future Land Use Element Table A.3, the requested I zoning district is consistent with the requested Industrial future land use category and the proposed Future Land Use Map amendment is required to become effective before the rezoning takes effect. The proposed development is not permitted until the future land use and zoning are in place. Therefore, the rezoning request is consistent with this review standard.

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

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

> **FLUE Policy A.1.2.2**. The Flagler County Planning and Zoning Department shall maintain consistency between the Land Development Code Regulations (LDRs) and the Comprehensive Plan by the following means:
> (1) Parcels being considered for amendment to the Future Land Use Map shall be concurrently evaluated for rezoning to the most appropriate zoning district.
> (2) Parcels seeking site plan approval shall continue to be designed, developed, and used for activities allowed by the appropriate zoning district
> (3) Property owners will be asked to conform to pending land use/zoning regulations as they request development approval

The proposed rezoning application has been filed concurrently with a proposed Future Land Use Map amendment to the Industrial future land use category. Pursuant to FLU Table A.3, the proposed rezoning to the I (Industrial) zoning district is a primary zoning district within the Industrial land use category. Additionally, existing nonconforming development will become conforming and will comply with the standards in the LDRs. Therefore, the proposed amendment is consistent with FLU Policy A.1.2.2.

> **FLUE Policy A.1.4.1.** During the review of requests for plan amendments, topography, vegetation, wildlife habitat, flood hazard, the 100-yr flood plain, and soils for the areas to be amended will be analyzed and specific findings made as part of the plan amendment process.

According to the submitted Environmental Report completed by ZevCohen & Associates Inc and dated January 20, 2026, the land subject to this rezoning, consists of poorly drained soils (Samsula and Hontoon, Myakka Fine Sand, Adamsville Fine Sane, and Samula and Placid Soils). The property contains wetlands that have been delineated in the report and are not subject to this request. The property already operates in an Industrial capacity, and the request will bring the property and use info conformance with the Land Development Code.

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

A portion of the request area is located within the 100-yr flood plain in Zone A. However, none of the existing structures are located within this flood zone. Any proposed future structures will be required to elevate; the proposed rezoning is consistent with IE Policy D.4.6.1.

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

The requested zoning of ~~C-2~~ Industrial is compatible with the adjacent and surrounding land uses. The subject parcel is located in an established Industrial area

and located in proximity to the rail line. The parcel located to the northeast at 487 Sawgrass Road is zoned Industrial. The parcel located at 575 Sawgrass Road is zoned Industrial and is currently 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. Therefore, this proposed rezoning is a logical and compatible extension of the existing industrial zoning district along Sawgrass Road.

Additionally, development resulting from this rezoning will comply with the use and development standards set forth in the Land Development Code, including compliance with concurrency requirements provided in Article VIII of the Land Development Code.

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

The proposed site is currently operating in an Industrial capacity and is not expected to generate any additional impacts. Additionally, due to the proposed Industrial zoning, future developments of the site will not have an impact of education facilities, recreational facilities, or library services.

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

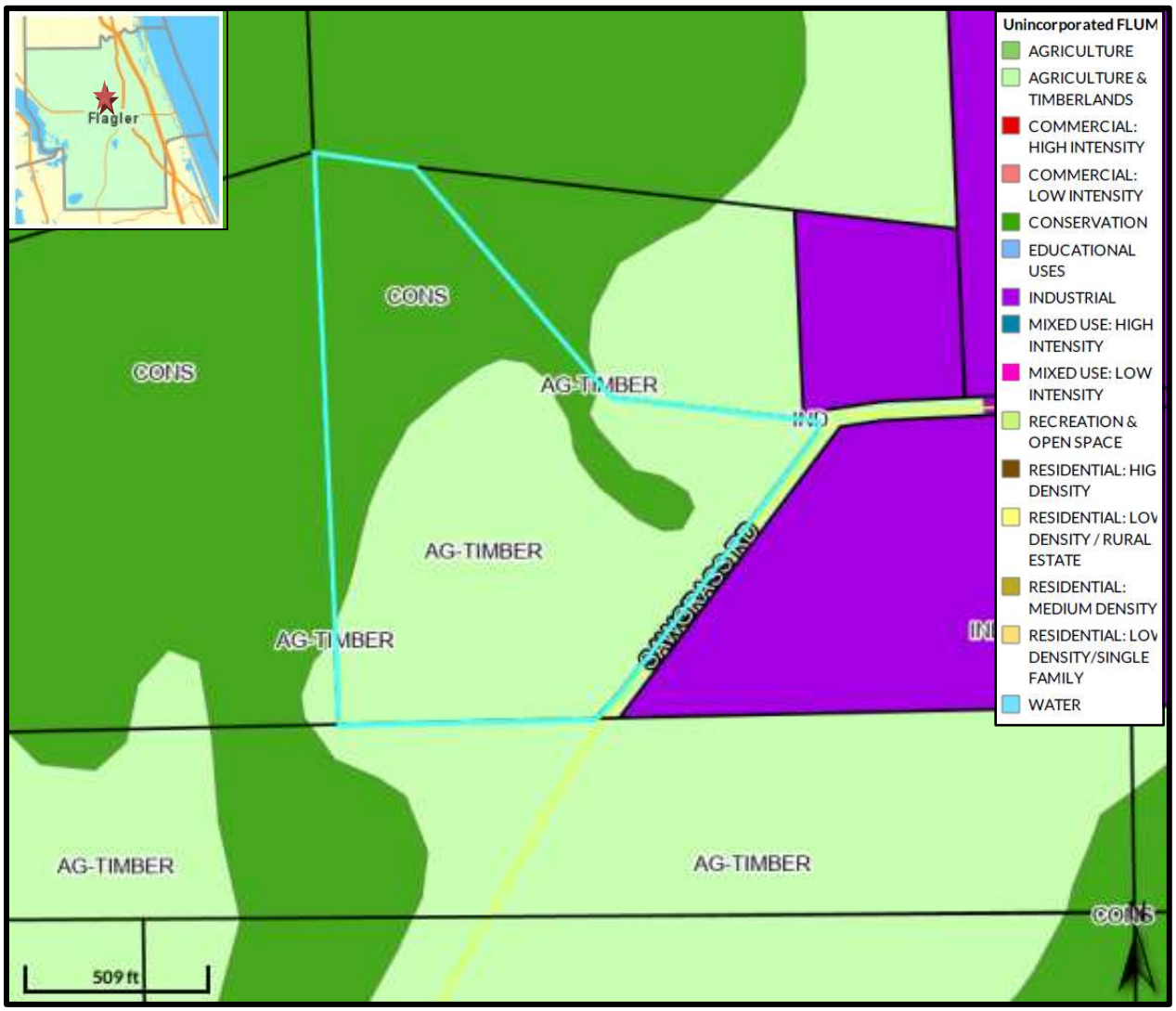
The current uses are permitted uses and activities within the proposed I zoning district are consistent and compatible with the character of the surrounding areas and with the land use and zoning entitlements of surrounding lands. Several parcels abutting Sawgrass Road are currently designated with the Industrial land use category and I (Industrial) zoning district. Additionally, the site has been operating in an Industrial capacity for over a decade with no concerns received from surrounding property owners. Therefore, the rezoning will not result in public nuisance and will support the highest and best use of the subject parcels.

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

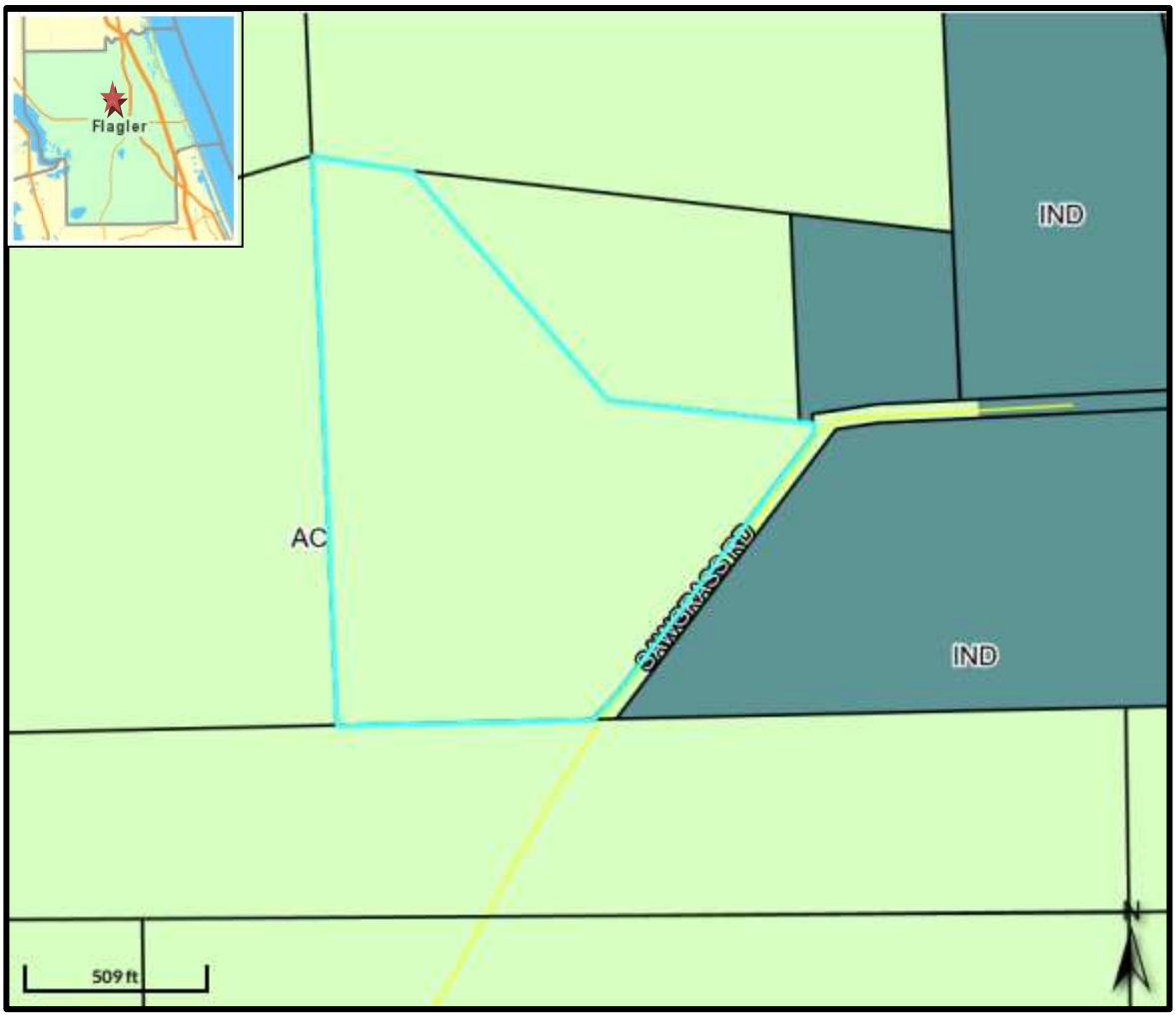
The project area already operates in its intended Industrial Capacity with no unreasonable impacts to public roadways. The traffic study, completed by ZevCohen & Associates and dated April 29, 2026, attached, concluded that should the property be redeveloped and/or majorly expanded resulting in additional impacts, then the developer of the property will be required to provide mitigation.

Overall, the requested rezoning to the I (Industrial) district is consistent with development in the vicinity.

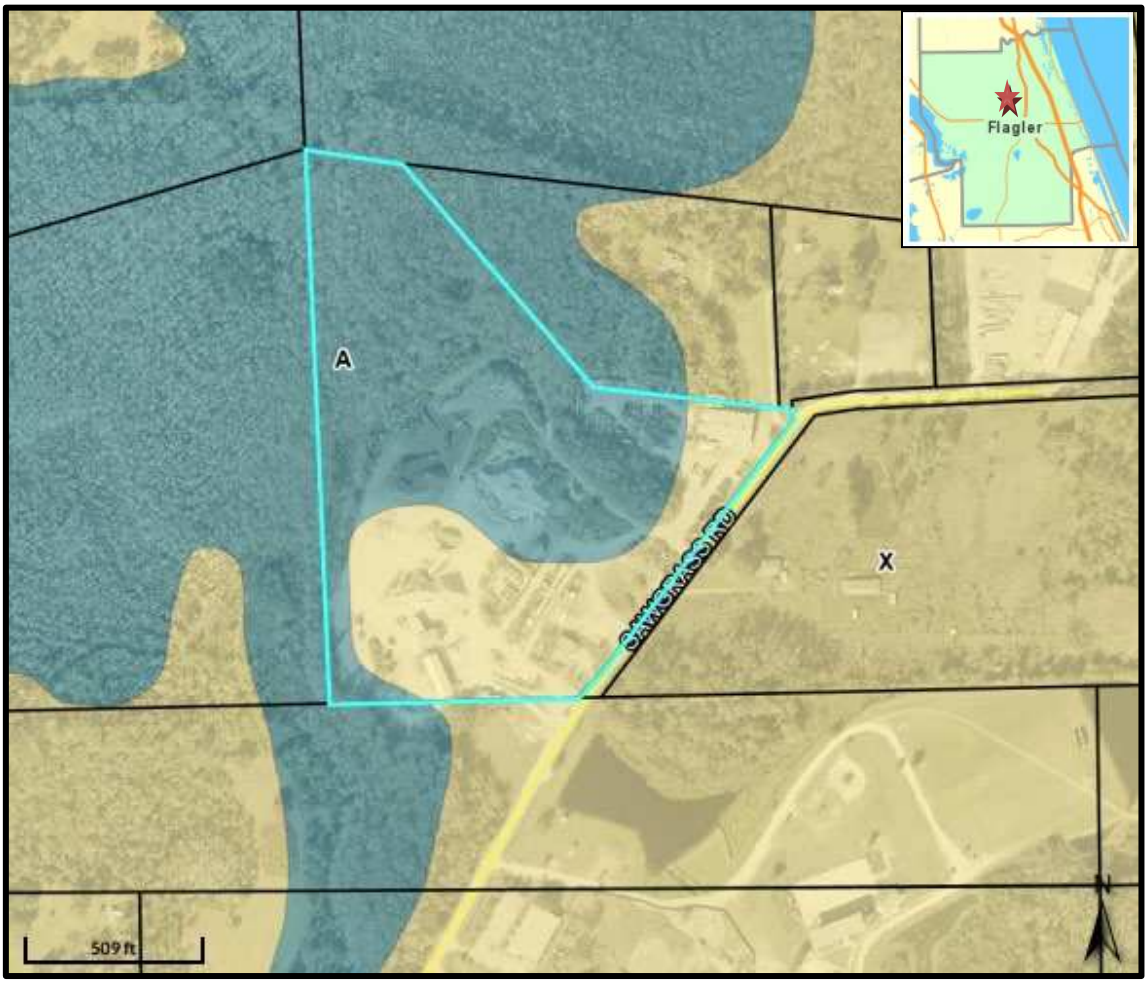
Future Land Use Map



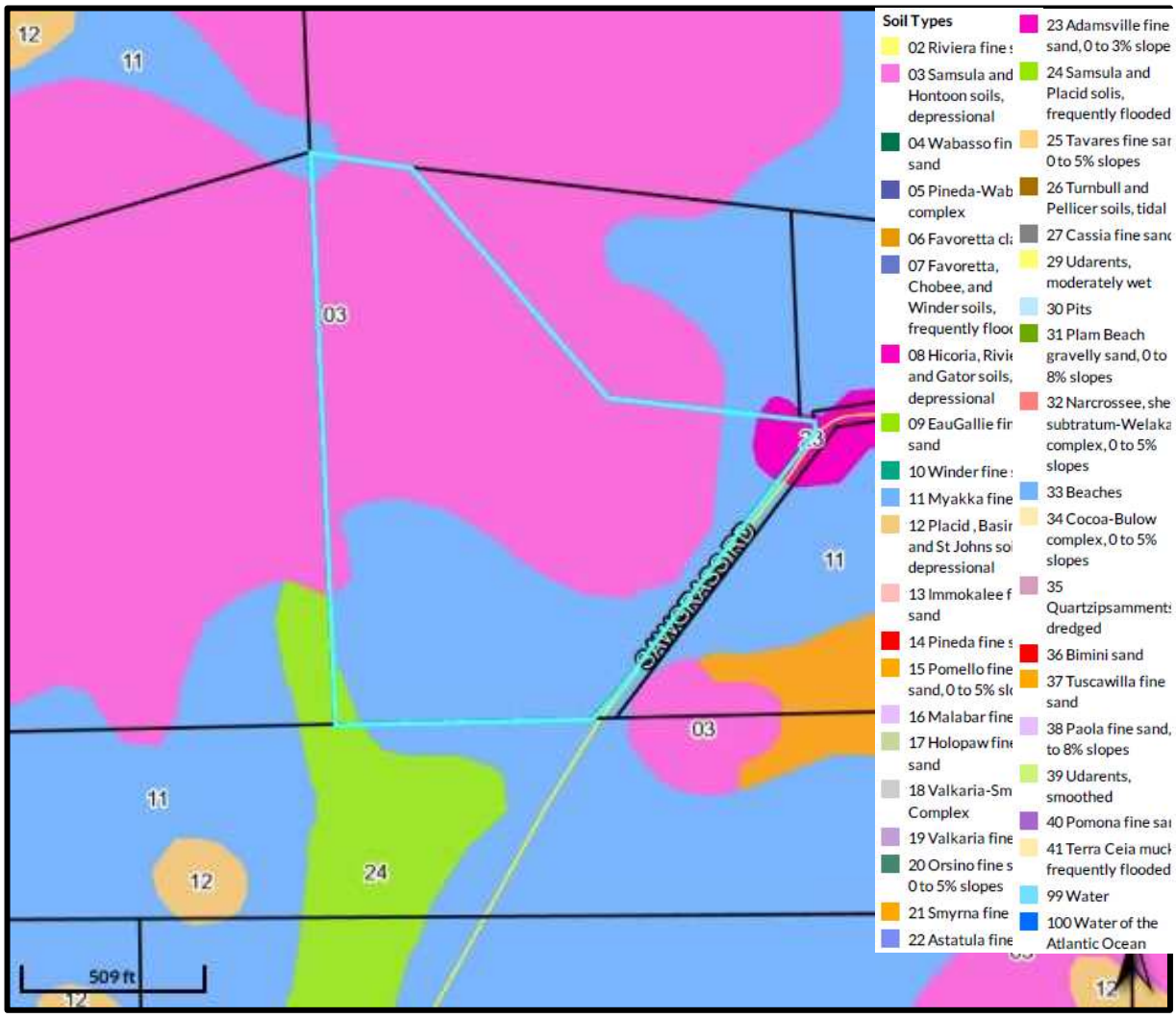
Zoning Map



Flood Zone



Soils Map


Soil Types
02 Riviera fine s
03 Samsula and Hontoon soils, depressional
04 Wabasso fin sand
05 Pineda-Wab complex
06 Favoretta cl
07 Favoretta, Chobee, and Winder soils, frequently floo
08 Hicoria, Rivi and Gator soils, depressional
09 EauGallie fir sand
10 Winder fine
11 Myakka fine
12 Placid , Basi and St Johns so depressional
13 Immokalee f sand
14 Pineda fine
15 Pomello fine sand, 0 to 5% sl
16 Malabar fine
17 Holopaw fin sand
18 Valkaria-Sm Complex
19 Valkaria fine
20 Orsino fine s 0 to 5% slopes
21 Smyrna fine
22 Astatula fine
23 Adamsville fine sand, 0 to 3% slope
24 Samsula and Placid solis, frequently flooded
25 Tavares fine sa 0 to 5% slopes
26 Turnbull and Pellicer soils, tidal
27 Cassia fine sand
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 Quartzipsamment dredged
36 Bimini sand
37 Tuscawilla fine sand
38 Paola fine sand, to 8% slopes
39 Udarents, smoothed
40 Pomona fine sa
41 Terra Ceia muc frequently flooded
99 Water
100 Water of the Atlantic Ocean
509 ft

Wetland Delineation



ORDINANCE NO. 2026 – ___

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA AMENDING THE ZONING CLASSIFICATION OF A TOTAL OF 17.6 ACRES, MORE OR LESS, LYING IN SECTION 4, TOWNSHIP 12 SOUTH, RANGE 30 EAST; FROM AC (AGRICULTURE) DSITRICT TO I (INDUSTRIAL) DISTRICT; 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 is seeking the approval of this Ordinance rezoning the subject property from the AC (Agriculture) District to the I (Industrial) District; and

WHEREAS, the subject property is designated as Industrial on the 2010-2035 Flagler County Future Land Use Map; and

WHEREAS, Future Land Use Table A.3 of the 2010-2035 Flagler County Comprehensive Plan lists I (Industrial) among the listed zoning districts consistent with the Industrial Future Land Use designation; and

WHEREAS, approval of this ordinance rezoning from the AC (Agriculture) District to the I (Industrial) District is consistent with the 2010-2035 Flagler County Comprehensive Plan; and

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

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

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

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

Section 1. FINDINGS

A. The above Recitals are incorporated herein as Findings of Fact.

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

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

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

Section 2. REZONING

A. The subject request containing 17.6 acres, more or less, and legally described in Exhibit "A" attached hereto and made a part hereof is hereby rezoned from the AC (Agriculture) District to the I (Industrial) District.

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

Section 3. EFFECTIVE DATE

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

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

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

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

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

By:_____
Leann Pennington, Chair

ATTEST:

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

Approved as to Form:

_____
Sarah Spector, Assistant County Attorney

Exhibit A

Legal Description

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

APPLICATION FOR REZONING

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 rezoning: 17.6 acres +/-	
	IS THE PROPERTY SUBJECT TO THE A1A SCENIC CORRIDOR IDO?	YES	NO ✓

ZIONING	CURRENT ZONING CLASSIFICATION:	AC (Agriculture)
	CURRENT FUTURE LAND USE DESIGNATION:	Agriculture & Timberlands and Conservation
	PROPOSED ZONING CLASSIFICATION:	I (Industrial) on 17.6 acres +/- Remainder of site will retain AC zoning.

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

7/15/26
Date

07/16/2026 11:52 am IP:[128.94.7.239] Packet No: 20557

APPLICATION FOR REZONING

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

Fees – Ord. 2008-31

Payable to Flagler County BOCC via Check or online through the application portal
Application Fee: $425 plus $25/acre
Notification Fee: $50 plus 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 the hearing
    d. NOTE: Applications are quasi-judicial processes. It is improper to speak to Board members about the application outside of the 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

7/6/26
Date

APPLICATION FOR REZONING

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

Required Attachments for Rezoning Application:

1. Copy of Owner(s) recorded Warranty Deed;
2. Owner's Authorization form if application signed by Applicant/Agent;
3. Boundary Survey; and
4. Application fee of $425 plus $25/acre or portion thereof.

Procedure for requesting a rezoning (LDC Section 3.07.05)

The Commission may, from time to time, amend, supplement or change the regulations and land classifications herein or subsequently established. Proposals for land use amendments, whether initiated by the commission, the planning board and/or the property owner, shall be treated in accordance with the following procedure:

A. *Commission initiated changes.* The commission, or its designee, may propose changes in regulations and land use classifications as deemed necessary. Such changes shall be governed by the procedural and public notice requirements of Florida Statute 125.66(5).
B. *Other changes.*
    1. Except as provided for in subsection 3.07.05A, an application for change of classification for a parcel of land may only be initiated by the planning board or the owner of the parcel of property to be considered under the application for a land use amendment.
    2. An application, including the information required by Appendix A, must be submitted in writing to the planning and zoning director. An application for a land use text amendment shall be submitted in writing, including reason(s) for the proposed change.
C. *Planning Board review.*
    1. The planning and zoning director shall schedule a hearing before the planning board to consider the application.
    2. The hearing provided for under this section shall be for the purpose of reviewing relevant information from the applicant regarding the requested ;land use amendment. The planning board shall also review written and/or oral comments from the public in accordance with its established procedures.
    3. At the conclusion of the hearing provided for under this section, the planning board shall agree upon a recommendation regarding the application. This recommendation shall be recorded in the planning board's official minutes. The planning and zoning director shall advise the commission of the planning board's recommendation during the hearing called for under subsection 3.07.05.D.
D. *Commission Hearing.*
    1. The hearing provided for under this section shall be for the purpose of reviewing all pertinent information regarding the application. The applicant shall provide all relevant factual data, materials and/or oral testimony to support the action requested in the application. The commission shall also review written and/or oral comments from the public in accordance with its established procedures. The planning and zoning director, during the course of the hearing, shall inform the commission of the recommendation of the planning board regarding the application.
    2. At the conclusion of the hearing provided for under this section, the commission shall render a decision on the application. Any decision rendered by the commission during this hearing shall be deemed final.
E. *Judicial Review.* Any persons claiming to be injured or aggrieved by any final action of the county may present to the circuit court of the county a petition for writ of certiorari to review such final action as provided by law. Such petition shall be presented to such court within thirty (30) days after the date of such final action by the county. No act of the planning and zoning director, the county commission, or any other county agency, other than the issuance of a development order, is intended to be a final county action under

this article for the purpose of judicial review.

F. *Withdrawal of application.* Any petition for a land use amendment may be withdrawn prior to action thereon by the planning board or commission at the discretion of the applicant upon written notice to the planning and zoning director.

G. *Frequency of application.* A property owner shall not initiate action for a land use amendment affecting the same parcel of land more often than once every six (6) months.

H. *Reserved.*

APPENDIX A

ZONING AMENDMENT

A development order for a rezoning will require the following information for any project.

1. Present land use classification
2. Proposed land use classification.
3. Proposed occupancy.
4. Names of abutting property owners.
5. Legal description of property.
6. Boundary survey and location of all existing streets and the distance from building abutting property owners.
7. Owner of the property.

This information shall be submitted to the Development Administrator for review, as required by Section 3.07.05 of this Ordinance.

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznapstajler
Andrew C. Grant
Matthew S. Welch
Edward H. Thompson
Robert E. Doan
William A. Rice
Douglas J. Collins
Sara E. Glover
Holly W. Zitzka
Jessica L. Gow
James A. Pickens

COBB COLE
Attorneys at Law
Since 1925

Daytona Beach • DeLand
One Daytona Boulevard, Suite 600
Daytona Beach, Florida 32114
(386) 255-8171 | CobbCole.Com

Sydney V. Cichon
Anthony E. Aguanno
Baylee D. Bunyard
Alanna V. Smith
Kelsey Hansen-Walter
Scott C. Tepper
Brianna M. Faenza

OF COUNSEL
Larry D. Marsh

William M. Cobb (1881-1939)
Thomas T. Cobb (1916-2004)
W. Warren Cole, Jr. (1926-2008)

July 15, 2026

VIA ELECTRONIC DELIVERY
Adam Mengel
Interim Deputy County Administrator
Flagler County
1769 E. Moody Blvd, Building 2
Bunnell, FL 32110

VIA ELECTRONIC DELIVERY
Simone Kenney, AICP
Senior Planner
Flagler County
1769 E. Moody Blvd, Building 2
Bunnell, FL 32110

Re: Application for Rezoning
331 Sawgrass Rd, Bunnell, FL 32110
04-12-30-0000-02040-0000

Dear Adam and Simone:

Our firm has the pleasure of representing 4 C's Trucking & Excavation Inc. (the "Owner" or "Applicant") in connection with their application to rezone a portion of the above-referenced property (the "Property") from AC (Agriculture) to I (Industrial).

The overall Property is 27.5 +/- acres and has an Agriculture (AC) zoning designation. The County recently approved an administrative adjustment reducing the Conservation future land use designation to 9.7 +/- acres based on a wetland delineation. The remaining 17.6 +/- acres of the Property have an Agriculture & Timberlands future land use designation.

The requested Industrial rezoning is limited to the 17.6-acre upland portion of the Property, which is currently developed and utilized in connection with the Applicant's existing business operations. The Applicant has submitted a comprehensive plan amendment to amend the future land use designation on this portion of the Property from Agriculture & Timberlands to Industrial concurrently with this request. The remaining 9.7-acre portion of the Property is undeveloped and will retain its existing AC zoning and Conservation future land use designation.

In connection with this request, enclosed please find the following:

1. Application for rezoning;
2. Application fee in the amount of $865.00 ($425 application fee + $25/acre at 17.6 acres);
3. Owner's Authorization Form;
4. Recorded Warranty Deed;
5. Flagler County Property Appraiser Information Card;
6. Sunbiz Information;
7. Boundary Survey/Legal Description[1];
8. Overall Development Plan depicting existing development on the Property;
9. List of abutting property owners; and
10. Transportation Memorandum prepared by Zev Cohen & Associates, Inc.

[1] The Boundary Survey is provided for informational purposes only. Certain structures depicted thereon have since been removed from the Property, as reflected on the Overall Development Plan.

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4 C's Trucking & Excavation Inc. is a family-owned and operated business specializing in complete site work development including, but not limited to, utility installation, concrete work, trucking, excavation, earthwork, and related construction activities. The developed portion of the Property that is subject to this application is utilized in connection with the business's active operations, including concrete crushing and recycling activities, office and administrative functions, and the storage of equipment, trucks, aggregate materials, and other resources used in support of day-to-day operations. Since the Owner purchased the Property in 2013, site operations have evolved to reflect a more industrial nature than was originally contemplated by the existing Agricultural zoning designation. Accordingly, the requested rezoning is intended to align the zoning designation with the operational characteristics of the Property and formally recognize the uses currently occurring on the site. In addition, this request is consistent with the objectives underlying City's zoning regulations and applicable State rules governing rezonings, as outlined below.

Flagler County Land Development Code:

ARTICLE III. – Zoning District Regulations; Section 3.01.01. - Purpose.

1. Preserving, where appropriate, the agricultural character and quality of the county;

   Response: The requested Industrial rezoning is narrowly tailored to the developed portion of the Property utilized for the existing business operations, and the remainder of the site will retain its existing Agricultural zoning designation. By limiting the rezoning to the operational areas of the Property, the request preserves the agricultural balance of the site and minimizes the amount of land converted from Agricultural zoning within the County.

2. Providing a residential environment free of incompatible uses, safe from natural and manmade hazards;

   Response: Although the Property is not located within a residential area, the requested rezoning is intended to memorialize the industrial activity on the Property through a zoning designation that is consistent with the site's existing operations, thereby promoting compatibility with the existing industrial uses in the surrounding area.

3. Promoting, where possible, planned residential, commercial and industrial areas in appropriate locations, with appropriate standards and minimum service cost to local governments;

   Response: The proposed rezoning aligns the zoning designation on the Property with the surrounding context and supports a cohesive and compatible zoning framework that reinforces the concentration of industrial development within the area. The site is already developed and operational and is not expected to generate additional demand on public infrastructure, facilities, or governmental services.

4. Providing a compact, convenient urban pattern for urban areas;

   Response: The proposed zoning amendment does not impact urban areas or development patterns, as it is limited to an existing industrial site within an area of the County that is characterized by similar development.

5. Providing a level of flexibility of control sufficient to promote innovation and creativity in community development, to encourage maximum commercial and industrial profitability and maximum living comfort and convenience at lowest cost;

   Response: The requested rezoning supports the continued operation and long-term economic viability of an established industrial business within the County. By providing a zoning designation that accurately reflects the existing operations on the Property, the request promotes continued private investment, employment opportunities, and industrial productivity.

6. Protecting, conserving and developing the natural resources of land, water and air;

   Response: The requested rezoning is limited to the developed portion of the Property containing the existing business operations and does not affect the undeveloped portions of the site, including those areas designated for conservation. Accordingly, the proposed zoning amendment avoids impacts to natural areas and supports the continued preservation of environmental resources.

7. Maintaining and improving the quality of life for all residents;

   Response: The proposed rezoning supports the continued operation of an existing business that provides employment opportunities to Flagler County residents and contributes to the local tax base without facilitating new development or expansion into undeveloped areas. Accordingly, the request promotes continued investment in the community in a manner that avoids adverse impacts and contributes to the overall quality of life enjoyed by residents.

8. Maintaining adequate facilities;

Response: The proposed zoning 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 infrastructure.

9. Maintaining through orderly growth and development the character and stability of present and future land use and development.

Response: The proposed rezoning promotes the orderly growth and development of the area by aligning the zoning designation of the Property with its existing industrial operations and the evolving pattern of industrial activity in the surrounding vicinity. This approach ensures that the rezoning is consistent with the present and future character of surrounding development and contributes to the orderly transition and growth of industrial land uses in the area.

State Rules on Zoning Amendments:

Pursuant to State law, an Applicant for a rezoning must initially demonstrate compliance with (1) procedural requirements of the ordinance and (2) consistency of the Comprehensive Plan.

Response: The Applicant will comply with all notice and procedural requirements applicable to the requested rezoning under the County's Land Development Code. In addition, the requested rezoning is consistent with the following Goals, Policies and Objectives of the Flagler County Comprehensive Plan:

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 zoning amendment promotes compatibility with the existing industrial uses in the surrounding area. The request seeks to align the zoning 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 rezoning 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 industrial use for many years and provides for an appropriate area to maintain that use into the future. The proposed rezoning 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 rezoning 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 zoning amendment will memorialize an established business within an appropriate zoning 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 zoning 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 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 rezoning will formalize the existing uses on the Property and accommodates future activity of a similar nature, supporting a more diversified economic base within the County.

Please don't hesitate to contact me if you have any questions regarding this Application package.

Sincerely,

Rob Merrell III
Direct Dial (386) 323-9263
Email [redacted]

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 11:52 am IP:[128.94.7.239] Packet No: 20557

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").

W I T N E S S E T H:

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

Unofficial Copy

07/16/2026 11:53 am IP:[128.94.7.239] Packet No: 20557

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.

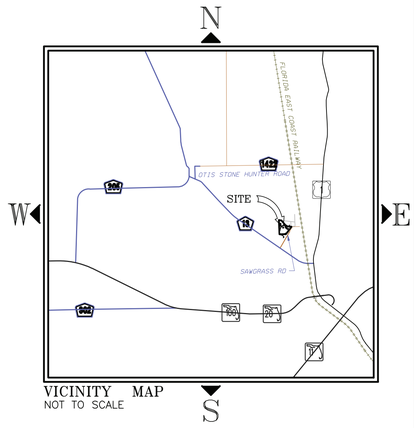
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BOUNDARY SURVEY

FOR

HERBERT 4C'S TRUCKING & EXCAVATION





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

LEGEND:

● IRON ROD WITH CAP	△ DENOTES PC / PT	⊗ HHE HAND HOLE (ELECTRIC)	⋈ WV WATER VALVE	☼ LP LIGHT POLE	Ⓖ GTMH GREASE TRAP MANHOLE	☆☆☆ EXISTING CONCRETE	–TV– BURIED TELEVISION LINE
○ IRON ROD	■ PERMANENT CONTROL POINT	▭ WM WATER METER	⊠ FOCB FIBER OPTIC CABLE BOX	Ⓨ YL YARD LIGHT	Ⓔ EMH ELECTRIC MANHOLE	0.00+x EXISTING ELEVATION	–FM– BURIED FORCEMAIN
✹ IRON PIPE WITH CAP	⛢ SITE BENCHMARK	⊠ GM GAS METER	⊠ FOCV FIBER OPTIC CABLE VAULT	∅ PP POWER / UTILITY POLE	Ⓤ UMH UTILITY MANHOLE	–FO– BURIED FIBER OPTIC CABLE	–OH– AERIAL UTILITY LINE
◎ IRON PIPE	▽FH FIRE HYDRANT	⊠ TB TELEPHONE BOX	–○– ELP ELECTRIC PANEL	—) GA GUY ANCHOR	Ⓒ CO CLEAN OUT	–T– BURIED TELEPHONE CABLE	–ST– STORM WATER LINE
○ NAIL & DISK	⊗ GV GAS VALVE	⊠ MB MAIL BOX	–○– FOCM FIBER OPTIC CABLE MARKER	⊠ EB ELECTRIC SERVICE BOX	Ⓕ FOC FIBER OPTIC CABLE MANHOLE	–W– BURIED WATER LINE	— CHANGE OF DIRECTION
⊗ FD "X"/CUT IN CONCRETE	⊗ RUV REUSE VALVE	◪ TV CABLE TELEVISION BOX	–○– TPM TELEPHONE CABLE MARKER	Ⓢ SSMH SANITARY SEWER MANHOLE	⋈ RBO REUSE BLOWOFF ASSEMBLY	–E– BURIED ELECTRIC LINE	∿∿ BACKFLOW PREVENTER
□ CONCRETE MONUMENT	⊗ SSV SANITARY SEWER VALVE	▨ TSB TRAFFIC SIGNAL BOX	–○– SIGN	Ⓓ SDMH STORM DRAIN MANHOLE	▲ WETLANDS LOCATION	–G– BURIED GAS LINE	

ABBREVIATIONS:

Δ	CENTRAL ANGLE	CPP	CORRUGATED PLASTIC PIPE	FH	FIRE HYDRANT	ILLEG.	ILLEGIBLE	MB	MAP BOOK	PP	POWER POLE	SEC	SECTION	WM	WATER METER
A/C	AIR CONDITIONER	CV	CHECK VALVE	FNC	FENCE	INV	INVERT	MES	MITERED END SECTION	PVC	POLYVINYL CHLORIDE	STA	STATION	WV	WATER VALVE
A.E.	ACCESS EASEMENT	(C)	CALCULATED DIMENSION	FND	FOUND	IRC	IRON ROD & CAP	MH	MANHOLE	PRV	PRESURE REDUCING VALVE	TC	TOP COVER	W/	WITH
CB	CHORD BEARING	DIP	DUCTILE IRON PIE	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	IR	IRON ROD (NO CAP)	MW	MONITORING WELL	(R)	RADIAL	TOB	TOP OF BANK	DUE	DRAINAGE AND
CH	CHORD DISTANCE	DW	DRIVEWAY	FDNR	FLORIDA DEPARTMENT OF NATURAL RESOURCES	IPC	IRON PIPE & CAP	N&D	NAIL & DISK		RADIUS	TOE	TOE OF SLOPE		UTILITY EASEMENT
CLS	CENTERLINE OF SWALE	(D)	DEED DIMENSION	FP&L CO	FLORIDA POWER & LIGHT COMPANY	IP	IRON PIPE (NO CAP)	(NR)	NON RADIAL	RCP	REINFORCED CONCRETE PIPE	TSP	TRAFFIC SIGNAL POLE		
CO	CLEANOUT	EL	ELEVATION	GA	GUY ANCHOR	IV	IRRIGATION VALVE	NAVD	NORTH AMERICAN VERTICAL DATUM	RES	RESIDENCE	TWP	TOWNSHIP		
CONC	CONCRETE	ECMP	ELLIPTICAL CORRUGATED METAL PIPE	GEN	GENERATOR	Δ	ARC LENGTH	NGVD	NATIONAL GEODETIC VERTICAL DATUM	RGE	RANGE	(TYP)	TYPICAL		
℄	CENTERLINE	EOP	END OF PIPE	GLM	GAS LINE MARKER	LB	LICENSED BUSINESS	ORB	OFFICIAL RECORDS BOOK	RV	REUSE VALVE	U.E.	UTILITY EASEMENT		
CM	CONCRETE MONUMENT	EOW	EDGE OF WATER	HDPE	HIGH DENSITY POLYETHYLENE PIPE	LP	LIGHT POLE	(P)	PLATTED DIMENSION	R/W	RIGHT OF WAY	USC & GS	UNITED STATES COAST & GEODETIC SURVEY		
CMP	CORRUGATED METAL PIPE	ES	ELECTRIC SERVICE	ID	IDENTIFICATION	(M)	MEASURED DIMENSION	PG	PAGE	SAN	SANITARY	VCP	VITREOUS CLAY PIPE		

DESCRIPTION: (PER OFFICIAL RECORDS BOOK 1970, PAGE 961)

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.

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 961.

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 6193

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3821 NOVA ROAD
PORT ORANGE, FL. 32127
LICENSED BUSINESS CERTIFICATION NUMBER 3019

Copyright © 2026 Sliger & Associates, Inc.

TYPE OF SURVEY	SURVEY DATE	JOB NUMBER	CHECKED BY
SPECIFIC PURPOSE			
BOUNDARY SURVEY	OCTOBER 24, 2025	25-0943	J. HATTENDORF
ADD WETLANDS BY OTHERS	JANUARY 22, 2025	26-0044	J. HATTENDORF
TOPOGRAPHIC SURVEY			
FOUNDATION LOCATION			
FINAL IMPROVEMENTS			
RECERTIFICATION			

FIELD BOOK:1566 | PAGE (S): 27-28
FIELD DATE: OCTOBER 24, 2025 | PARTY CHIEF: J. PENFIELD | DRAWN BY: J. MOLLER | FIELD BOOK: | PAGE (S):
CHECKED BY: J. HATTENDORF

BOUNDARY SURVEY
331 SAWGRASS ROAD,
BUNNELL, FLORIDA
CLIENT: HERBERT 4C'S TRUCKING & EXCAVATION

PROJECT: 08984
JOB: 26-0044
SCALE: 1"=20'
SHEET: 1 OF 2

FILE: K:\25\250943 SAWGRASS ROAD-BUNNELL\250943.DWG

07/16/2026 11:51 am IP:[128.94.7.239] Packet No: 20557

FILE: K:\25\250943 Sawgrass Road-Bunnell\250943.DWG

BOUNDARY SURVEY

FOUND 4" SQUARE CONC. MONUMENT
LB 2879 7.5' NORTH

S83°21'48"E 273.35' (M)
S83°43'20"E 270.44' (D)

FOUND 1" PIPE NO ID. SOUTHEAST 5.5'

PARCEL ID No.:
04-12-30-5550-00010-0000

S40°23'52"E 808.67' (M)
S40°27'19"E 808.67' (D)

0 60 120

ZONE "X"

ZONE "A"

PARCEL ID No.:
04-12-30-0000-02040-0000

1,197,283 SQ. FT.
±27.486 ACRES

ZONE "A"

PARCEL ID No.:
04-12-30-5550-00010-0022

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'
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'

N02°25'57"W 1522.95' (M)
N02°24'48"W 1522.95' (D)

SET 5/8" IRON ROD & CAP LB #3019 (TYPICAL)

GRAVEL

S83°33'32"E 552.33'

S06°27'26"W 23.81' (M)

S06°27'26"W 28.00' (M)
S06°26'25"W 28.00' (D)

FOUND 4"x4"CM LB #6422

FOUND 5/8" IRON ROD & CAP LB #6422 1.5' SOUTH

1 STORY METAL BLDG.

COVERED CONC.

BOLLARDS (TYPICAL)

POLE BARN

CONCRETE

ASPHALT PAVEMENT

SAWGRASS ROAD EXTESION (50' R/W)
MAP BOOK 34, PAGE 55

S37°19'50"W 904.50' (M)
S37°13'43"W 904.50' (D)

POLE MOUNTED SURVEILLANCE CAMERA

DIRT ROAD

SEE DETAIL-2 RIGHT

DILAPIDATED BUILDING

ELECTRIC TRANSFORMER

SEE DETAIL-1 RIGHT

1 STORY FRAME

COVERED CONCRETE

MONITOR WELL (MW)

ELECTRIC PANEL

COVERED CONCRETE CAR PORT

CONCRETE RAMP

PRESSURE TANK
WELL
BFP 2"

CATWALK

S02°21'38"E 30.12' (M)
S02°27'45"E 30.12' (D)

S88°47'47"W 97.32' (M)
S88°41'40"W 97.32' (D)

N88°47'47"E 72.73' (M)
N88°41'40"E 72.73' (D)

S37°19'50"W 25.58' (M)
S37°13'43"W 25.58' (D)

SET 5/8" IRON ROD & CAP LB #3019 (TYPICAL)

POINT OF BEGINNING
FOUND 5/8" IRON ROD NO ID.

FOUND 5/8" IRON ROD & CAP LB #8179

S88°47'47"W 689.29' (M)
S88°41'40"W 689.29' (D)

1 STORY MANUFACTURED BUILDING - DILAPIDATED SCHEDULED FOR DEMOLITION

PARCEL ID No.:
04-12-30-5550-00060-0000

DETAIL-1
1"=30'

DETAIL-2
1"=30'

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

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3921 NOVA ROAD
(386) 761-5385
PORT ORANGE, FL. 32127
LICENSED BUSINESS CERTIFICATION NUMBER 3019
www.sligerassociates.com

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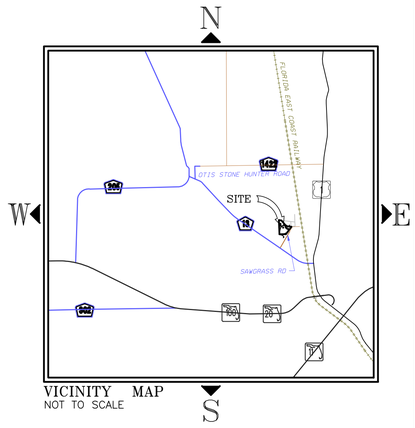
PROJECT: 08984
JOB: 26-0044
SCALE: 1"=60'
SHEET: 2 OF 2

BOUNDARY SURVEY

FOR

HERBERT 4C'S TRUCKING & EXCAVATION





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

LEGEND:

● IRON ROD WITH CAP	△ DENOTES PC / PT	⊗ HHE HAND HOLE (ELECTRIC)	⋈ WV WATER VALVE	☼ LP LIGHT POLE	Ⓖ GTMH GREASE TRAP MANHOLE	⁂ EXISTING CONCRETE	–TV– BURIED TELEVISION LINE
○ IRON ROD	■ PERMANENT CONTROL POINT	▭ WM WATER METER	⋈ FOCB FIBER OPTIC CABLE BOX	☼ YL YARD LIGHT	Ⓔ EMH ELECTRIC MANHOLE	0.00+x EXISTING ELEVATION	–FM– BURIED FORCEMAIN
✹ IRON PIPE WITH CAP	⛢ SITE BENCHMARK	⊠ GM GAS METER	⋈ FOCV FIBER OPTIC CABLE VAULT	∅ PP POWER / UTILITY POLE	Ⓤ UMH UTILITY MANHOLE	–FO– BURIED FIBER OPTIC CABLE	–OH– AERIAL UTILITY LINE
◎ IRON PIPE	♈FH FIRE HYDRANT	⧄ TB TELEPHONE BOX	–o– ELP ELECTRIC PANEL	—) GA GUY ANCHOR	Ⓒ CO CLEAN OUT	–T– BURIED TELEPHONE CABLE	–ST– STORM WATER LINE
○ NAIL & DISK	⊗ GV GAS VALVE	⧅ MB MAIL BOX	–o– FOCM FIBER OPTIC CABLE MARKER	⋈ EB ELECTRIC SERVICE BOX	Ⓕ FOC FIBER OPTIC CABLE MANHOLE	–W– BURIED WATER LINE	— CHANGE OF DIRECTION
⊗ FD "X"/CUT IN CONCRETE	⊗ RUV REUSE VALVE	◪ TV CABLE TELEVISION BOX	–o– TPM TELEPHONE CABLE MARKER	Ⓢ SSMH SANITARY SEWER MANHOLE	⋈ RBO REUSE BLOWOFF ASSEMBLY	–E– BURIED ELECTRIC LINE	∿∿ BACKFLOW PREVENTER
□ CONCRETE MONUMENT	⊗ SSV SANITARY SEWER VALVE	▨ TSB TRAFFIC SIGNAL BOX	–o– SIGN	Ⓓ SDMH STORM DRAIN MANHOLE	▲ WETLANDS LOCATION	–G– BURIED GAS LINE	

ABBREVIATIONS:

Δ	CENTRAL ANGLE	CPP	CORRUGATED PLASTIC PIPE	FH	FIRE HYDRANT	ILLEG.	ILLEGIBLE	MB	MAP BOOK	PP	POWER POLE	SEC	SECTION	WM	WATER METER
A/C	AIR CONDITIONER	CV	CHECK VALVE	FNC	FENCE	INV	INVERT	MES	MITERED END SECTION	PVC	POLYVINYL CHLORIDE	STA	STATION	WV	WATER VALVE
A.E.	ACCESS EASEMENT	(C)	CALCULATED DIMENSION	FND	FOUND	IRC	IRON ROD & CAP	MH	MANHOLE	PRV	PRESURE REDUCING VALVE	TC	TOP COVER	W/	WITH
CB	CHORD BEARING	DIP	DUCTILE IRON PIE	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	IR	IRON ROD (NO CAP)	MW	MONITORING WELL	(R)	RADIAL	TOB	TOP OF BANK	DUE	DRAINAGE AND
CH	CHORD DISTANCE	DW	DRIVEWAY	FDNR	FLORIDA DEPARTMENT OF NATURAL RESOURCES	IPC	IRON PIPE & CAP	N&D	NAIL & DISK		RADIUS	TOE	TOE OF SLOPE		UTILITY EASEMENT
CLS	CENTERLINE OF SWALE	(D)	DEED DIMENSION	FP&L CO	FLORIDA POWER & LIGHT COMPANY	IP	IRON PIPE (NO CAP)	(NR)	NON RADIAL	RCP	REINFORCED CONCRETE PIPE	TSP	TRAFFIC SIGNAL POLE		
CO	CLEANOUT	EL	ELEVATION	GA	GUY ANCHOR	IV	IRRIGATION VALVE	NAVD	NORTH AMERICAN VERTICAL DATUM	RES	RESIDENCE	TWP	TOWNSHIP		
CONC	CONCRETE	ECMP	ELLIPTICAL CORRUGATED METAL PIPE	GEN	GENERATOR	Δ	ARC LENGTH	NGVD	NATIONAL GEODETIC VERTICAL DATUM	RGE	RANGE	(TYP)	TYPICAL		
℄	CENTERLINE	EOP	END OF PIPE	GLM	GAS LINE MARKER	LB	LICENSED BUSINESS	ORB	OFFICIAL RECORDS BOOK	RV	REUSE VALVE	U.E.	UTILITY EASEMENT		
CM	CONCRETE MONUMENT	EOW	EDGE OF WATER	HDPE	HIGH DENSITY POLYETHYLENE PIPE	LP	LIGHT POLE	(P)	PLATTED DIMENSION	R/W	RIGHT OF WAY	USC & GS	UNITED STATES COAST & GEODETIC SURVEY		
CMP	CORRUGATED METAL PIPE	ES	ELECTRIC SERVICE	ID	IDENTIFICATION	(M)	MEASURED DIMENSION	PG	PAGE	SAN	SANITARY	VCP	VITREOUS CLAY PIPE		

DESCRIPTION: (PER OFFICIAL RECORDS BOOK 1970, PAGE 961)

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.

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 961.

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 6193

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3921 NOVA ROAD
PORT ORANGE, FL. 32127
LICENSED BUSINESS CERTIFICATION NUMBER 3019

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TYPE OF SURVEY	SURVEY DATE	JOB NUMBER	CHECKED BY
SPECIFIC PURPOSE			
BOUNDARY SURVEY	OCTOBER 24, 2025	25-0943	J. HATTENDORF
ADD WETLANDS BY OTHERS	JANUARY 22, 2025	26-0044	J. HATTENDORF
TOPOGRAPHIC SURVEY			
FOUNDATION LOCATION			
FINAL IMPROVEMENTS			
RECERTIFICATION			

FIELD BOOK:1566	FIELD DATE: OCTOBER 24, 2025	BOUNDARY SURVEY	PROJECT: 08984
PAGE (S): 27-28	PARTY CHIEF: J. PENFIELD	331 SAWGRASS ROAD, BUNNELL, FLORIDA	JOB: 26-0044
FIELD BOOK:	DRAWN BY: J. MOLLER		SCALE: 1"=20'
PAGE (S):	CHECKED BY: J. HATTENDORF	CLIENT: HERBERT 4C'S TRUCKING & EXCAVATION	SHEET: 1 OF 2

FILE: K:\25\250943 SAWGRASS ROAD-BUNNELL\250943.DWG

07/16/2026 11:51 am IP:[128.94.7.239] Packet No: 20557

FILE: K:\25\250943 Sawgrass Road-Bunnell\250943.DWG

BOUNDARY SURVEY

FOUND 4" SQUARE CONC. MONUMENT LB 2879 7.5' NORTH

S83°21'48"E 273.35' (M)
S83°43'20"E 270.44' (D)

FOUND 1" PIPE NO ID. SOUTHEAST 5.5'

PARCEL ID No.:
04-12-30-5550-00010-0000

S40°23'52"E 808.67' (M)
S40°27'19"E 808.67' (D)

0 60 120

ZONE "X"

ZONE "A"

PARCEL ID No.:
04-12-30-5550-00010-0022

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'
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L19	S50°29'18"E	60.43'
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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'
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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'

SET 5/8" IRON ROD & CAP LB #3019 (TYPICAL)

GRAVEL

S83°33'32"E 552.33'

S06°27'26"W 23.81' (M)

S06°27'26"W 28.00' (M)
S06°26'25"W 28.00' (D)

FOUND 4"x4"CM LB #6422

FOUND 5/8" IRON ROD & CAP LB #6422 1.5' SOUTH

1 STORY METAL BLDG.

COVERED CONC.

CONCRETE

BOLLARDS (TYPICAL)

POLE BARN

DIRT ROAD

N02°25'57"W 1522.95' (M)
N02°24'48"W 1522.95' (D)

1,197,283 SQ. FT.
±27.486 ACRES

PARCEL ID No.:
04-12-30-0000-02040-0000

PARCEL ID No.:
04-12-30-5550-00010-0000

POLE MOUNTED SURVEILLANCE CAMERA

ASPHALT PAVEMENT

S37°19'50"W 904.50' (M)
S37°13'43"W 904.50' (D)

SAWGRASS ROAD EXTESION (50' R/W)
MAP BOOK 34, PAGE 55

CONCRETE

SEE DETAIL-2 RIGHT

DILAPIDATED BUILDING

ELECTRIC TRANSFORMER

118.5'

246.6'

169.9'

COVERED CONCRETE

1 STORY METAL BLDG.

97.5'

30.2'

36.0'

MONITOR WELL (MW)

SEE DETAIL-1 RIGHT

1 STORY FRAME

149.2'

84.0'

81.5'

65.9'

CONCRETE RAMP

COVERED CONCRETE

S02°21'38"E 30.12' (M)
S02°27'45"E 30.12' (D)

CATWALK

S88°47'47"W 97.32' (M)
S88°41'40"W 97.32' (D)

N88°47'47"E 72.73' (M)
N88°41'40"E 72.73' (D)

S37°19'50"W 25.58' (M)
S37°13'43"W 25.58' (D)

SET 5/8" IRON ROD & CAP LB #3019 (TYPICAL)

POINT OF BEGINNING
FOUND 5/8" IRON ROD NO ID.

ELECTRIC PANEL

COVERED CONCRETE CAR PORT

61.1'

42.1'

1 STORY METAL BLDG.

CONCRETE

CONCRETE RAMP

255.6'

270.0'

40.4'

120.3'

POLE BARN

7.6'

140.0'

PRESSURE TANK

WELL

BFP 2"

116.57'

FOUND 5/8" IRON ROD & CAP LB #8179

S88°47'47"W 689.29' (M)
S88°41'40"W 689.29' (D)

27.0'

10.8'

4.3'

8.8'

31.4'

13.7'

1.9'

1.6'

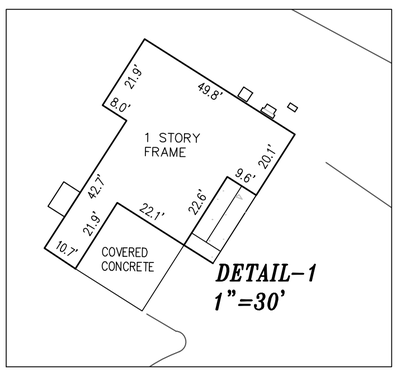
0.6'

1 STORY MANUFACTURED BUILDING - DILAPIDATED SCHEDULED FOR DEMOLITION

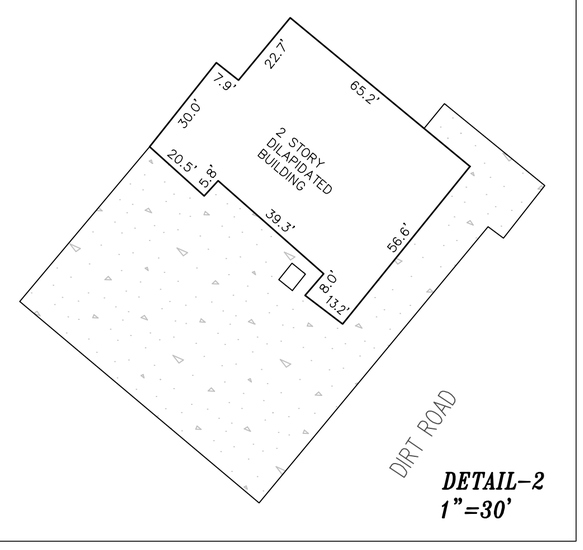
PARCEL ID No.:
04-12-30-5550-00060-0000

ZONE "X"

DIRT ROAD



DETAIL-1
1"=30'



DETAIL-2
1"=30'

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

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3921 NOVA ROAD
(386) 761-5385
PORT ORANGE, FL. 32127
LICENSED BUSINESS CERTIFICATION NUMBER 3019
www.sligerassociates.com
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PROJECT: 08984
JOB: 26-0044
SCALE: 1"=60'
SHEET: 2 OF 2

0 40 80 120 160

SCALE : 1" = 80'

LEGEND:

- EXISTING DIRT/SHELL
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING GREEN SPACE

ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD., STE C
OMNIPARK BEACH, FL 32174
WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

(LC 42)
(EB 8516)

NO.	DATE	BY	SUBMITTALS / REVISIONS

4C'S-331 SAWGRASS REZONING EXHIBIT
OVERALL DEVELOPMENT PLAN

FLAGLER COUNTY, FLORIDA

PROJECT NO: ZC 25179

DESIGNED BY: RH

DRAFTED BY: CM

CHECKED BY: RH

DRAWING FILE: 04_25179_ODP
XREF'S: 25179_BAS.DWG
XREF'S: 25179_SURV.DWG

RANDY M. HUDAK, P.E., NO.65053
NOT VALID WITHOUT SEAL

SHEET: C1 OF 1

R:\25179 4Cs # 331 SAWGRASS REZONING\ENGINEERING PLANS\CADD\MICS\04-25179_ODP.DWG - PRINTED 4/23/2026 8:45 AM



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	N60°29'28"W	110.07'
L5	N16°40'32"W	66.10'
L6	N83°23'14"E	82.24'
L7	N21°37'40"E	70.15'
L8	N15°56'30"E	81.13'
L9	N11°39'13"E	68.12'
L10	N14°55'08"E	51.85'
L11	N21°25'21"E	79.91'
L12	N33°07'47"E	66.86'
L13	N28°05'11"E	72.18'
L14	N48°47'41"E	76.49'
L15	N45°19'03"E	82.94'
L16	N50°44'55"E	87.40'
L17	N61°15'17"E	62.40'
L18	S81°34'17"E	70.30'
L19	S69°27'18"E	60.43'
L20	S38°34'49"E	76.80'
L21	S31°05'05"E	54.80'
L22	S12°13'20"E	44.59'
L23	S06°46'05"W	46.29'
L24	S49°23'11"E	58.10'
L25	S37°49'40"E	50.10'
L26	S61°33'43"E	66.39'
L27	S48°50'48"E	67.39'
L28	S64°06'14"E	58.38'
L29	N84°16'37"E	60.38'
L30	N30°00'37"E	64.93'
L31	N32°23'34"W	46.65'
L32	N57°57'07"W	76.63'
L33	N77°06'17"W	81.03'
L34	N41°21'12"W	148.41'
L35	N39°41'15"W	45.10'
L36	N20°54'47"E	29.55'
L37	N17°59'22"E	47.64'

LEGEND:

- EXISTING DIRT/SHELL
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING GREEN SPACE

ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD., STE C
ORMOND BEACH, FL 32174
WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION
(LC 42)
(EB 8516)

NO.	DATE	BY	SUBMITTALS / REVISIONS

4C'S-331 SAWGRASS REZONING EXHIBIT
OVERALL DEVELOPMENT PLAN

FLAGLER COUNTY, FLORIDA

PROJECT NO: ZC 25179

DESIGNED BY: RH

DRAFTED BY: CM

CHECKED BY: RH

DRAWING FILE: 04_25179_ODP
XREF'S: 25179_BAS.DWG
XREF'S: 25179_SURV.DWG

RANDY M. HUDAK, P.E., NO.65053
NOT VALID WITHOUT SEAL

SHEET: C1 OF 1

R:\25179 4Cs # 331 SAWGRASS REZONING\ENGINEERING PLANS\CADD\DWGS\04_25179_ODP.DWG - PRINTED 4/23/2026 8:45 AM

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

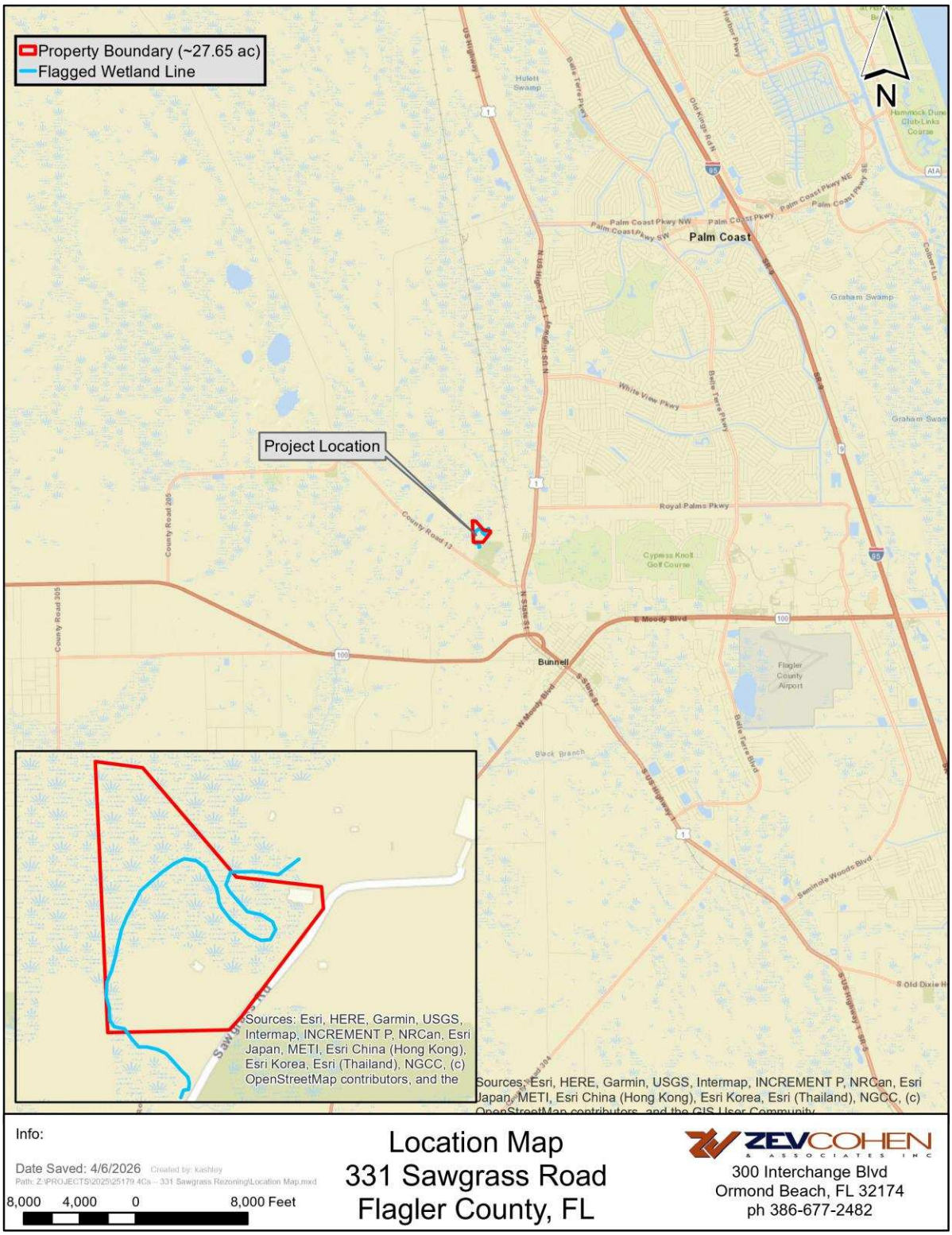


Exhibit 2
ITE Trip Generation Data LU 410-Light Industrial
Weekday

General Light Industrial
(110)

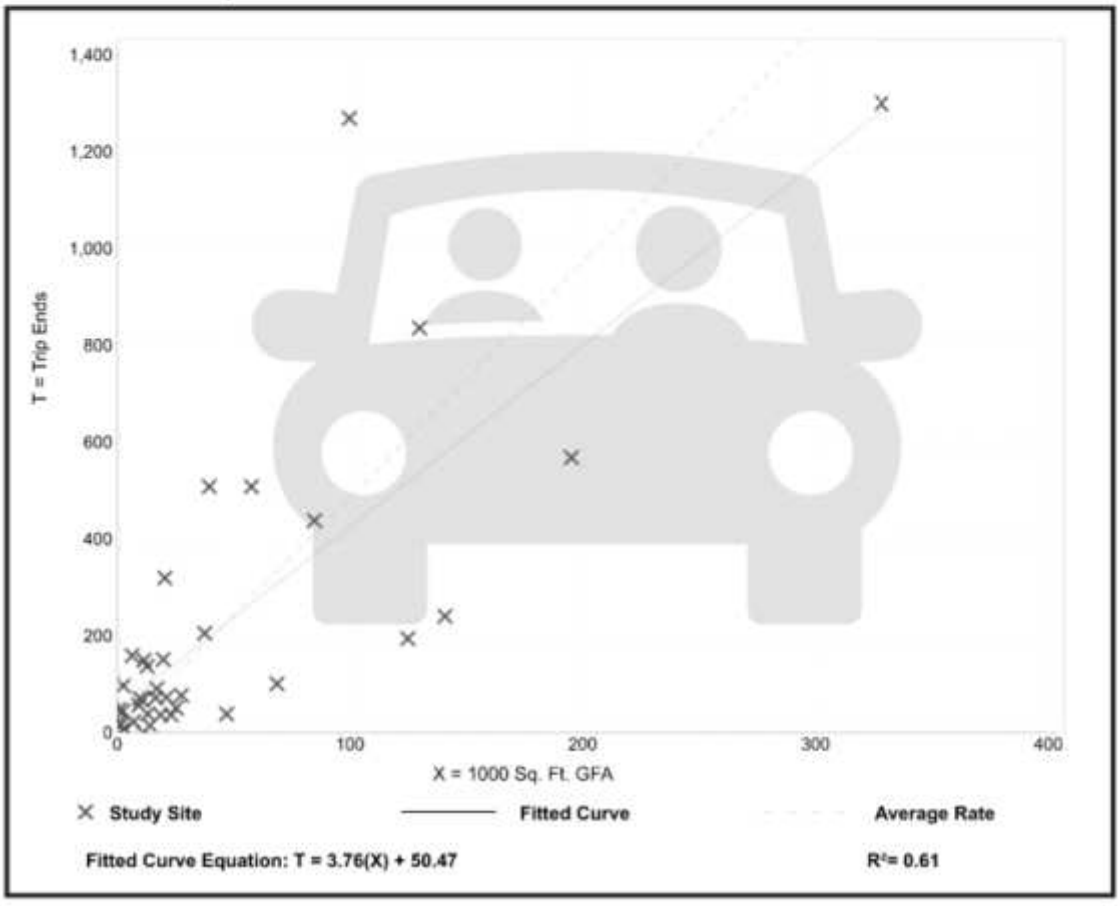
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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

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

General Light Industrial
(110)

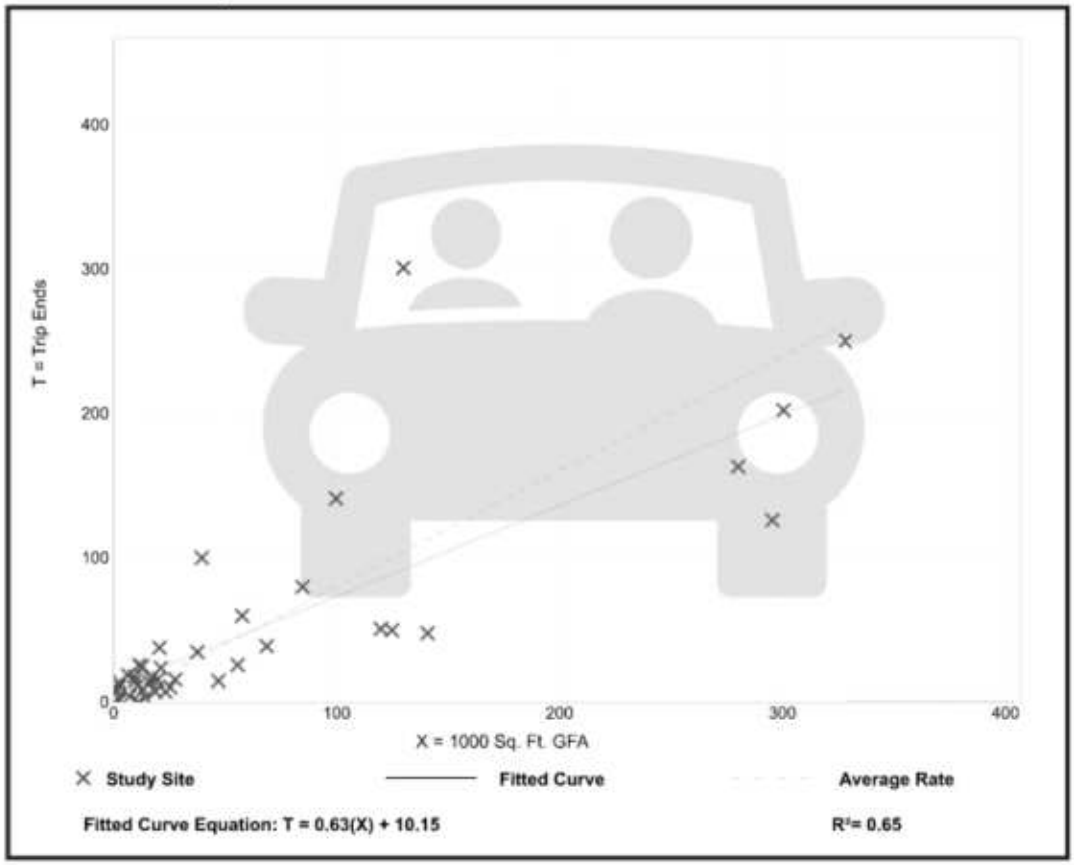
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
PM Peak Hour of Generator

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

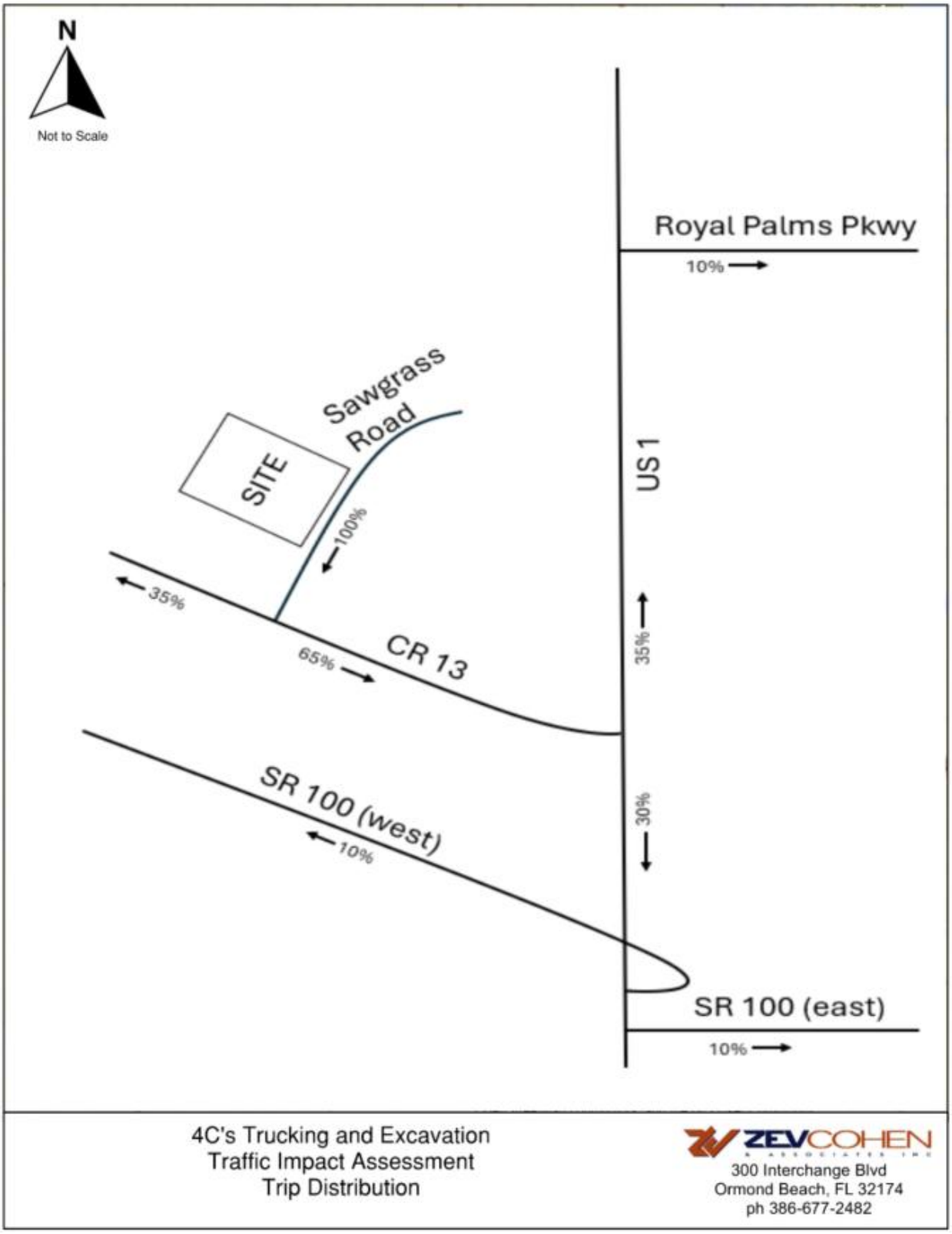
Adjustment Factors

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



Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

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

02/18/2026 -- ANNUAL REPORT	View image in PDF format
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02/05/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
08/10/2018 -- ANNUAL REPORT	View image in PDF format
04/04/2017 -- ANNUAL REPORT	View image in PDF format
10/25/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
05/07/2015 -- ANNUAL REPORT	View image in PDF format
03/04/2014 -- ANNUAL REPORT	View image in PDF format
09/06/2013 -- ANNUAL REPORT	View image in PDF format
04/09/2012 -- ANNUAL REPORT	View image in PDF format
02/24/2011 -- ANNUAL REPORT	View image in PDF format
01/03/2011 -- ANNUAL REPORT	View image in PDF format
02/23/2010 -- ANNUAL REPORT	View image in PDF format
08/17/2009 -- ANNUAL REPORT	View image in PDF format
01/14/2008 -- ANNUAL REPORT	View image in PDF format
03/15/2007 -- ANNUAL REPORT	View image in PDF format
01/12/2006 -- ANNUAL REPORT	View image in PDF format
07/29/2005 -- Domestic Profit	View image in PDF format

04-12-30-5550-00010-0000
TUCKER MARVIN R & MAUREEN B
TUCKER AS TRUSTEE %DOUGLAS TUC
17 SE 73 TERR
GAINESVILLE, FL 32641

04-12-30-5550-00010-0020
CRAIN CRISTAL B
25 WESTMAYER PL
FLAGLER BEACH, FL 32136

04-12-30-5550-00010-0022
MUNDIS SUSAN
PO BOX 1834
BUNNELL, FL 32110

04-12-30-5550-00030-0000
SAXON OLLIFF &
MARLYN JOAN SAXON H&W
1547 CR 13 PO BOX 366
BUNNELL, FL 32110

04-12-30-5550-00060-0000
TIITF/FORESTRY
% DEP, DIVISION OF STATE LANDS
3900 COMMONWEALTH BLVD MAIL STAT
TALLAHASSEE, FL 32399

07/16/2026 11:55 am IP:[128.94.7.239] Packet No: 20557

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

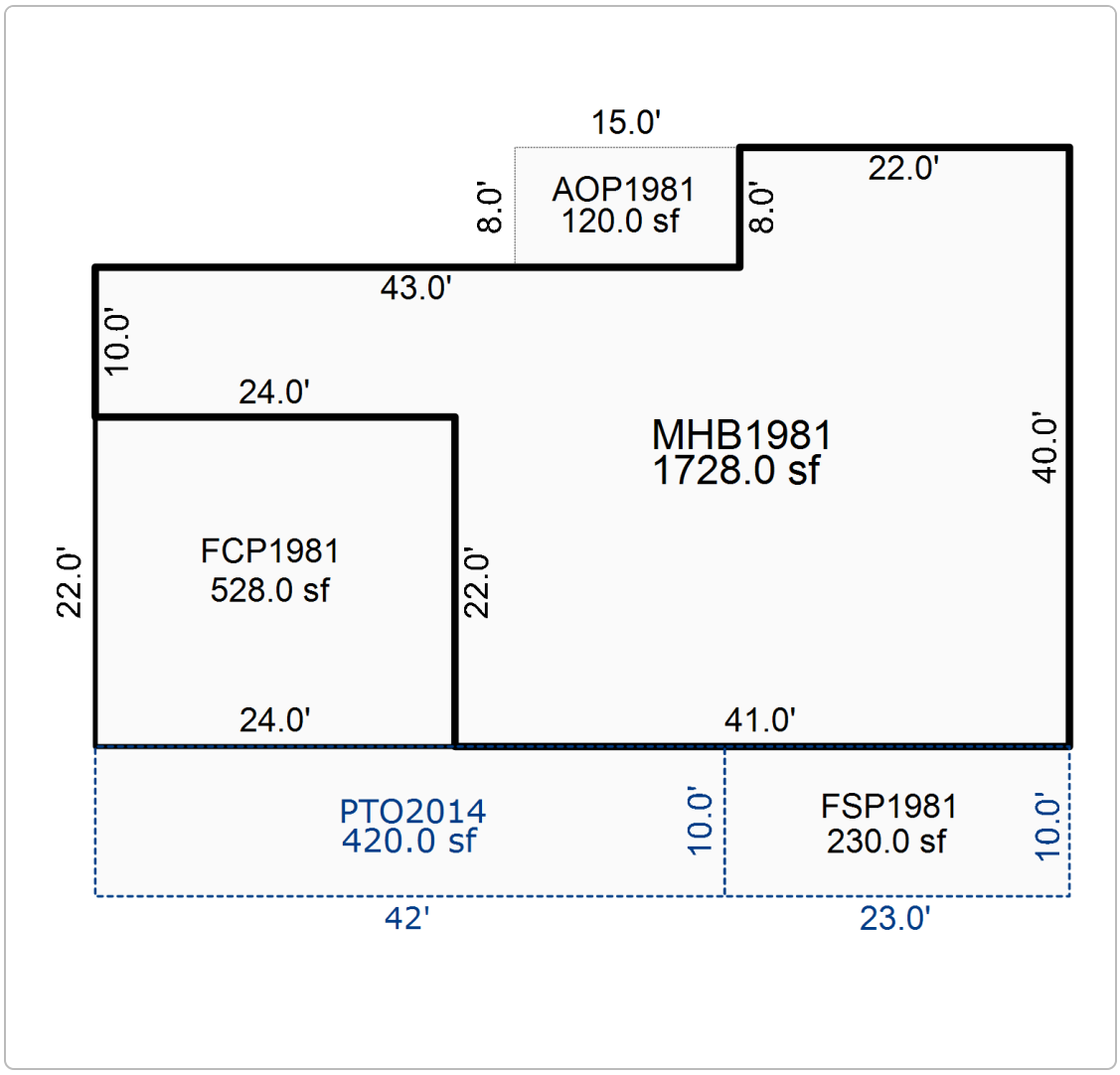
Building	3	**Frame**	CLASS S
Type	STRG WHSE	**HVAC**	
Construction Class	0S	**Stories**	1
Total Area	9600	**Wall Height**	18
Heated Area	9600	**Actual Year Built**	1996
Exterior Walls	STL PANEL	**Effective Year Built**	1996

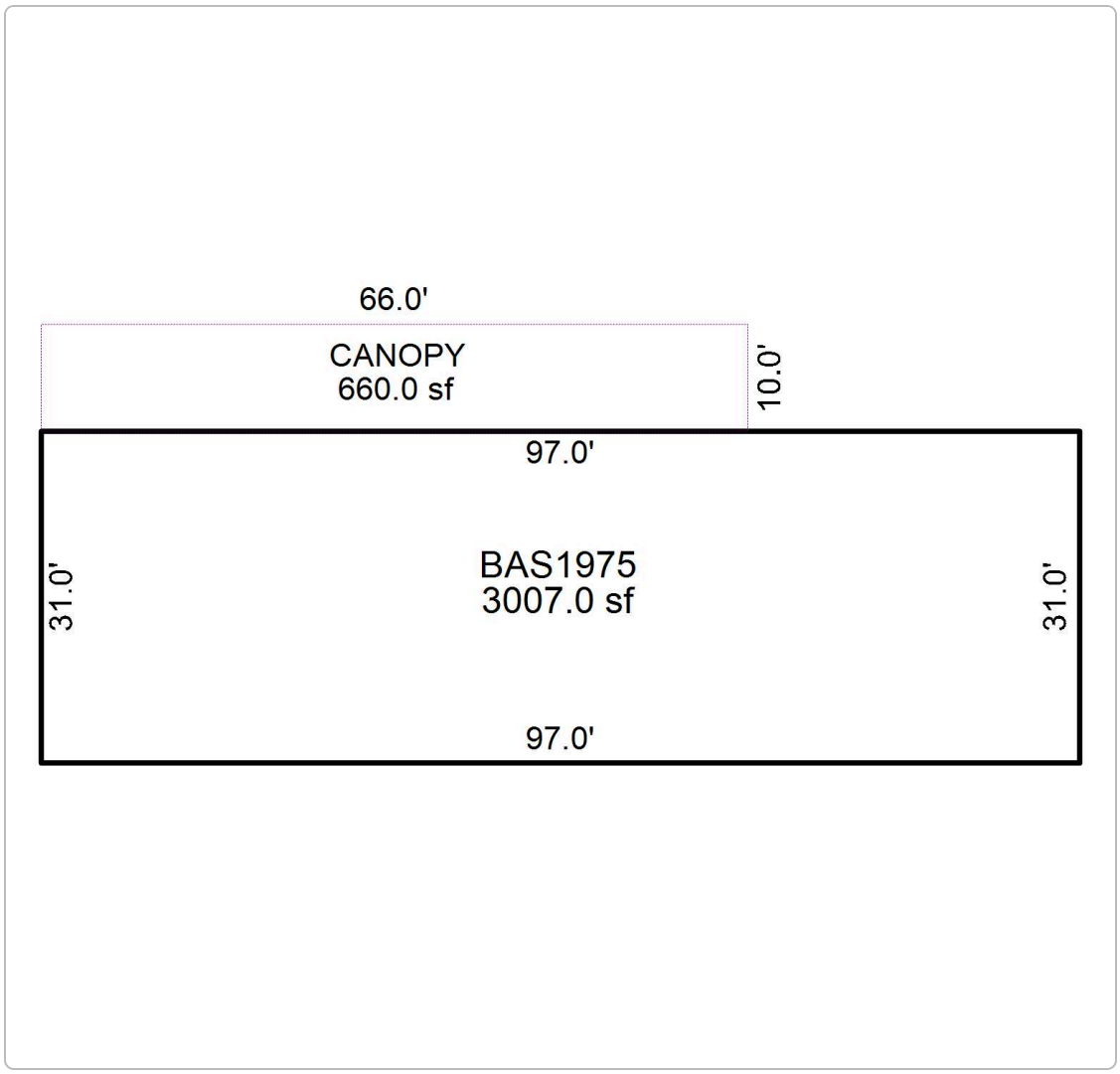
Building	5	**Frame**	CLASS D
Type	STRG WHSE	**HVAC**	
Construction Class	0D	**Stories**	1
Total Area	4200	**Wall Height**	16; 18
Heated Area	4200	**Actual Year Built**	1985
Exterior Walls	STL PANEL	**Effective Year Built**	1980

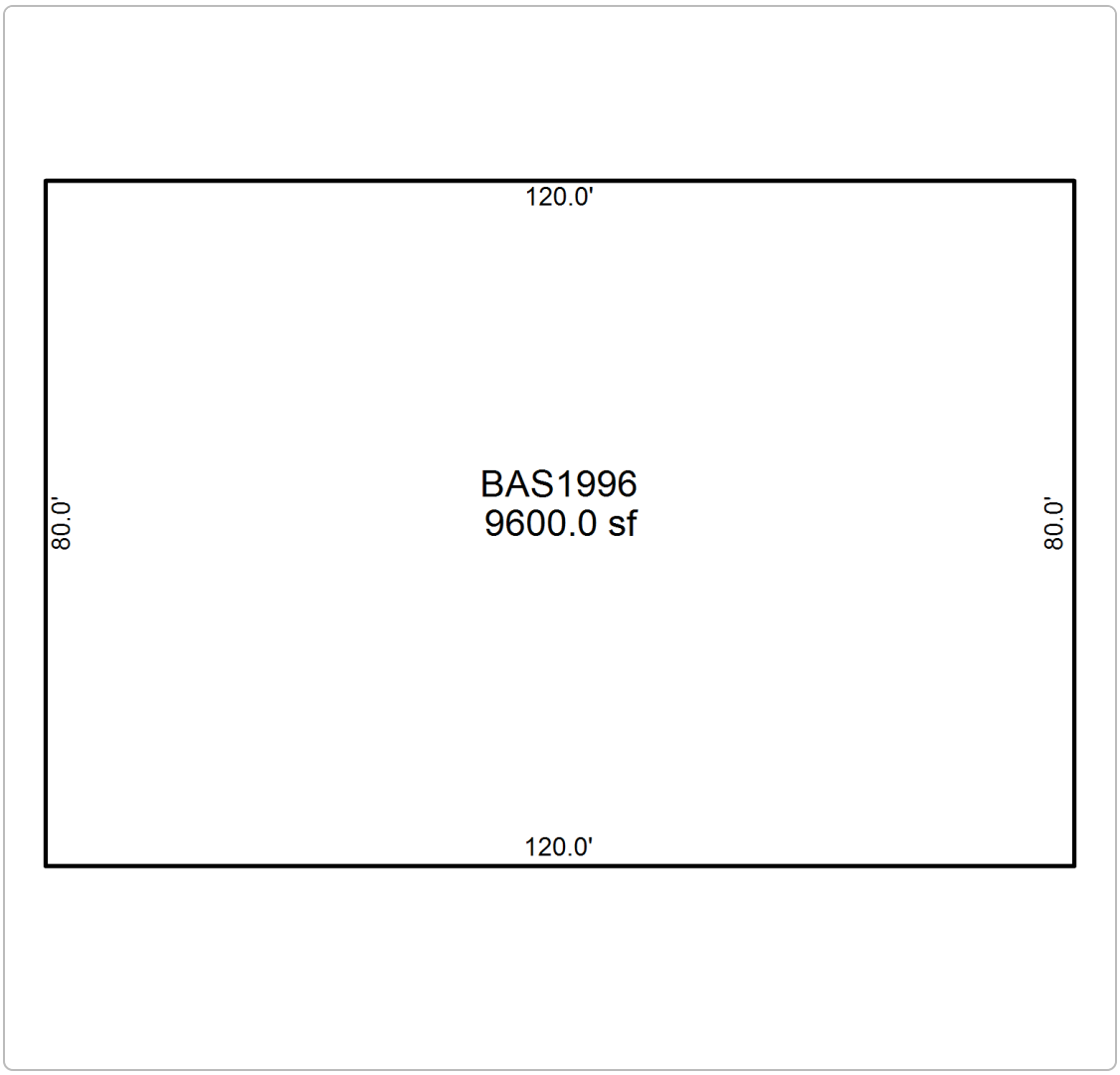
Building	6	**Frame**	CLASS D
Type	SHED OFF	**HVAC**	
Construction Class	0D	**Stories**	1
Total Area	200	**Wall Height**	08
Heated Area	200	**Actual Year Built**	1980
Exterior Walls	WOOD LAP	**Effective Year Built**	1980

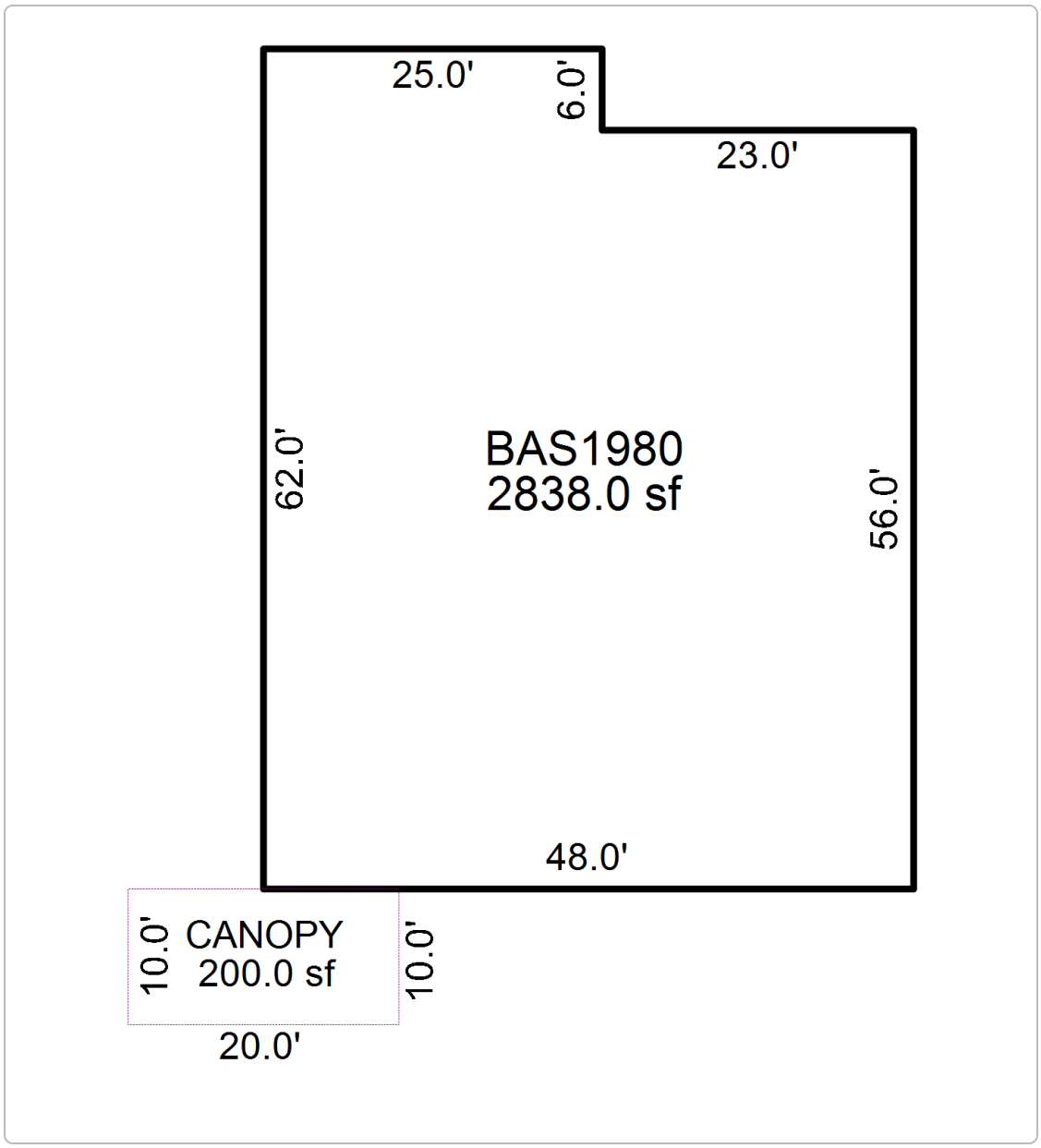
Building	8	**Frame**	
Type	COMM EXTRA FEATURES	**HVAC**	
Construction Class	xf	**Stories**	1
Total Area	4800	**Wall Height**	
Heated Area		**Actual Year Built**	2023
Exterior Walls		**Effective Year Built**	2023

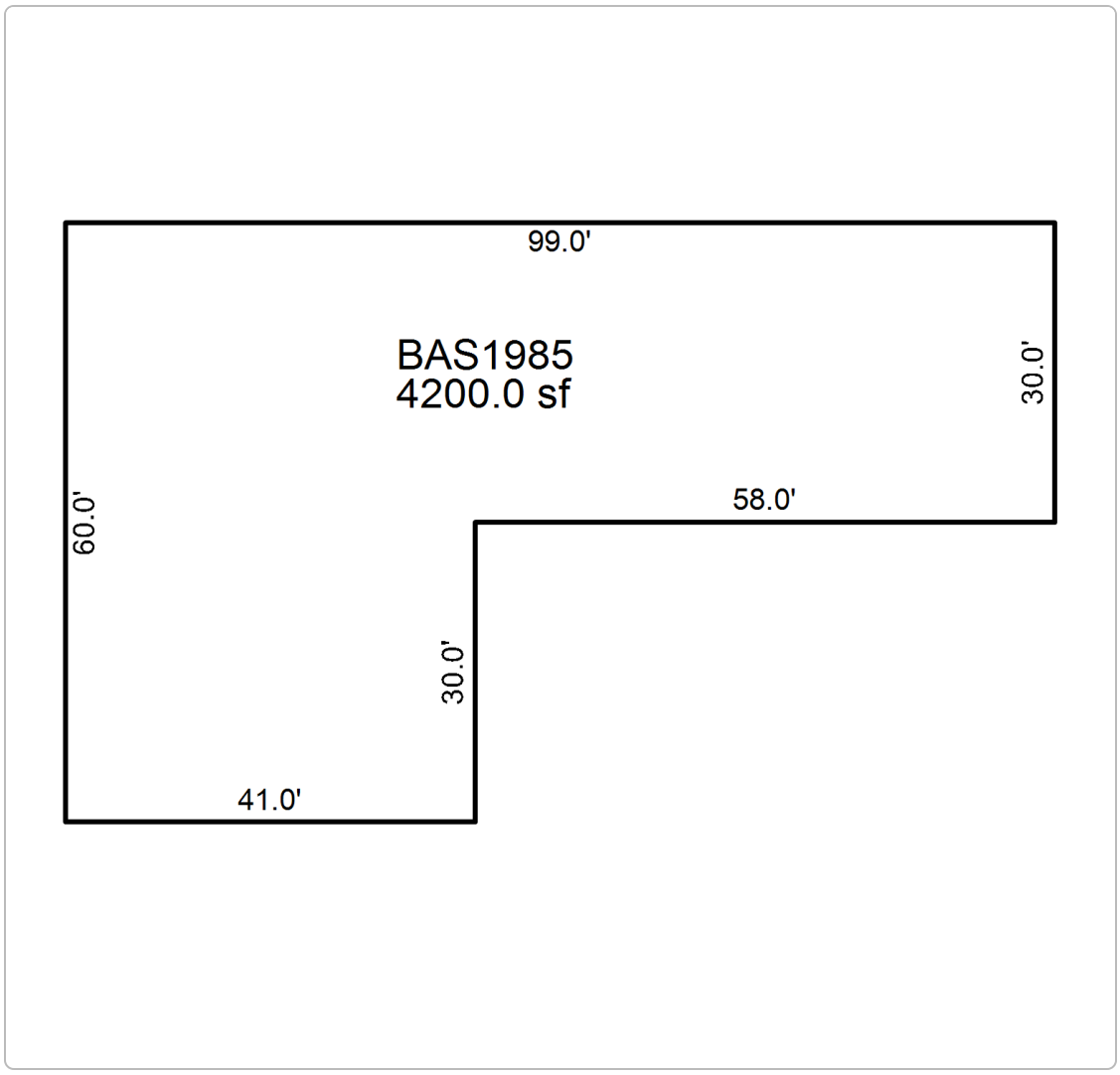
Sketches

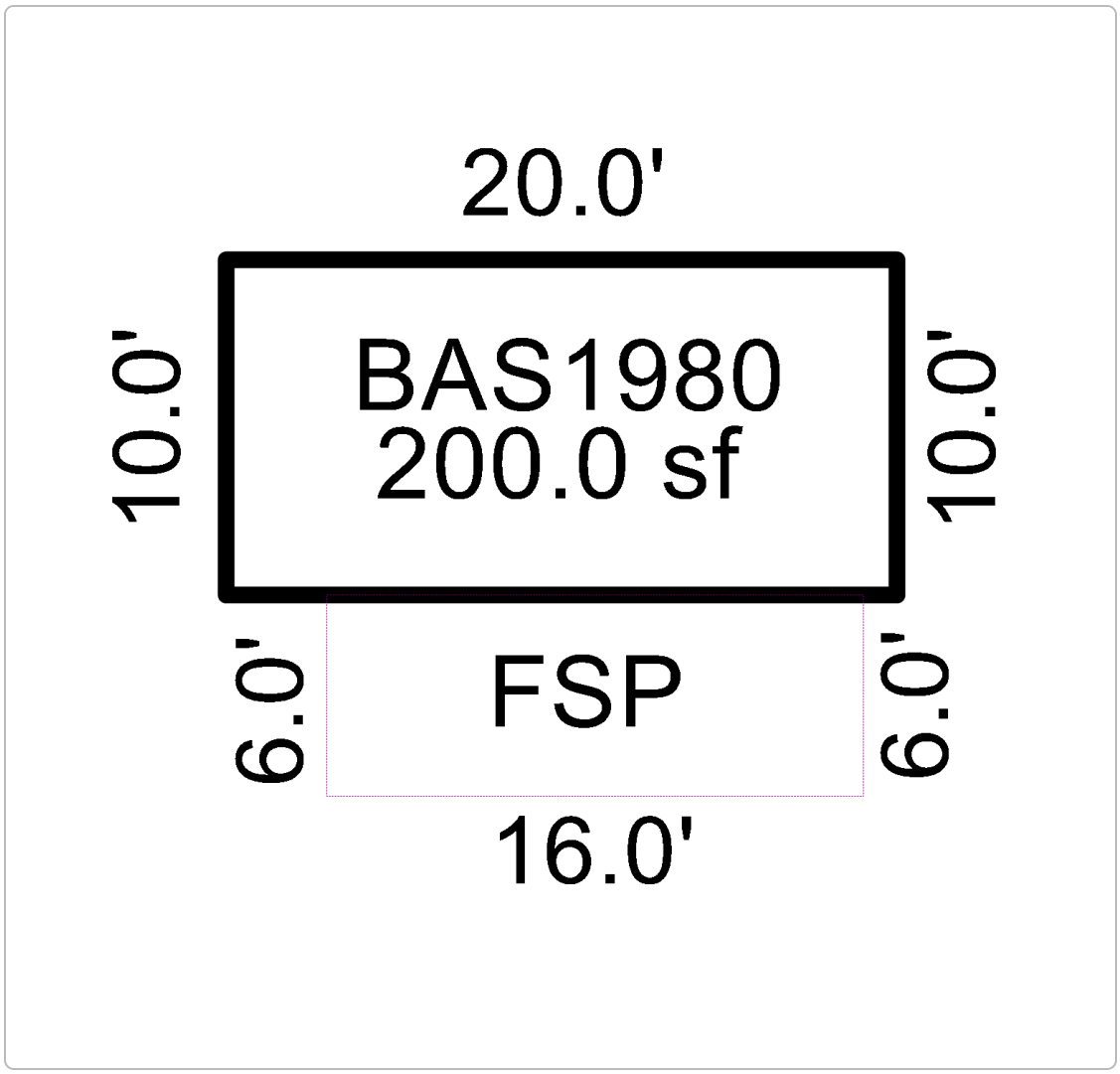

15.0'
AOP1981
120.0 sf
8.0'
8.0'
22.0'
43.0'
10.0'
24.0'
MHB1981
1728.0 sf
40.0'
FCP1981
528.0 sf
22.0'
22.0'
24.0'
41.0'
PTO2014
420.0 sf
10.0'
FSP1981
230.0 sf
10.0'
42'
23.0'

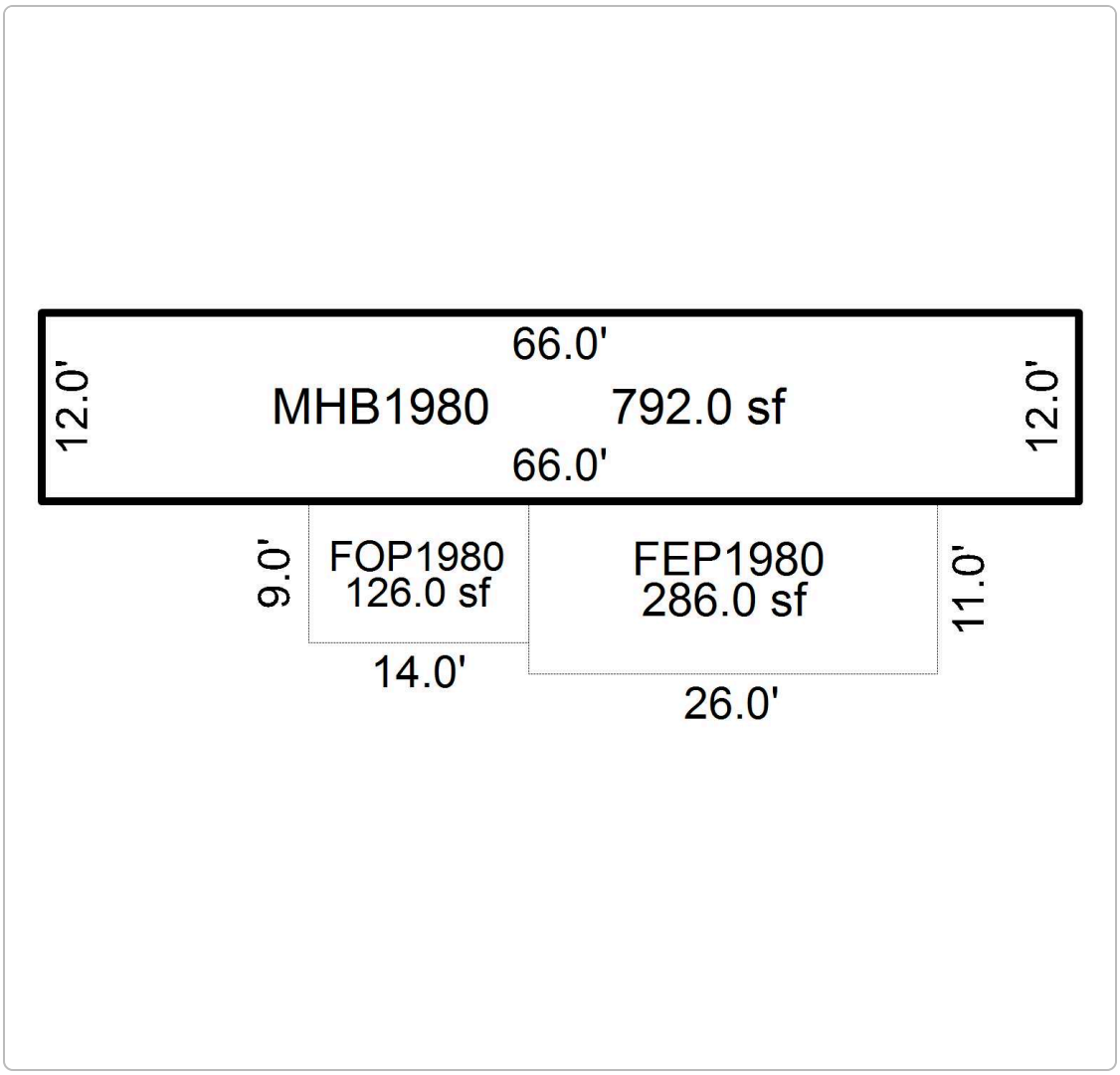

66.0'
CANOPY
660.0 sf
10.0'
97.0'
BAS1975
3007.0 sf
31.0'
31.0'
97.0'


120.0'
BAS1996
9600.0 sf
80.0'
80.0'
120.0'


25.0'
6.0'
23.0'
62.0'
BAS1980
2838.0 sf
56.0'
48.0'
10.0'
CANOPY
200.0 sf
10.0'
20.0'


99.0'
BAS1985
4200.0 sf
30.0'
58.0'
60.0'
30.0'
41.0'


20.0'
BAS1980
200.0 sf
10.0'
10.0'
FSP
6.0'
6.0'
16.0'



Building Area Types

Type	Description	Sq. Footage	Act Year
AOP	ALM OPN PC	120	1981
FCP	F CARPORT	528	1981
FSP	F SCRN PCH	230	1981
MHB	MOB HM BAS	1,728	1981
PTO	PATIO	420	2014

Type	Description	Sq. Footage	Act Year
BAS	BASE AREA	3,007	1975
NCA	NON CALC'D	0	1975

Type	Description	Sq. Footage	Act Year
BAS	BASE AREA	9,600	1996

Type	Description	Sq. Footage	Act Year
BAS	BASE AREA	2,838	1980
NCA	NON CALC'D	0	1980

Type	Description	Sq. Footage	Act Year
BAS	BASE AREA	4,200	1985

Type	Description	Sq. Footage	Act Year
BAS	BASE AREA	200	1980
NCA	NON CALC'D	0	1980

Type	Description	Sq. Footage	Act Year
FEP	F ENC PRCH	286	1980
FOP	F OPN PRCH	126	1980
MHB	MOB HM BAS	792	1980

Extra Features

Code	Description	Area	Effective Year Built
881604	SIDEWALK CONC AVG	730	1981
885604	FIREPLACE 1ST AVG	1	1981
886704	CANOPY WOOD	660	1990
882502	PAVG ASPH LOW >3000	62,500	1985
881204	CONC PARKING SPACE	1	2014
882804	PAVG CONC AVG <3000	1,890	1990
892202	DECK WD/MT LOW <300	60	1990
882804	PAVG CONC AVG <3000	2,910	1990
883604	WALL CONC BLOCK AVG	146	1990
883804	FENCE WD 6' AVG	73	1990
882904	PAVG CONC AVG >3000	5,200	1990
886702	CANOPY WOOD	200	1990
882802	PAVG CONC LOW <3000	2,000	1990
885704	LOADING RAMP AVG	387	1985
882802	PAVG CONC LOW <3000	2,150	1985
886704	CANOPY WOOD	96	1990
883804	FENCE WD 6' AVG	90	1990
882604	PAVG CONC AVG <500	250	1990
882404	PAVG ASPH AVG <3000	3,000	1990
001625	POLE BARN W/OUT SLAB	4,800	2023

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Link to Official Records
9/23/2013	$375,000	WD	1970	961	Qualified (Q)	Improved	JOLLY GARDENER PRODUCTS INC	
11/1/2003	$410,000		1019	1428	Qualified (Q)	Improved	* BUNNELL CYPRESS LLC	
1/1/1999	$0		649	234	Qualified (Q)	Improved	* BC SUB INC	
11/1/1997	$385,000		599	239	Qualified (Q)	Improved	* BUNNELL CYPRESS COMPANY INC	
5/1/1992	$78,000		467	567	Unqualified (U)	Improved	* Unknown Seller	
1/1/1900	$199,138		0	0	Unqualified (U)	Improved	* CONVERSION	

No data available for the following modules: MLS Listings, Property Information.

SCHNEIDER GEOSPATIAL

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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 #: 2026070039 / AR #6667

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

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

Attachment: Staff Comments

Reviewing Department Comments

ZON - ZONING (386-313-4009)

Comments:
Marked INFORMATION By: HANNAH LADEMANN - - HLADEMANN@FLAGLERCOUNTY.GOV
1. The rezoning will result in the 1-story metal building along the north property line becoming non-conforming with the minimum required 50' side setback when abutting a residential classification.
2. The pole barn along the south property line is non-conforming with both the 25' minimum required setback in the AC district and the minimum required 20' side setback in the I district.

ENGIN1 - DEVELOPMENT ENGINEERING (386-313-4082)

Comments:
Marked INFORMATION By: SUSAN GRAHAM - (386)313-4082 - SGRAHAM@FLAGLERCOUNTY.GOV
App# 6667
Rezoning
Comments 081326
1.No comments at this time.

EH - ENVIRONMENTAL HEALTH DEPT

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

CA1 - COUNTY ATTORNEY

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

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. 2026070039 – AR No. 6667 – Rezoning from AC (Agriculture) District to the I (Industrial) District.

Dear Property Owner,

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

> A request has been made by Tequila Nelson on behalf of 4 C's Trucking and Excavation for a rezoning of a total of 27.59 acres more or less, located at 331 Sawgrass Road; Parcel Number 04-12-30-0000-02040-0000; from AC (Agriculture) District to the I (Industrial) District.

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

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

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

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

Sincerely,

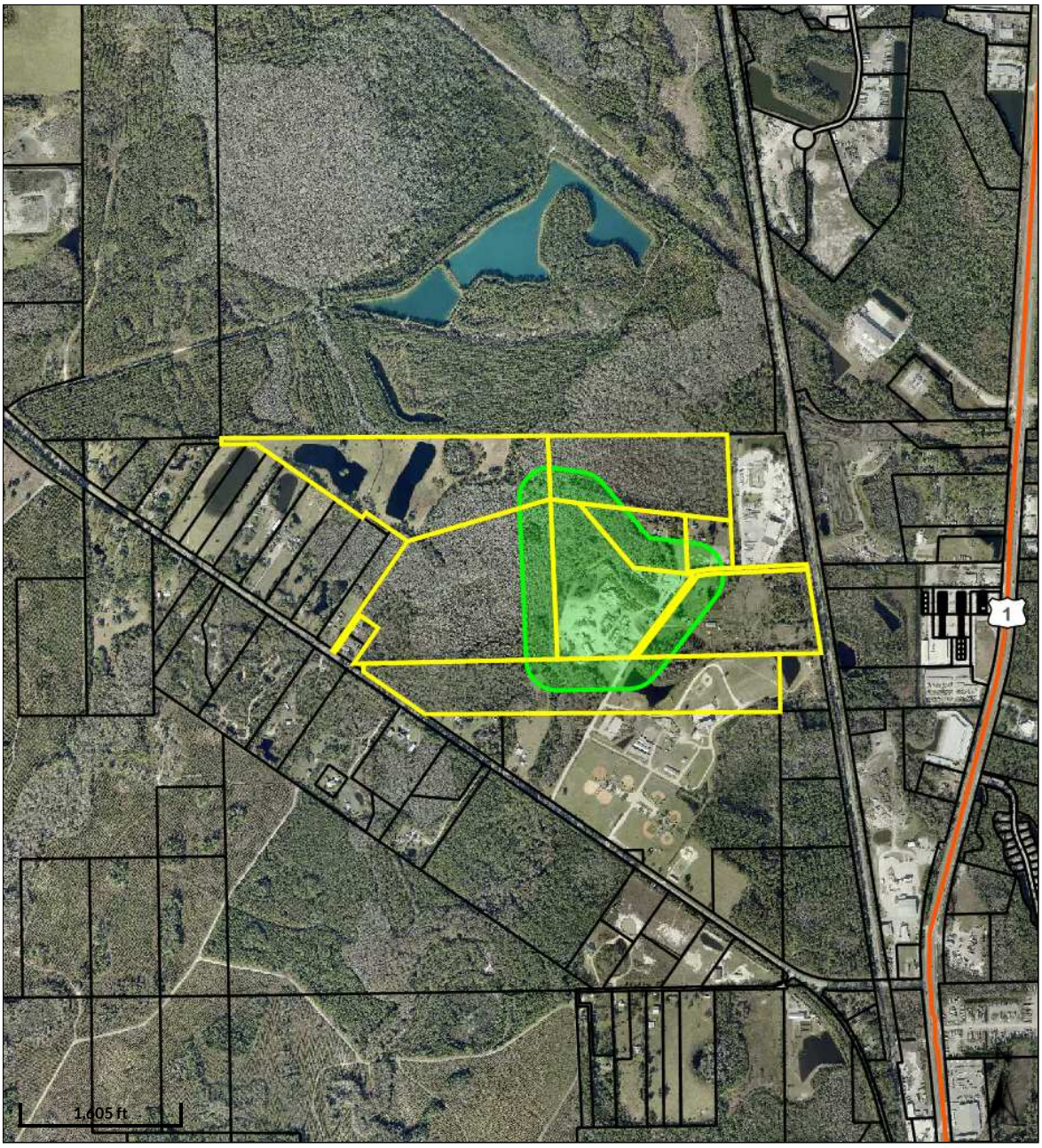
Hannah Lademann

Hannah Lademann
Planner

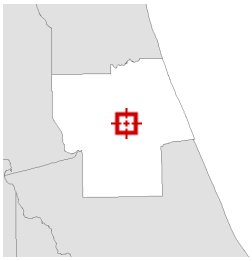
NOTE: PURSUANT TO SECTION 286.0105. FLORIDA STATUTES, IF A PERSON DECIDED TO APPEAL ANY DECISION BY THE BOARD, AGENCY OR COMMISSION WITHRESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR SUCH PURPOSE, HE OR SHEWILL NEED TO ENSURE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

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

FLAGLER COUNTY PROPERTY APPRAISER



Overview



Legend

- Parcels
- Roads
- Streams and Rivers

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 REZONING-

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

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

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

(Signature of Affiant)

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

(Signature of Notary Public)

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

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

Personally known X or produced identification ____

Type of identification produced _____

NOTICE OF REZONING

Pursuant to Section 2.07.00, Flagler County Land Development Code, and Chapter 125, Florida Statutes, the Flagler County Board of County Commissioners hereby provides notice of consideration of Project No. 2026070039 submitted by Applicant Rob Merrell and Alanna Smith dba Cobb Cole on behalf of property owner, 4 C's Trucking and Excavation, Inc and possible adoption of an Ordinance titled similar to:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA AMENDING THE ZONING CLASSIFICATION OF A TOTAL OF 17.6 ACRES, MORE OR LESS, LYING IN SECTION 4, TOWNSHIP 12 SOUTH, RANGE 30 EAST; FROM AC (AGRICULTURE) DISTRICT TO I (INDUSTRIAL) DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE

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

PLANNING AND DEVELOPMENT BOARD-

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

BOARD OF COUNTY COMMISSIONERS –

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

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

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

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

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

7763-360701

CR 360701