Flagler County Board of County Commissioners
Regular Meeting Agenda

November 16, 2026 • 5:00 PM

Government Services Building 2, Board Chambers,1769 E. Moody Blvd., Bunnell, FL 32110

View the meeting streamed live on the County's YouTube Channel.

1. Pledge to the Flag and Moment of Silence

2. Additions, Deletions and Modifications to the Agenda

2.a. 11/10/2026 - Amended General Business Agenda Item 8.b. Consideration of Planning and Development Board Appointments. Added application submitted by Timothy Conner for reappointment, amended staff report to include reference to receipt of his application, and amended options for the Board's consideration.

2.b. 11/13/2026 - Amended General Business Item 8.d. Consideration of County Attorney Annual Review and Salary Increase. Added evaluation summary attachment.

2.c. 11/13/2026 - Added General Business Agenda Item 8.e. Consideration of FY 2026-27 Agreement with Flagler Humane Society for Animal Control Services.

3. Announcements by the Chair

4. Recognitions, Proclamations and Presentations

4.a. Recognitions

1) Flagler County Fire Rescue Life Saving Awards

2) Commissioner Greg Hansen Retirement

4.b. Proclamations

4.c. Presentations (3-5 Minutes)

5. Community and Board Comments

5.a. **Community Outreach:** This thirty-minute time period has been allocated for public comment on any consent agenda item or topic not on the agenda. Each speaker will be allowed up to 3 minutes to address the Commission. Speakers should approach the podium, identify themselves and direct comments to the Chair.

5.b. Board Comments on Consent Items

6. Consent: Constitutional Officers

6.a. **Clerk: Bills and Related Reports:** For the Board's consideration: report(s) of funds withdrawn from County depositories by the Flagler County Clerk of the Circuit Court and the Revenue Collected Report presented in compliance with the provisions of Section 136.06, Florida Statute.

See attachments:
Revenue Collected Report for Month of September 2026
Disbursement Report for Week Ending October 23, 2026

6.b. **Clerk: Approval of Board Meeting Minutes:** Request the Board approve the minutes from the following Meetings:
See attachments:
October 19, 2026 Workshop Meeting Minutes
October 19, 2026 Regular Meeting Minutes

7. Consent: BOCC Departments

7.a. **Ratification and Approval of Proclamations Extending the Local State of Emergency Due to Severe Coastal Erosion and Vulnerability.**

Staff recommends that the Board ratify the Proclamations Extending the Local State of Emergency for Hurricanes Matthew, Ian and Nicole.

7.b. **Approval of Flagler County Tourist Development Council Fund 1110 Discretionary Event Funding.**

Staff recommends that the Board approve the recommendation of the Flagler County Tourist Development Council 1110 Discretionary Event funding in the amount of $10,000 and authorize the County Administrator to execute the contract as approved to form by the County Attorney.

7.c. **Approval of an Amendment to the Health Insurance Fund (Fund 1501) FY 2025-26 Surplus Budget Related to the Employer Contribution for Health Insurance.**

Staff recommends that the Board approve the Unanticipated Revenue Resolution and Budget Transfers.

7.d. **Approval of Malacompra Canal Restoration and Resilience Project Budget Transfer and CRAS Work Authorization.**

Staff recommends that the Board: 1) Approve the Budget Transfer in the total amount of $100,657; and 2) Approve Work Authorization WA-2 under 25-RFP-039 to Terracon Consultants, Inc., in the not to exceed amount of $9,950 for Cultural Resources Assessment Survey (CRAS) services for the Malacompra Canal Restoration and Resilience project as approved to form by the County Attorney.

7.e. **Approval of Termination of Radiance F/K/A Eagle Lakes Transportation Impact Fee Agreement.**

Staff recommends that the Board approve the termination of the Transportation Impact Fee Agreement relative to Radiance F/K/A Eagle Lakes and authorize the Chair to execute same for recording in the Public Records of Flagler County, Florida.

7.f. **Approval of Amendment to the Legal Aid Fund (Fund 1105), Juvenile Diversion Fund (Fund 1195), and the Court Innovations Fund (Fund 1197) for Fiscal year 2025-26 Due to Difference in Revenue Collections.**

Staff recommends that the Board approve Unanticipated Revenue Resolutions.

7.g. **Approval of FY 2026-27 State Aid to Libraries Annual Plan of Service.**

Staff recommends that the Board approve and for the Chair to sign the FY 2026-27 State Aid to Libraries Annual Plan of Service.

8. General Business

Presentations limited to 15 minutes with public comments limited to 3 minutes per speaker.

8.a. **Consideration of Adjustment to the Capital Improvement Program (CIP).**

Staff recommends that the Board authorize the amendment to the Capital Improvement Plan.

8.b. **Consideration of Planning and Development Board Appointments.**

Staff requests that the Board consider the reappointment application of Mr. Lombardo, Mr. Conner, and/or the new appointment applications and select two to serve on the Planning and Development Board for a three-year term.

Option 1: Reappoint Mr. Lombardo to the At-Large membership area AND ~~select one new appointment to the Between I-95 and Intracoastal Waterway, South of SR 100 membership area.~~ reappoint Mr. Conner to the area between I-95 and the Intracoastal Waterway, South of SR 100.

Option 2: Reappoint and shift Mr. Lombardo to the Between I-95 and Intracoastal Waterway, South of SR 100 membership area AND ~~select one new appointment to the At-Large membership area.~~ reappoint and shift Mr. Conner to the At-Large Area.

Option 3: Reappoint either Mr. Lombardo OR Mr. Conner to the At-Large area AND select one New Appointment to the between I-95 and the Intracoastal Waterway, South of SR 100 membership area.

Option 4: Reappoint either Mr. Lombardo OR Mr. Conner to the between I-95 and the Intracoastal Waterway, South of SR 100 membership area AND select one New Appointment to the At-Large Membership area.

Option ~~3~~ 5: Deny the Reappointments of both Mr. Lombardo and Mr.Conner, select one new appointment to the Between I-95 and Intracoastal Waterway, South of SR 100 membership area AND select one new appointment to the At-Large membership area.

8.c. **Consideration of Working Paper No. 2 for the Airport Master Plan Update.**

Staff recommends that the BoCC review Working Paper No. 2 and provide consensus to submit Working Paper No. 2 to the FAA and FDOT for review.

8.d. **Consideration of County Attorney Annual Review and Salary Increase.**

Staff recommends that the Board complete the County Attorney's annual review and approve any salary increase as provided in the County Attorney's contract.

8.e. **Consideration of FY 2026-27 Agreement with the Flagler Humane Society for Animal Control Services.**

Staff requests that the Board discuss the proposed FY 2026-27 Agreement and approve the Agreement for a one-year term ending on September 30, 2027, or set the term as it deems appropriate.

9. Public Hearings

Public Hearings will be heard after 5:30 p.m.

Quasi-Judicial Process: The audience should refrain from clapping, booing or shouts of approval or disagreement. To avoid potential legal ramification and possible overturning of a decision by the Courts, a public hearing must be fair in three respects: form, substance and appearance.

Time limits will be observed:
• Staff – 10-minute presentation.
• Applicant – 15-minute presentation (unless time extended by consensus of Board).
• Public Comment – 3 minutes per speaker, 5 minutes if speaking on behalf of a group.
• Applicant Rebuttal and Closing Staff Comments – 10 minutes each.

9.a. **FY 2026-27 Annual Carry Forward Process: Amend the Fiscal Year 2026-27 Budget in the amount of $130,559,368.**

Staff recommends that the Board approve the Resolution Amending the Fiscal Year 2026-27 Budget in the amount of $130,559,368

9.b. **LEGISLATIVE – Project 2026070040 – Request for a Future Land Use Map Amendment Less than Ten Acres from Agriculture & Timberlands to Residential: Low Density/Rural Estate on County Road 2006 W**. Parcel Number: 25-12-28-5600-000N0-0021; Project Size: 1.01+/- Acres. Owner: LEWMC Inc. / Applicant: Penny Buckles (AR 6668).

The Board of County Commissioners may:

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

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

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

9.c. **QUASI-JUDICIAL – Project 2026070041 – Request to Rezone from the AC (Agriculture) District to the MH-1 (Rural Mobile Home) District on County Road 2006 W**. Parcel Numbers: 25-12-28-5600-000N0-0021; Project Size: 1.01+/- Acres. Owner: LEWMC Inc. / Applicant: Penny Buckles (AR 6669).

The Board of County Commissioners may:

Approve Project 2026070041, a rezoning from the AC (Agriculture) District to the MH-1 (Rural Mobile Home) District on County Road 2006 W., finding that the proposed rezoning is consistent with the Flagler County Comprehensive Plan and the Flagler County Land Development Code, subject to:

a. development of the subject parcels not to commence until approval of a Future Land Use Map amendment from Agriculture & Timberland to Residential: Low

Density/Rural Estate.

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

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

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

The Board of County Commissioners may:

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

Deny Project 2026070038, a Future Land Use Map amendment (for Parcel #04-12-30-0000-02040-0000), from 17.6+/- acres of Agriculture and Timberlands to Industrial, finding that the amendment is not consistent with the Flagler County Comprehensive Plan.

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

9.e. **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).

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.

10. Additional Reports and Comments

10.a. County Administrator Report/Comments

10.b. County Attorney Report/Comments

10.c. **Community Outreach:** This thirty-minute time period has been allocated for public comment on any consent agenda item or topic not on the agenda. Each speaker will be allowed up to 3 minutes to address the Commission. Speakers should approach the podium, identify themselves and direct comments to the Chair.

10.d. Commission Reports, Comments, and Actions

11. Adjournment

Section 286.0105, Florida Statutes states that if a person decides to appeal any decision made by a board agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in this meeting should contact the (386) 313-4001 at least 48 hours prior to the meeting.

REPORT OF REVENUE COLLECTED
From the Courts to the Board of County Commissioners
For the Month of September , 2026
TRAFFIC, COUNTY AND CIRCUIT COURT REVENUE DEPOSITED TO:

			Check #
Board of County Commissioners			
Automation (Gen)		6,451.35	88488
Drivers Ed Trust Fund (Gen)		3,167.73	88488
Law Enforcement Education (Gen)		468.41	88488
Surcharge for Animal Control		-	0
Pioneer Credit Recovery		-	0
Court Facilities		19,755.08	88486
Alcohol & Drug Abuse		381.27	88485
Legal Aid		1,679.82	88490
Law Library		1,684.04	88489
Court Innovations		1,707.72	88477
Juvenile Diversion		1,722.88	88480
Criminal Prevention		2,806.96	88479
Domestic Violence Trust Fund		1,571.36	88487
Teen Court		2,139.31	88481
Clerk of Court:			
Court General Fund		222,571.16	
Flagler County Sheriffs Office		2,974.32	88491
FL Dept of Economic Opportunity		292.01	88471
FL Dept of Labor and Employment Security		-	88484
City of Bunnell		2,227.15	88482
City of Flagler Beach		-	0
City of Palm Coast		6,223.39	88483
Filing Fees & Court Costs		71,068.71	EFT*
Indigent Criminal Defense TF	3,783.46		
Child Welfare Training TF	180.00		
Displaced Homemaker TF			
Domestic Violence TF	1,980.00		
State General Revenue Fund	14,320.00		
State Courts Revenue TF	38,613.00		
Court Education TF	1,904.00		
Dept of Financial Svcs Admin TF	977.00		
Clerks of the Court TF	-		
Ch 2008-111, Laws of FL	9,311.25		
DOR - Child Support Fees		265.06	EFT*
Non IV-D, SDU Cases	265.06		

REPORT OF REVENUE COLLECTED
From the Courts to the Board of County Commissioners
For the Month of September , 2026
TRAFFIC, COUNTY AND CIRCUIT COURT REVENUE DEPOSITED TO:

Motor Vehicles & Vessels		30,866.16	EFT*
Emergency Medical Services TF	3,162.63		
CRIMES COMPENSATION TF	297.00		
Dept of Health EMS TF			
State Courts Revenue TF	5,149.06		
Child Welfare Training TF	623.58		
HSMV Motor Vehicle License TF	3,645.90		
State General Revenue Fund	8,654.81		
DOH Administrative TF	-		
Brain and Spinal Cord Injury TF	2,446.91		
State Agency Law Enf Radio System TF	1,561.29		
State Attorneys Revenue TF	2,105.90		
Public Defenders Revenue TF	1,056.13		
Juvenile Welfare Training TF	623.68		
Additional Court Cost Clearing TF	578.78		
Epilepsy Services TF	85.00		
Nongame Wildlife TF	677.79		
Marine Resources Conservation TF	197.70		
Red Light Camera		-	EFT*
State General Revenue Fund	-		
Dept of Health Administrative TF	-		
Brain and Spinal Cord Injury TF	-		
Natural Resources & Conservation		72.00	
State Game TF	72.00		
Vital Statistics, Public Health, Tobacco		435.64	EFT*
Department of Health	215.64		
Solid Waste Mgmt TF	-		
Department of Education	220.00		
Crimes & Crimial Procedures		-	EFT*
State General Revenue Fund	-		
Crimes Compensation TF	-		
Additional Court Costs		24,548.77	EFT*
Crimes Compensation TF	10,389.13		
Emergency Medical Services TF	197.45		
FDLE Operating TF	343.72		
Brain and Spinal Cord Injury TF	473.89		
Domestic Violence TF	1,304.18		
Rape Crisis Program TF	2,578.49		
DCF Grants & Donations TF	430.72		
Dept of Bus & Prof Regulations	-		
Dept of Financial Services	-		
Fish & Wildlife Operating TF	-		
HSMV Motor Vehicle License TF	369.93		
FDLE Investigative Support TF	-		
Off of Statewide Prosecutor	-		
DOT State Transportation TF	-		
State Attorneys Revenue TF	8,461.26		

Flagler County Board of County Commissioners - Disbursement Report Required per F.S. 136.06
Invoices Processed for period 10/17/26 to 10/23/26

Check Date	Check #	Vendor Name	Invoice #	Net Trans Amt	Description
10/01/26	3988	DHARMA MERCHANT SERVICES, INC	FEES 0926	$967.84	PARKS - CC MONTHLY FEES ENDING 09/30/2026
			Check Total	$967.84	
10/07/26	4006	AUTOMATED MERCHANT SYSTEMS, INC.	317730299288 Sept 26	$192.17	Library CC Statement 9.1.26 - 9.30.26
			Check Total	$192.17	
10/13/26	4020	VERIFONE INC	1100263767	$126.75	PAAS, All in one with hardware
			Check Total	$126.75	
10/16/26	4024	NATIONWIDE RETIREMENT SOLUTIONS INC	101626	$55,699.93	Payroll Run 1 - Warrant 261016
			Check Total	$55,699.93	
10/16/26	4025	FL DEPT OF BUS & PROF REG	20260930	$11,065.02	Q1 FY 2027 ENDING 9/30/26
			Check Total	$11,065.02	
10/16/26	4026	NATIONWIDE RETIREMENT SOLUTIONS INC - ROTH	1016.26	$2,262.00	Payroll Run 1 - Warrant 261016
			Check Total	$2,262.00	
10/16/26	4028	EXPERT PAY - CHILD SUPPORT WIRE	101626	$437.86	Payroll Run 1 - Warrant 261016
			Check Total	$437.86	
10/19/26	4029	BANK OF AMERICA - P-CARD	SEP 2026 PCARD PURCH	$132,537.02	SEPTEMBER 2026 PCARD PURCHASES
			Check Total	$132,537.02	
10/19/26	4032	STATE OF FLORIDA	PRNC PL DOR SEP2026	$659.27	PRINCESS PLACE DOR SEP2026
			Check Total	$659.27	
10/19/26	4033	STATE OF FLORIDA	PARKS DOR SEP2026	$566.97	PARKS DOR SEP2026
			Check Total	$566.97	
10/19/26	4035	STATE OF FLORIDA	BULL CRK DOR SEP2026	$268.46	BULL CREEK DOR SEP2026
			Check Total	$268.46	
10/19/26	4037	STATE OF FLORIDA	LIBRARY DOR SEP2026	$114.75	LIBRARY DOR SEP2026
			Check Total	$114.75	
10/20/26	4040	FLAGLER CO TAX COLLECTOR	PRN PL TDT SEP2026	$380.85	PRNC PL TD SEP2026
			Check Total	$380.85	
10/20/26	4042	FLAGLER CO TAX COLLECTOR	BULL CRK TDT SEP2026	$191.73	BULL CRK TD SEP2026
			Check Total	$191.73	
10/21/26	4043	EXPRESS TAX - TTL WIRE	10232026	$169,110.21	Payroll Run 1 - Warrant 261023
			Check Total	$169,110.21	
10/19/26	223810	ADVANCE AUTO PARTS	8483628073200	$824.25	ROTOR, FRONT YH477752P FORD INTERCEPTOR/UTILITY (B
			Check Total	$824.25	
10/19/26	223811	ALLESEE, TYLER	PAD 3040 & 4392	$118.00	PAD 3040 & PAD 4392
			Check Total	$118.00	
10/19/26	223812	AMWELL HOME CARE, LLC	SEPT2026	$3,151.50	AMWELL - 3B/CCE - SEPTEMBER 2026
			Check Total	$3,151.50	
10/19/26	223813	AQUA MARKETING & COMMUNICATIONS, INC.	4148	$6,975.00	BRANDING CREATIVE SERVICES AND DEL 2
10/19/26	223813	AQUA MARKETING & COMMUNICATIONS, INC.	4149	$75,026.75	BRANDING CREATIVE SERVICES AND DEL 1 MEDIA SEPT
			Check Total	$82,001.75	
10/19/26	223814	AT&T MOBILITY II LLC	287315918621 1026	$1,515.23	Cellular 09/18/26 - 10/17/26
			Check Total	$1,515.23	
10/19/26	223815	BLACKSTONE PUBLISHING	2247982	$264.79	Purchase of Audio Books as needed
			Check Total	$264.79	
10/19/26	223816	BLUETRITON BRANDS INC	06J6709631958	$251.77	WATER DELIVERY SERVICES Station 52
10/19/26	223816	BLUETRITON BRANDS INC	06J6709631959	$109.39	WATER DELIVERY SERVICES Station 16
			Check Total	$361.16	
10/19/26	223817	BOULEVARD TIRE CENTER	27-123479	$759.87	TIRE, 245/75R17 BF GOOD ALL-TERRAIN 000184
10/19/26	223817	BOULEVARD TIRE CENTER	27-GS123474	$2,939.43	TIRE, 245/75R17 BF GOOD ALL-TERRAIN 000184
			Check Total	$3,699.30	
10/19/26	223818	BOUND TREE MEDICAL LLC	86367663	$5,295.16	EMS Medical Supplies
10/19/26	223818	BOUND TREE MEDICAL LLC	86376634	$359.98	EMS Medical Supplies
10/19/26	223818	BOUND TREE MEDICAL LLC	86383506	$102.00	EMS MEDICAL SUPPLIES & REPLATE
10/19/26	223818	BOUND TREE MEDICAL LLC	86385242	$3,789.43	EMS MEDICAL SUPPLIES & REPLATE
10/19/26	223818	BOUND TREE MEDICAL LLC	86386885	$197.04	EMS MEDICAL SUPPLIES & REPLATE
10/19/26	223818	BOUND TREE MEDICAL LLC	86388389	$161.04	EMS MEDICAL SUPPLIES & REPLATE
10/19/26	223818	BOUND TREE MEDICAL LLC	86392080	$3,884.27	EMS Medical Supplies
			Check Total	$13,788.92	

Flagler County Board of County Commissioners - Disbursement Report Required per F.S. 136.06
Invoices Processed for period 10/17/26 to 10/23/26

Check Date	Check #	Vendor Name	Invoice #	Net Trans Amt	Description
10/19/26	223819	CANARX GROUP INC	INV57156	$1,721.93	INV57156 Flagler 06.16.2026 - 06.30.2026
10/19/26	223819	CANARX GROUP INC	INV58192	$6,011.44	INV58192 Flagler 08.01.2026 - 08.15.2026
			Check Total	$7,733.37	
10/19/26	223820	CARRIER CORPORATION	90575837	$25,794.05	INV#90575837 - HVAC CHILLER - OCT-DEC 2026
10/19/26	223820	CARRIER CORPORATION	90575838	$300.55	INV#90575838 - CHILLER MAINT - SHERIFF OPS - 10.26
10/19/26	223820	CARRIER CORPORATION	90575839	$95.88	INV#90575839 - PUMP MAINT - SHERIFF OPS - 10.26
10/19/26	223820	CARRIER CORPORATION	90575841	$125.28	INV#90575841 - LIEBERT MAINT- SHERIFF OPS - 10.26
			Check Total	$26,315.76	
10/19/26	223821	CDW GOVERNMENT LLC	AL3351F	$2,590.08	Docks for Fire Rescue
			Check Total	$2,590.08	
10/19/26	223822	CENGAGE LEARNING INC.	999103682341	$412.00	PC Large print books & databases
10/19/26	223822	CENGAGE LEARNING INC.	999103683239	$196.80	PC Large print books & databases
			Check Total	$608.80	
10/19/26	223823	CHARTER COMMUNICATIONS	168030301100126	$10,559.04	Internet 10/01/26 - 10/31/26
10/19/26	223823	CHARTER COMMUNICATIONS	257749401100126	$180.00	2199 Commerce Pkwy 10.1.26 - 10.31.26
			Check Total	$10,739.04	
10/19/26	223824	CITY OF BUNNELL	03-3500-01 0826	$242.85	CATTLEMANS HALL - 160 SAWGRASS - 07/31/26-08/31/26
10/19/26	223824	CITY OF BUNNELL	03-3550-01 0826	$89.92	LIFT STATION - 160 SAWGRASS - 07/31/26-08/31/26
10/19/26	223824	CITY OF BUNNELL	03-3560-01 0826	$242.12	FAIRGROUNDS RESTROOM-160SAWGRASS-07/31/26-08/31/26
10/19/26	223824	CITY OF BUNNELL	03-3571-00 0826	$296.26	FCRA BALL FIELDS - 650 CR 13 - 07/31/26-08/31/26
10/19/26	223824	CITY OF BUNNELL	04-1090-01 0826	$335.87	CARVER GYM - 201 E DRAIN - 07/31/26-08/31/26
10/19/26	223824	CITY OF BUNNELL	04-1180-01 0826	$242.77	CARVER RESTROOMS - 201 E DRAIN - 07/31/26-08/31/26
10/19/26	223824	CITY OF BUNNELL	RO U004302	$241.72	COB ASSIST [redacted] ROU004302
			Check Total	$1,691.51	
10/19/26	223825	CITY OF BUNNELL	01-0250-01 0826	$1,056.00	COURTHOUSE BLDG#1 - 1769 E MOODY 7/31/26-8/31/26
10/19/26	223825	CITY OF BUNNELL	01-0280-01 0826	$271.18	HEALTH CLINIC BLDG#4-1769 E MOODY-7/31/26-8/31/26
10/19/26	223825	CITY OF BUNNELL	01-0290-01 0826	$637.44	S BLDG#5 - 1769 E MOODY - 7/31/26-8/31/26
10/19/26	223825	CITY OF BUNNELL	01-0300-01 0826	$4,138.92	ENERGY PLANT #6A - 1769 E MOODY - 7/31/26-8/31/26
10/19/26	223825	CITY OF BUNNELL	01-0310-01 0826	$89.92	ENERGY PLANT #6B - 1769 E MOODY - 7/31/26-8/31/26
10/19/26	223825	CITY OF BUNNELL	01-0331-00 0826	$286.95	FCSO DIST OFFICE -61 SHERIFF EW 7/31/26-8/31/26
10/19/26	223825	CITY OF BUNNELL	01-5250-02 0826	$246.47	LAND MGNT - 1790 OLD MOODY - 7/31/26-8/31/26
10/19/26	223825	CITY OF BUNNELL	02-1950-01 0826	$248.46	HOLDEN HOUSE - 206 E MOODY - 7/31/26-8/31/26
10/19/26	223825	CITY OF BUNNELL	04-2400-02 0826	$353.05	SMA HEALTHCARE - 103 E MOODY - 7/31/26-8/31/26
10/19/26	223825	CITY OF BUNNELL	04-2410-01 0826	$429.52	SALLY'S SAFE HAVEN -106 E MOODY - 7/31/26-8/31/26
10/19/26	223825	CITY OF BUNNELL	05-0030-01 0826	$16,945.73	FCSO INMATE FAC - 1001 JUSTICE - 7/31/26-8/31/26
10/19/26	223825	CITY OF BUNNELL	05-0040-01 0826	$616.82	FCSO JAIL ADMIN - 1001 JUSTICE - 7/31/26-8/31/26
10/19/26	223825	CITY OF BUNNELL	05-0052-00 0826	$354.65	FCSO SHERIFF BLDG - 610 JUSTICE -7/31/26-8/31/26
10/19/26	223825	CITY OF BUNNELL	RO U004303	$358.28	COB ASSIST [redacted] ROU004303
10/19/26	223825	CITY OF BUNNELL	RO U004312	$91.23	COB ASSIST [redacted] ROU004312
			Check Total	$26,124.62	
10/19/26	223826	CITY OF FLAGLER BEACH	02009 0826	$157.74	MOODY BOAT LAUNCH - 825 MOODY - 08/13/26-09/14/26
10/19/26	223826	CITY OF FLAGLER BEACH	02010 0826	$153.36	BETTY STEFLIK - 815 MOODY - 08/13/26-09/14/26
			Check Total	$311.10	
10/19/26	223827	CITY OF PALM COAST	344534-19521 0826	$71.45	HAMMOCK CC - 79 MALACOMPRA - 08/11/26-09/10/26
10/19/26	223827	CITY OF PALM COAST	344535-19531 0826	$130.70	MALACOMPRA PARK-115 MALACOMPRA-08/11/26-09/10/26
10/19/26	223827	CITY OF PALM COAST	344536-19958 0826	$34.73	BINGS OLD CARETAKER - 5862 NOSB- 08/11/26-09/10/26
10/19/26	223827	CITY OF PALM COAST	344536-19960 0826	$170.34	BINGS RESTROOM - 5862 NOSB - 08/11/26-09/10/26
10/19/26	223827	CITY OF PALM COAST	344541-45015 0826	$52.48	HERSCHEL KING-1000 GRADY PRATHER-08/11/26-09/10/26
10/19/26	223827	CITY OF PALM COAST	640977-77968 0826	$93.70	LEHIGH TRL - 5695 COLBERT - 08/12/26-09/11/26
10/19/26	223827	CITY OF PALM COAST	704579-80604 0826	$469.98	BAY DR PARK - 30 BAY DR - 08/11/26-09/10/26
10/19/26	223827	CITY OF PALM COAST	RO U004300	$300.00	PCW ASSIST [redacted] RO U004300
10/19/26	223827	CITY OF PALM COAST	RO U004304	$300.00	PCW ASSIST [redacted] ROU004304
10/19/26	223827	CITY OF PALM COAST	RO U004305	$300.00	PCW ASSIST [redacted] ROU004305
10/19/26	223827	CITY OF PALM COAST	RO U004306	$300.00	PCW ASSIST [redacted] ROU004306

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10/19/26	223827	CITY OF PALM COAST	RO U004307	$300.00	PCW ASSIST [redacted] ROU004307
10/19/26	223827	CITY OF PALM COAST	RO U004308	$300.00	PCW ASSIST [redacted] ROU004308
10/19/26	223827	CITY OF PALM COAST	RO U004310	$300.00	PCW ASSIST [redacted] ROU004310
			Check Total	$3,123.38	
10/19/26	223828	COMMUNITY LEGAL SVCS OF MID-FLORIDA	FY26 QTR4	$11,263.50	LEGAL AID-LOW INCOME FLAGLER RESIDENTS FY26 QTR 4
			Check Total	$11,263.50	
10/19/26	223829	CUMBERLAND INTERNATIONAL TRUCKS OF FLORIDA LLC	X205036420:01	$1,209.48	COOLANT, 50/50 FLEETRITE NOAT RED, FLTRELC5050G
			Check Total	$1,209.48	
10/19/26	223830	DEPARTMENT OF JUVENILE JUSTICE	202610-18	$36,310.35	PRE-DISPOSITIONAL DETENTION COSTS OCT 2026
			Check Total	$36,310.35	
10/19/26	223831	DUNES COMM DEV DISTRICT	002-0007-02 0826	$186.07	OLD SALT PARK - 200 16TH RD - 08/07/26-09/08/26
10/19/26	223831	DUNES COMM DEV DISTRICT	002-0039-00 0826	$214.79	JUNGLE HUT PARK-125 JUNGLE HUT - 08/07/26-09/08/26
			Check Total	$400.86	
10/19/26	223832	ENVIRONMENTAL CONTROL SYSTEMS INC	31888	$275.00	PARKS - HIDDEN TRAILS - RO PUMP OUT
			Check Total	$275.00	
10/19/26	223833	EPIC COMMUNITY SERVICES	PSCC 09-2026	$4,999.97	CRIME PREVENTION GRANT - JULY-SEPT 2026
			Check Total	$4,999.97	
10/19/26	223834	ESO SOLUTIONS, INC	ESO-203078	$38,439.15	ESO CAD Interface Maintenance
			Check Total	$38,439.15	
10/19/26	223835	FAMILY LIFE CENTER	DV SEP2026	$5,400.00	DV SERVICES 25-26
10/19/26	223835	FAMILY LIFE CENTER	SAVE SEP2026	$2,250.00	SAVE SERVICES 25-26
			Check Total	$7,650.00	
10/19/26	223836	FEDERAL EXPRESS CORPORATION	9-486-02034	$40.07	Shipping
			Check Total	$40.07	
10/19/26	223837	FIRST COAST TECHNICAL INSTITUTE INC	3661919	$1,253.00	FireFigher 1 1st Half - Steyn, Morgan
			Check Total	$1,253.00	
10/19/26	223838	FL SHORE & BEACH PRESERVATION ASSOC	27-1011	$7,000.00	FSBPA 2027 MEMBERSHIP AND BEACHWATCH
			Check Total	$7,000.00	
10/19/26	223839	FLAGLER AUDITORIUM GOV BOARD, INC	2088	$1,250.00	FY26 MOU GRANT Q4
			Check Total	$1,250.00	
10/19/26	223840	FLAGLER CO CLERK OF CIRCUIT COURT &	101626	$8.00	Payroll Run 1 - Warrant 261016
			Check Total	$8.00	
10/19/26	223841	FLAGLER CO PROPERTY APPRAISER	QTR 1 FY27	$960,936.50	COMMISSION DUE FOR QTR 1 FY27
			Check Total	$960,936.50	
10/19/26	223842	FLAGLER CO TAX COLLECTOR	FCID 11226 Reg 2026	$115.05	FCID 11226 New Tanker Registration
			Check Total	$115.05	
10/19/26	223843	FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS	101626	$22,247.51	Payroll Run 1 - Warrant 261016
			Check Total	$22,247.51	
10/19/26	223844	FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS	1016.26	$2,833.63	Payroll Run 1 - Warrant 261016
			Check Total	$2,833.63	
10/19/26	223845	FLAGLER COUNTY CULTURAL COUNCIL, INC	1007	$8,029.98	PROMOTIONAL SERVICE AGREEMENT FY26
			Check Total	$8,029.98	
10/19/26	223846	FLAGLER HUMANE SOCIETY INC	1303AB	$17,809.00	FHS ANIMAL INTAKE & HOUSING JUNE 2026
10/19/26	223846	FLAGLER HUMANE SOCIETY INC	1316AB	$6,303.00	HUMANE SOCIETY INTAKE/HOUSING JULY 2026
10/19/26	223846	FLAGLER HUMANE SOCIETY INC	1317AB	$1,900.00	HUMANE SOCIETY S/N REBATE JULY 2026
10/19/26	223846	FLAGLER HUMANE SOCIETY INC	1325AB	$4,366.90	HUMANE SOCIETY INTAKE/HOUSING AUGUST 2026
10/19/26	223846	FLAGLER HUMANE SOCIETY INC	1341AB	$1,825.00	HUMANE SOCIETY S/N REBATE SEPT 2026
10/19/26	223846	FLAGLER HUMANE SOCIETY INC	1343AB	$17,883.25	HUMANE SOCIETY SERVICES-ACO SEPT 2026
			Check Total	$50,087.15	
10/19/26	223847	FLORIDA DEPT OF TRANSPORTATION	09182026	$371.00	FY27 BILLBOARD
			Check Total	$371.00	
10/19/26	223848	FLORIDA FIRE CHIEF'S ASSOCIATION	70030976	$235.00	ESLI Training - CRR - Oct 2026 - Moscowitz
10/19/26	223848	FLORIDA FIRE CHIEF'S ASSOCIATION	70152004	$235.00	ESLI Training - MarketingFireEMS - Nov 2026 - Mosc
10/19/26	223848	FLORIDA FIRE CHIEF'S ASSOCIATION	70152114	$235.00	ESLI Training - FinanceBudgeting - Nov 2026 - Mosc
			Check Total	$705.00	
10/19/26	223849	FLORIDA GOVERNMENT UTILITY AUTHORITY	40010032 0826	$628.21	OLD DIXIE PARK-1250 S OLD DIXIE- 08/03/26-09/01/26

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Check Date	Check #	Vendor Name	Invoice #	Net Trans Amt	Description
10/19/26	223849	FLORIDA GOVERNMENT UTILITY AUTHORITY	40010038 0826	$390.56	VARN PARK - 3665 NOSB - 08/21/26-09/22/26
			Check Total	$1,018.77	
10/19/26	223850	FLAGLER COUNTY HEALTH DEPARTMENT	INMATE [redacted] 9.28.26	$154.54	INMATE DENTAL [redacted] 9.28.26
10/19/26	223850	FLAGLER COUNTY HEALTH DEPARTMENT	INMATE [redacted] 09.01.26	$33.60	INMATE DENTAL [redacted] 9.1.26
10/19/26	223850	FLAGLER COUNTY HEALTH DEPARTMENT	INMATE [redacted] 9.11.26	$17.91	INMATE DENTAL [redacted] 9.11.26
10/19/26	223850	FLAGLER COUNTY HEALTH DEPARTMENT	INMATE [redacted] 9.14.26	$87.35	INMATE DENTAL [redacted] 9.14.26
10/19/26	223850	FLAGLER COUNTY HEALTH DEPARTMENT	INMATE [redacted] 9.15.26	$154.54	INMATE DENTAL [redacted] 9.15.26
10/19/26	223850	FLAGLER COUNTY HEALTH DEPARTMENT	INMATE [redacted] 9.18.26	$87.35	INMATE DENTAL [redacted] 9.18.26
10/19/26	223850	FLAGLER COUNTY HEALTH DEPARTMENT	INMATE [redacted] 9.29.26	$154.54	INMATE DENTAL [redacted] 9.29.26
10/19/26	223850	FLAGLER COUNTY HEALTH DEPARTMENT	INMATE [redacted] 9.30.26	$183.64	INMATE DENTAL [redacted] 9.30.26
			Check Total	$873.47	
10/19/26	223851	FLORIDA JANITOR & PAPER SUPPLY INC	394948	$174.58	Cleaning Supplies / Paper Products
10/19/26	223851	FLORIDA JANITOR & PAPER SUPPLY INC	394948-1	$43.13	Cleaning Supplies / Paper Products
10/19/26	223851	FLORIDA JANITOR & PAPER SUPPLY INC	395129	$252.72	Cleaning Supplies / Paper Products
			Check Total	$470.43	
10/19/26	223852	FLORIDA POWER & LIGHT COMPANY	03986-62445 0926	$9,783.52	FCSO - 2101 COMMERCE - 9/3/26-10/5/26
10/19/26	223852	FLORIDA POWER & LIGHT COMPANY	07015-28267 0926	$175.68	SALLY'S SAFE HAVEN - 106 E MOODY - 9/4/26-10/6/26
10/19/26	223852	FLORIDA POWER & LIGHT COMPANY	07090-14427 0926	$242.83	LANDFILL - 1700 OLD KINGS - 9/1/26-10/1/26
10/19/26	223852	FLORIDA POWER & LIGHT COMPANY	11396-20247 0926	$1,223.86	GS BLDG#5 & 11 - 1769 E MOODY - 9/4/26-10/6/26
10/19/26	223852	FLORIDA POWER & LIGHT COMPANY	14382-81592 1026	$288.30	120 AIRPORT ROAD 09.3.26 - 10.5.2026
10/19/26	223852	FLORIDA POWER & LIGHT COMPANY	28609-72260 0926	$245.12	HEALTH CLINIC BLDG#4 -1769 E MOODY-9/4/26-10/6/26
10/19/26	223852	FLORIDA POWER & LIGHT COMPANY	36742-68275 0926	$387.22	FB ST LT - 1000 MOODY - 09/01/26-10/01/26
10/19/26	223852	FLORIDA POWER & LIGHT COMPANY	39883-30217 0926	$20,010.22	COURTHOUSE BLDG#1 - 1769 E MOODY - 9/4/26-10/6/26
10/19/26	223852	FLORIDA POWER & LIGHT COMPANY	44770-07886 0926	$193.46	HOLDEN HOUSE - 204 E MOODY - 9/4/26-10/6/26
10/19/26	223852	FLORIDA POWER & LIGHT COMPANY	49149-80497 0926	$20,496.88	ENERGY PLANT BLDG#6-1769 E MOODY - 9/4/26-10/6/26
10/19/26	223852	FLORIDA POWER & LIGHT COMPANY	57450-95140 0926	$308.51	GS SHOP BLDG#9 - 1769 E MOODY - 9/4/26-10/6/26
10/19/26	223852	FLORIDA POWER & LIGHT COMPANY	61389-02967 Sep-26	$484.85	99 E CR 2006 #FRNT
10/19/26	223852	FLORIDA POWER & LIGHT COMPANY	64795-59269 0926	$459.77	SMA HEALTHCARE - 106 E MOODY - 9/4/26-10/6/26
10/19/26	223852	FLORIDA POWER & LIGHT COMPANY	77253-47111 0926	$191.66	1769 E Moody Tower 09/04/26 - 10/06/26
10/19/26	223852	FLORIDA POWER & LIGHT COMPANY	85871-67134 0926	$226.93	LAND MGMT - 1790 OLD MOODY - 9/4/26-10/6/26
10/19/26	223852	FLORIDA POWER & LIGHT COMPANY	88758-76271 2026-100	$295.69	Electricity 1769 E Moody Blvd Bldg 8
10/19/26	223852	FLORIDA POWER & LIGHT COMPANY	89694-78208 0926	$17,170.65	GSB BLDG#2 - 1769 E MOODY - 9/4/26-10/6/26
10/19/26	223852	FLORIDA POWER & LIGHT COMPANY	90268-02992 Sep-26	$523.71	3055 CR 13 SEC
10/19/26	223852	FLORIDA POWER & LIGHT COMPANY	91498-48013 2026-100	$7,072.98	Electricity 1769 E Moody Blvd Bldg 3
10/19/26	223852	FLORIDA POWER & LIGHT COMPANY	96326-02984 0926	$1,119.33	ST-LGT # DY N SRVC DIST 9/2/26-10/2/26
			Check Total	$80,901.17	
10/19/26	223853	FLORIDA POWER & LIGHT COMPANY	10849-66405 0926	$21.50	SMA HEALTHCARE OL - 106 E MOODY - 9/4/26-10/6/26
10/19/26	223853	FLORIDA POWER & LIGHT COMPANY	24796-09303 0926	$152.40	VETERANS SERVICES - 206 E MOODY - 9/4/26-10/6/26
10/19/26	223853	FLORIDA POWER & LIGHT COMPANY	26363-71375 0926	$31.18	LANDFILL WELL - 1700 S OLD KINGS - 9/1/26-10/1/26
10/19/26	223853	FLORIDA POWER & LIGHT COMPANY	30447-09560 0926	$30.80	BULLOW HOUSE - 3333 OLD KINGS - 09/01/26-10/01/26
10/19/26	223853	FLORIDA POWER & LIGHT COMPANY	32515-00892 0926	$31.37	FLAGLER RAMS - 1100 S OLD KINGS - 9/1/26-10/1/26
10/19/26	223853	FLORIDA POWER & LIGHT COMPANY	32986-21099 Sep-26	$30.80	3055 CR 13 SS
10/19/26	223853	FLORIDA POWER & LIGHT COMPANY	50781-74520 0926	$12.46	LANDFILL #OL - 1700 S OLD KINGS -9/11/26-10/12/26
10/19/26	223853	FLORIDA POWER & LIGHT COMPANY	65088-63427 0926	$130.82	COURTHOUSE OL - 1769 E MOODY - 9/4/26-10/6/26
10/19/26	223853	FLORIDA POWER & LIGHT COMPANY	75671-85124 0926	$33.31	IRRIGATION PUMP - 1769 E MOODY - 9/4/26-10/6/26
			Check Total	$474.64	
10/19/26	223854	FLORIDA POWER & LIGHT COMPANY-ASSIS	RO U004301	$300.00	FPL ASSIST [redacted] ROU004301
10/19/26	223854	FLORIDA POWER & LIGHT COMPANY-ASSIS	RO U004309	$300.00	FPL ASSIST [redacted] ROU004309

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10/19/26	223854	FLORIDA POWER & LIGHT COMPANY-ASSIS	RO U004311	$196.62	FPL ASSIST [redacted] ROU004311
10/19/26	223854	FLORIDA POWER & LIGHT COMPANY-ASSIS	RO U004313	$163.71	FPL ASSIST [redacted] ROU004313
			Check Total	$960.33	
10/19/26	223855	FRONTIER PRECISION, INC.	INV359650	$237.00	PIX4Dreact 10/11/26 - 10/10/29
			Check Total	$237.00	
10/19/26	223856	GIDDENS SECURITY CORP	23478528	$315.00	SECURITY GIDDENS- PLANNING BOARD 9-8-26
			Check Total	$315.00	
10/19/26	223857	HANSON PROFESSIONAL SERVICES, INC.	ARIV1026697	$40,722.93	FOREST PARK STREET/CR35 DESIGN 8/31/26-9/30/26
			Check Total	$40,722.93	
10/19/26	223858	HEALTHCARE SOLUTIONS SERVICES LLC	AUG2026 ADI,3B,3E	$14,364.00	HCS - ADI, 3B, 3E AUGUST 2026
			Check Total	$14,364.00	
10/19/26	223859	INDIGITAL TELECOM	26989	$16,722.40	Rapid SOS Yr 4 of 5 10/11/26 - 10/10/27
			Check Total	$16,722.40	
10/19/26	223860	INGRAM LIBRARY SERVICES, LLC	30112823	$62.90	PC Library Materials
10/19/26	223860	INGRAM LIBRARY SERVICES, LLC	30148636	$88.15	PC Library Materials
10/19/26	223860	INGRAM LIBRARY SERVICES, LLC	99840213	$239.87	PC Library Materials
10/19/26	223860	INGRAM LIBRARY SERVICES, LLC	99909357	$101.17	PC Library Materials
10/19/26	223860	INGRAM LIBRARY SERVICES, LLC	99909358	$31.13	PC Library Materials
10/19/26	223860	INGRAM LIBRARY SERVICES, LLC	99933809	$118.80	PC Library Materials
10/19/26	223860	INGRAM LIBRARY SERVICES, LLC	99933810	$61.09	PC Library Materials
10/19/26	223860	INGRAM LIBRARY SERVICES, LLC	99958871	$185.16	PC Library Materials
10/19/26	223860	INGRAM LIBRARY SERVICES, LLC	99974801	$50.88	PC Library Materials
10/19/26	223860	INGRAM LIBRARY SERVICES, LLC	99997874	$207.45	PC Library Materials
			Check Total	$1,146.60	
10/19/26	223861	JUSTIN D'ARIENZO, PSY.D., ABPP, PA	INVOICE-9	$300.00	FR PSYCH EVALUATION - [redacted]
			Check Total	$300.00	
10/19/26	223862	KELLY STEFFENS	TRAVEL1012	$58.00	Hurricane Isaias Mutual Aid Mission 01326
			Check Total	$58.00	
10/19/26	223863	LEVEL 3 COMMUNICATIONS LLC	804266670	$1,989.38	VPN - 10/01/26 - 10/31/26 Court Technology
			Check Total	$1,989.38	
10/19/26	223864	MARK BOOS	324	$796.00	UNIFORM ORDER FOR HR PERSONNEL
			Check Total	$796.00	
10/19/26	223865	MCMILLAN INK LLC	363670	$81.12	NOTICE TO ALL PROPERTY OWNERS & TAXPAYERS 10.22.26
			Check Total	$81.12	
10/19/26	223866	MCMILLIAN INK LLC	360699	$93.34	LEGAL AD 9-24-26 FLUM 4C'S TRUCKING
10/19/26	223866	MCMILLIAN INK LLC	360701	$93.34	LEGAL AD NOTICE OF REZONING 4c'S
10/19/26	223866	MCMILLIAN INK LLC	360704	$96.67	LEGAL AD FLUM BUCKLES
10/19/26	223866	MCMILLIAN INK LLC	360705	$92.23	LEGAL AD NOTICE OF REZONING -BUCKLES
10/19/26	223866	MCMILLIAN INK LLC	363378	$78.89	COPCN Ordinance Legal Ad
			Check Total	$454.47	
10/19/26	223867	MEDI-QUICK URGENT CARE CENTERS INC	MQ OCTOBER 2026	$250.00	OCTOBER 2026 PRE-EMPLOYMENT SCREENINGS
			Check Total	$250.00	
10/19/26	223868	PIERRE-JEAN, MELODY	30	$189.00	NUTRITION CONSULTATION SERVICE
			Check Total	$189.00	
10/19/26	223869	MES I ACQUISITION INC	IN2605176	$210.00	E51 Cutter Repair
			Check Total	$210.00	
10/19/26	223870	MIDWEST TAPE, LLC	509527866	$22.49	Hoopla E-books and PC DVD's
10/19/26	223870	MIDWEST TAPE, LLC	509527867	$22.49	Hoopla E-books and PC DVD's
			Check Total	$44.98	
10/19/26	223871	MOFFAT & NICHOL	00812020	$13,143.50	Design & Permitting Reach 3 05.31.26-06.27.26
10/19/26	223871	MOFFAT & NICHOL	00812021	$24,311.43	Design & Permitting Reach 3 05.31.26-06.27.26
10/19/26	223871	MOFFAT & NICHOL	00812974	$29,312.53	Design & Permitting Reach 3 06.28.26-07.25.26
10/19/26	223871	MOFFAT & NICHOL	00812975	$4,082.65	Design & Permitting Reach 3 06.28.26-07.25.26
10/19/26	223871	MOFFAT & NICHOL	00813479	$37,191.95	Design & Permitting Reach 3 07.26.26-08.29.26
10/19/26	223871	MOFFAT & NICHOL	00813533	$3,109.50	Design & Permitting Reach 3 07.26.26-08.29.26
10/19/26	223871	MOFFAT & NICHOL	00814584	$167,942.55	Design & Permitting Reach 3 08.30.26-09.30.26
			Check Total	$279,094.11	
10/19/26	223872	MOTOROLA SOLUTIONS, INC.	8282411372	$3,890.00	Radio Inventory - PSCN
			Check Total	$3,890.00	
10/19/26	223873	MOTOROLA SOLUTIONS, INC.	8230603629	$843,605.00	PSCN - Maintenance Yr. 5 of 6 10/01/26 - 09/30/27
			Check Total	$843,605.00	
10/19/26	223874	MYND MANAGEMENT	RO R002157	$1,949.00	RENT ASSIST [redacted] POTTERVILLE LN RO R002157

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			Check Total	$1,949.00	
10/19/26	223875	NATIONAL AUTO PARTS WAREHOUSE, LLC	118-00168264	($150.00)	CREDIT MEMO-RETURN OF 25 PV22C-OG INV118-00166565
10/19/26	223875	NATIONAL AUTO PARTS WAREHOUSE, LLC	118-00168265	$150.00	REPLENISH INVENTORY
10/19/26	223875	NATIONAL AUTO PARTS WAREHOUSE, LLC	118-00168415	$2,424.82	PAD, BRAKE (F) WAG SX1328 FORD E450
10/19/26	223875	NATIONAL AUTO PARTS WAREHOUSE, LLC	118-00168549	$1,415.00	CLEANER, BRAKE 19OZ. (12/CS) PMZ 0734
10/19/26	223875	NATIONAL AUTO PARTS WAREHOUSE, LLC	118-00168629	$261.35	PAD, BRAKE (F) WAG SX1328 FORD E450
10/19/26	223875	NATIONAL AUTO PARTS WAREHOUSE, LLC	11800166565	$1,320.00	REPLENISH INVENTORY
			Check Total	$5,421.17	
10/19/26	223876	[redacted]	ACID: 31233	$190.00	AMB BILLING REFUND [redacted]
			Check Total	$190.00	
10/19/26	223877	EMBLEMHEALTH	ACID: 4004 1	$56.45	AMB BILLING REFUND [redacted] REF# 24D263623200
			Check Total	$56.45	
10/19/26	223878	Florida Department of State	00150	$993.60	FL Library Delivery Service Fee
			Check Total	$993.60	
10/19/26	223879	HUMANA	ACID: 24491	$83.45	AMB BILLING REFUND [redacted] REF# 820261570126095
			Check Total	$83.45	
10/19/26	223880	[redacted]	ACID: 23463	$780.00	AMB BILLING REFUND [redacted]
			Check Total	$780.00	
10/19/26	223881	[redacted]	ACID# 13108	$111.06	AMB BILLING REFUND [redacted]
			Check Total	$111.06	
10/19/26	223882	[redacted]	ACID: 31932	$70.00	AMB BILLING REFUND [redacted]
			Check Total	$70.00	
10/19/26	223883	PDQ INTERMEDIATE INC	PDQ-97541	$10,062.00	CONNECT PLUS 10.01.26 - 10.01.27
			Check Total	$10,062.00	
10/19/26	223884	PHILLIPS, BELINDA	RO R002156	$1,420.00	RENT ASSIST [redacted] AVALON AVE RO R002156
			Check Total	$1,420.00	
10/19/26	223885	PRO-TEK SERVICES OF CENTRAL FL INC.	227384	$525.00	INV#227384 - TERMITE TREATMENT - SHERIFF OPS
			Check Total	$525.00	
10/19/26	223886	PROTECTED TRUST LLC	309025	$5,346.72	MS O-365 - Public Defender 7th Judicial Flagler Po
			Check Total	$5,346.72	
10/19/26	223887	QUADIENT FINANCE USA, INC	INV18164526SO1771230	$237.72	Certified mail labels and postage machine ink
			Check Total	$237.72	
10/19/26	223888	ALICEA-FINN, MIO	15666-ALICEA-FINN	$100.00	15666 - HAMMOCK PARK PAVILION
			Check Total	$100.00	
10/19/26	223889	ARNDT, ROSA	15660 - ARNDT	$100.00	15660 - HAMMOCK CC
			Check Total	$100.00	
10/19/26	223890	BOOMSMA, MAURA	16114 - BOOMSMA	$200.00	16114 - PPP COTTAGE#2
			Check Total	$200.00	
10/19/26	223891	BRANGAN, ROBERT	15741 - BRANGAN	$160.00	15741 - PPP CAMPING - CANCELLATION
			Check Total	$160.00	
10/19/26	223892	BURGESS, STACY	16130 - BURGESS	$30.00	16130 - PPP CAMPING - CANCELLATION
			Check Total	$30.00	
10/19/26	223893	BURNETT, JENNY	14923 - BURNETT	$600.00	14923 - PPP COTTAGE#1, 2 & 3
			Check Total	$600.00	
10/19/26	223894	COHEN, BRADLEY	15932-1 - COHEN	$100.00	15932-1 - HAMMOCK CC - CANCELLATION
			Check Total	$100.00	
10/19/26	223895	COHEN, BRADLEY	15932-2 - COHEN	$120.00	15932-2 - HAMMOCK CC - CANCELLATION
			Check Total	$120.00	
10/19/26	223896	COHEN, BRADLEY	15932-3 - COHEN	$50.00	15932-3 - HAMMOCK CC - CANCELLATION
			Check Total	$50.00	
10/19/26	223897	DUBINSCHI, ROMAN	16157-1 - DUBINSCHI	$100.00	16157-1 - WADSWORTH LG PAV-CANCELLATION
			Check Total	$100.00	

Flagler County Board of County Commissioners - Disbursement Report Required per F.S. 136.06
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Check Date	Check #	Vendor Name	Invoice #	Net Trans Amt	Description
10/19/26	223898	DUBINSCHI, ROMAN	16157-2 - DUBINSCHI	$30.00	16157-2 - WADSWORTH LG PAV-CANCELLATION
			Check Total	$30.00	
10/19/26	223899	FLAGLER TURTLE PATROL	14978-FLAGLER TURTLE	$100.00	14978 - HAMMOCK CC - CANCELLATION
			Check Total	$100.00	
10/19/26	223900	FLAGLER YOUTH ATHLETIC ASSOCIATION	16224 - FYAA	$100.00	16224 - HAW CREEK CC
			Check Total	$100.00	
10/19/26	223901	GARCIA, ARIANNA	10180-1 - GARCIA	$100.00	10180-1 - HAW CREEK CC - CANCELLATION
			Check Total	$100.00	
10/19/26	223902	GARCIA, ARIANNA	10180-2 - GARCIA	$120.00	10180-2 - HAW CREEK CC - CANCELLATION
			Check Total	$120.00	
10/19/26	223903	GARCIA, ARIANNA	15627 - GARCIA	$100.00	15627 - HAW CREEK CC
			Check Total	$100.00	
10/19/26	223904	GREBNEV, ALEKSEI	15970 - GREBNEV	$100.00	15970 - HAMMOCK CC
			Check Total	$100.00	
10/19/26	223905	GREBNEV, ALEKSEI	16025 - GREBNEV	$100.00	16025 - HAMMOCK CC
			Check Total	$100.00	
10/19/26	223906	GREENE, FELICIA	15424 - GREENE	$100.00	15424 - HERSCHEL KING PARK PAVILION
			Check Total	$100.00	
10/19/26	223907	GREZAFFI, FRANK	14579 - GREZAFFI	$100.00	14579 - PPP COTTAGE#3
			Check Total	$100.00	
10/19/26	223908	HARTMAN, BRITTANY	15676 - HARTMAN	$100.00	15676 - HERSCHEL KING PARK PAVILION
			Check Total	$100.00	
10/19/26	223909	JOHNSON, DEJA	15843 - JOHNSON	$100.00	15843 - ESPANOLA CC
			Check Total	$100.00	
10/19/26	223910	LEVIN, ANDREW	14535 - LEVIN	$60.00	14535 - PPP CAMPING - CANCELLATION
			Check Total	$60.00	
10/19/26	223911	LOVELACE, PAMELA	15719-2 - LOVELACE	$50.00	15719-2 - PPP PAVILION - CANCELLATION
			Check Total	$50.00	
10/19/26	223912	LOVELACE, PAMELA	15719-1 - LOVELACE	$100.00	15719-1 - PPP PAVILION - CANCELLATION
			Check Total	$100.00	
10/19/26	223913	MAJOR, JUDI	13642 - MAJOR	$100.00	13642 - HAMMOCK CC
			Check Total	$100.00	
10/19/26	223914	MARTINEZ, JULIO	16013 - MARTINEZ	$100.00	16013 - PPP PAVILION
			Check Total	$100.00	
10/19/26	223915	MCLEOD, NORA	16096 - MCLEOD	$60.00	16096 - PPP CAMPING - CANCELLATION
			Check Total	$60.00	
10/19/26	223916	MERCER, CHERIE	15864 - MERCER	$100.00	15864 - HAMMOCK CC
			Check Total	$100.00	
10/19/26	223917	MILLER, JACLYN	15846 - MILLER	$100.00	15846 - PELLICER CC
			Check Total	$100.00	
10/19/26	223918	MUMPER, WALTER	15538 - MUMPER	$100.00	15538 - BETTY STEFLIK PAVILION
			Check Total	$100.00	
10/19/26	223919	PUCILLO, EVAN	15138 - PUCILLO	$60.00	15138 - PPP CAMPING - CANCELLATION
			Check Total	$60.00	
10/19/26	223920	RICE, LADDIE	14874 - RICE	$200.00	14874 - PPP COTTAGE#1
			Check Total	$200.00	
10/19/26	223921	RIVERA, JEANETTE	15182-1 - RIVERA	$100.00	15182-1 - HERSCHEL KING PAV-CANCELLATION
			Check Total	$100.00	
10/19/26	223922	RIVERA, JEANETTE	15182-2 - RIVERA	$30.00	15182-2 - HERSCHEL KING PAV-CANCELLATION
			Check Total	$30.00	
10/19/26	223923	SHAFER, STEVEN	16188-2 - SHAFER	$250.00	16188-2 - PPP COTTAGE#1 - CANCELLATION
			Check Total	$250.00	
10/19/26	223924	SHAFER, STEVEN	16188-1 - SHAFER	$200.00	16188-1 - PPP COTTAGE#1 - CANCELLATION
			Check Total	$200.00	
10/19/26	223925	THOMPSON, MOYA	14701 - THOMPSON	$100.00	14701 - BETTY STEFLIK PAVILION
			Check Total	$100.00	
10/19/26	223926	TRAURIG, ASHLEY	15388 - TRAURIG	$100.00	15388 - HERSCHEL KING PARK PAVILION
			Check Total	$100.00	

Flagler County Board of County Commissioners - Disbursement Report Required per F.S. 136.06
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Check Date	Check #	Vendor Name	Invoice #	Net Trans Amt	Description
10/19/26	223927	VAZQUEZ-NEGRON, MERCEDES	15793-VAZQUEZ-NEGRON	$100.00	15793 - BAY DRIVE PARK PAVILION
			Check Total	$100.00	
10/19/26	223928	WATSON, STACY	16055 - WATSON	$100.00	16055 - ESPANOLA CC
			Check Total	$100.00	
10/19/26	223929	WEAVER, STEVEN	16186 - WEAVER	$75.00	16186 - BC RV CAMPING - CANCELLATION
			Check Total	$75.00	
10/19/26	223930	RING POWER CORPORATION	18WE1651231	$1,426.62	INV#18WE1651231 - JUSTICE CENTER - SERVICE CALL
			Check Total	$1,426.62	
10/19/26	223931	SCHENKEL & SHULTZ, INC.	2024803-16	$64,104.80	FIRE STATION 62 - DESIGN TASK 1 & 2 9/1/26-9/30/26
			Check Total	$64,104.80	
10/19/26	223932	SMARSH INC	INV-385709	$606.12	Text Archiving 09/01/26 - 09/30/26
			Check Total	$606.12	
10/19/26	223933	AVOY TECHNOLOGIES LIMITED	INV-0953	$28,440.00	SNAPSEA VISUAL MARKETING PLATF FY27
			Check Total	$28,440.00	
10/19/26	223934	SOUND PHYSICIANS OF FLORIDA IV, LLC	INMATE [redacted] 7.18.26	$156.11	INMATE MEDICAL [redacted], 7.18.26
10/19/26	223934	SOUND PHYSICIANS OF FLORIDA IV, LLC	INMATE [redacted]	$143.24	INMATE MEDICAL [redacted], 11.17.25
10/19/26	223934	SOUND PHYSICIANS OF FLORIDA IV, LLC	INMATE MEDICAL [redacted]	$249.48	INMATE MEDICAL [redacted], 07.20.26
10/19/26	223934	SOUND PHYSICIANS OF FLORIDA IV, LLC	INMATE MEDICAL [redacted]	$69.31	INMATE MEDICAL [redacted], 11.18.25
			Check Total	$618.14	
10/19/26	223935	ST JOHNS HOUSING PARTNERSHIP INC.	12466-F	$550.00	SHIP - INTERIM INSPECTION @ 521 SECOND ST
			Check Total	$550.00	
10/19/26	223936	STATE OF FLORIDA, DIVISION OF EMERGENCY MANAGEMENT	00-FC-07	$77,879.16	DR-4283 PW 991 UNDERRUN
			Check Total	$77,879.16	
10/19/26	223937	STEPHENSON WILCOX & ASSOCIATES INC	26-3678	$6,000.00	PROFESSIONAL SVCS FOR JOSE PARK SUBDIVISION
			Check Total	$6,000.00	
10/19/26	223938	STEVEN TODD WHALEY	10-02-26 Reimb	$61.97	Shipping - Night Vision Goggles
			Check Total	$61.97	
10/19/26	223939	SUN LIFE AND HEALTH INSURANCE COMPANY (US)	Aug 2026 Den Claims	$31,048.80	August 2026 Dental Claims
10/19/26	223939	SUN LIFE AND HEALTH INSURANCE COMPANY (US)	Jul 2026 Den Claims	$29,482.51	July 2026 Dental Claims
10/19/26	223939	SUN LIFE AND HEALTH INSURANCE COMPANY (US)	Sep 2026 Den Claims	$22,527.19	September 2026 Dental Claims
			Check Total	$83,058.50	
10/19/26	223940	SUN LIFE AND HEALTH INSURANCE COMPANY (US)	Oct 2026 Dental	$1,854.40	October 2026 Dental Admin Fees
			Check Total	$1,854.40	
10/19/26	223941	SUN LIFE AND HEALTH INSURANCE COMPANY (US)	Oct 2026 Vision Fees	$4,100.15	October 2026 Vision Fees
			Check Total	$4,100.15	
10/19/26	223942	SUNBELT RENTALS INC.	184806458-0005	$448.00	ELECTRIC SCISSOR LIFT RENTAL-FACILITIES
10/19/26	223942	SUNBELT RENTALS INC.	186869415-0003	$448.00	EQUIPMENT RENTAL - ELECT SCISSOR LIFT-FACILITIES
			Check Total	$896.00	
10/19/26	223943	SUNOCO LP	61080186	$30,312.27	BULK FUEL
10/19/26	223943	SUNOCO LP	61083656	$30,222.44	BULK FUEL
10/19/26	223943	SUNOCO LP	61096770	$30,170.73	BULK FUEL
10/19/26	223943	SUNOCO LP	61106058	$40,186.63	BULK FUEL
			Check Total	$130,892.07	
10/19/26	223944	SW ELEVATORS, LLC	93540	$1,615.00	INV#993540 - OCTOBER ELEVATOR MAINTENANCE - 10.26
			Check Total	$1,615.00	
10/19/26	223945	TECHNICAL RESOURCE MANAGEMENT, LLC	FS-14293093026	$619.65	DRUG SCREENING SERVICES- PRETRIAL SEPT 2026
10/19/26	223945	TECHNICAL RESOURCE MANAGEMENT, LLC	FS-14294093026	$1,927.80	DRUG SCREENING SERVICES- ADC SEPT 2026
			Check Total	$2,547.45	
10/19/26	223946	TELEFLEX LLC	9512282121	$1,196.00	EX-IO Needles & Guns
			Check Total	$1,196.00	
10/19/26	223947	TESTFORCE USA INC.	305749	$4,106.20	Wattmeter for PSCN Tower and Antenna Testing
			Check Total	$4,106.20	

Flagler County Board of County Commissioners - Disbursement Report Required per F.S. 136.06
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Check Date	Check #	Vendor Name	Invoice #	Net Trans Amt	Description
10/19/26	223948	THE EARLY LEARNING COALITION OF FLAGLER & VOLUSIA	QTR 4 25/26	$15,750.00	ELC QTR 4 25-26
			Check Total	$15,750.00	
10/19/26	223949	THE GABOTON GROUP, LLC	10-706	$3,333.00	Federal Lobbyist Services
10/19/26	223949	THE GABOTON GROUP, LLC	10-720	$3,333.00	Federal Lobbyist Services
			Check Total	$6,666.00	
10/19/26	223950	THE HEART CENTER, LLC	INMATE MEDICAL [redacted]	$83.84	INMATE MEDICAL [redacted]; 05.20.26
			Check Total	$83.84	
10/19/26	223951	WEST PUBLISHING CORPORATION	854161002	$756.00	Westlaw Database
10/19/26	223951	WEST PUBLISHING CORPORATION	854161230D	$23.98	WEXLAW SOFTWARE SUBSCRIPTION - SEPT 26
			Check Total	$779.98	
10/19/26	223952	TRANE U.S. INC.	990499953	$48,011.87	SMA CENTRAL RECEIVING ODP - AIR HANDLING 5/26
10/19/26	223952	TRANE U.S. INC.	990541869	$23,944.11	SMA CENTRAL RECEIVING ODP - AIR HANDLING 6/26
10/19/26	223952	TRANE U.S. INC.	990541891R	$36,888.45	SMA CENTRAL RECEIVING ODP - AIR HANDLING 6/26
10/19/26	223952	TRANE U.S. INC.	990545615R	$23,568.72	SMA CENTRAL RECEIVING ODP - AIR HANDLING 6/26
			Check Total	$132,413.15	
10/19/26	223953	TRAXALL TECHNOLOGIES, LLC	TXLCSOINV-005576	$3,647.63	Aircraft Maintenance Tracking Subscription
			Check Total	$3,647.63	
10/19/26	223954	UNITED STATES TREASURY	Jun 2026	$3,071.00	Jun 2026 Payment Resubmittal of PCORITF
			Check Total	$3,071.00	
10/19/26	223955	UNIVERSITY OF FLORIDA	CG-03246	$5,213.59	FLAGLER COUNTY SEA GRANT 7.1.26-9.30.26
			Check Total	$5,213.59	
10/19/26	223956	VERIZON WIRELESS	6154798754	$14,161.57	Phone Service 09/02/26 - 10/01/26
			Check Total	$14,161.57	
10/19/26	223957	VILLAGE KEY AND ALARM	425804	$167.00	INV#425804 - JC - REPLACE BATTERIES IN PANEL
			Check Total	$167.00	
10/19/26	223958	VISIT JACKSONVILLE	inv-00159	$1,800.00	FY27 ANNUAL PARTNERSHIP
			Check Total	$1,800.00	
10/19/26	223959	W.W. GAY MECHANICAL CONTRACTOR, INC	918001941	$16,260.25	INV#918001941 - HVAC MAINTENANCE - JULY-SEPT 2026
			Check Total	$16,260.25	
10/19/26	223960	WASTE MANAGEMENT INC. OF FLORIDA	0002010-4636-4	$861.78	LANDFILL TIPPING FEES-FAC, R & B & PARKS
			Check Total	$861.78	
10/19/26	223961	WELLS FARGO FINANCIAL LEASING, INC.	5040121242	$2,459.44	Printer leases 09/24/26 - 10/23/26
			Check Total	$2,459.44	
10/19/26	223962	WITMER PUBLIC SAFETY GROUP	INV970349	$1,060.24	Truck Charger x4
10/19/26	223962	WITMER PUBLIC SAFETY GROUP	INV971777	$530.12	Truck Charger x5
10/19/26	223962	WITMER PUBLIC SAFETY GROUP	INV972488	$795.18	Truck Charger x3
10/19/26	223962	WITMER PUBLIC SAFETY GROUP	INV975598	$2,306.23	AC Voltage Detector x5
			Check Total	$4,691.77	
10/19/26	223963	WORKING FIRE FURNITURE & MATTRESS CO	010815	$7,392.81	ODP FOR FS 51 FURNITURE 8/26
			Check Total	$7,392.81	
10/19/26	223964	YELLOWSTONE LANDSCAPE	1273749A	$19,991.67	INV#1273749A - LANDSCAPE SERVICES - OCT 2026
			Check Total	$19,991.67	
			Report Total	**$3,681,542.62**	

Flagler County Board of County Commissioners - Disbursement Report Required per F.S. 136.06
Pcard Transactions Processed for period 10/17/26 to 10/23/26

Invoice Date	Vendor Name	Invoice #	Net Trans Amt	Description
10/05/26	O'REILLY AUTOMOTIVE STORES, INC	TXN00152593	$135.92	TXN00152593-FCT 122 VEHICLE REPAIR OREILLY 135.92
10/05/26	Lewis Petroleum	TXN00152594	$47.45	TXN00152594-FLEET SHOP USE LEWIS PETROLEUM 47.45
10/05/26	EXPERT GLASSWORKS LLC	TXN00152595	$689.53	TXN00152595-FCSO 5806 VEHICLE REPAIR EXPERT GLASSW
10/05/26	ADVANCE AUTO PARTS	TXN00152597	($10.09)	TXN00152597-CREDIT TO ORIGINAL TXN 00152608
10/05/26	O'REILLY AUTOMOTIVE STORES, INC	TXN00152600	$48.92	TXN00152600-FBPD 8971 VEHICLE REPAIR OREILLY 48.92
10/05/26	Lewis Petroleum	TXN00152602	$278.20	TXN00152602-FLEET SHOP USE LEWIS PETROLEUM 278.20
10/05/26	O'REILLY AUTOMOTIVE STORES, INC	TXN00152603	$94.96	TXN00152603-FIRE RESCUE 10383 VEHICLE REPAIR OREIL
10/05/26	EVERGLADES EQUIP GROUP	TXN00152604	$90.93	TXN00152604-PARKS 10653 EQUIPMENT REPAIR EVERGLADE
10/05/26	O'REILLY AUTOMOTIVE STORES, INC	TXN00152606	$227.38	TXN00152606-FCSO 7765 VEHICLE REPAIR OREILLY 227.3
10/05/26	ADVANCE AUTO PARTS	TXN00152608	$22.71	TXN00152608-THE BEAM WAS RETURNED, THE CREDIT TXN
10/05/26	AUTOZONE #1931	TXN00152609	$19.30	TXN00152609-FCT 126 VEHICLE REPAIR AUTOZONE 19.30
10/05/26	EVERGLADES EQUIPMENT GROUP	TXN00152615	($51.52)	TXN00152615-CREDIT TO ORIGNIAL TXN 00152385
10/05/26	AMZN Mktp US	TXN00152616	$157.83	TXN00152616 Laundry Detergent
10/05/26	LOWES #02241	TXN00152618	$110.50	TXN00152618-HINGES, WINDOW SASH BARRELL BOLT WERE
10/05/26	BOBCAT OF JACKSONVILLE	TXN00152619	$499.45	TXN00152619-PARKS 11131 EQUIPMENT REPAIR BOBCAT OF
10/05/26	CENT HYD - REPAIRS	TXN00152623	$1,449.29	TXN00152623-PW 10581 EQUIPMENT REPAIR CENTRAL HYDR
10/12/26	LOWES #02241	TXN00152625	$64.68	TXN00152625-DRAWER PULL, BARRELL BOLT & HINGE-JUNG
10/12/26	AMZN Mktp US	TXN00152626	$7.10	TXN00152626 Leadership Book - Hundred Percenters
10/12/26	DG HARDWARE.	TXN00152627	$12.42	TXN00152627-FASTENERS-INMATE FACILITY-FCSO
10/12/26	ADVANCE AUTO PARTS	TXN00152629	$19.48	TXN00152629-FCSO 7405 VEHICLE REPAIR ADVANCE AUTO
10/12/26	USPS.COM CLICKNSHIP	TXN00152630	$19.74	TXN00152630 (Shipping charges to send passport app
10/12/26	LOWES #02241	TXN00152631	$99.98	TXN00152631-DIGITAL LIGHTING TIMER-ENERGY PLANT-FA
10/12/26	AMZN Mktp US	TXN00152632	$271.74	TXN00152632 AMAZON TRUCK ACCESSORY BUILDING 11229
10/12/26	SQ EMILYS DESIGN STUDIO	TXN00152633	$65.00	TXN00152633 Uniform Alterations
10/12/26	FSP DESIGN-BUILD INSTITUT	TXN00152634	$125.00	TXN00152634 DBIA CERT FEE HT ENG
10/12/26	AMZN Mktp US	TXN00152635	$5.86	TXN00152635 Leadership Book - Hundred Percenters
10/12/26	FERGUSON ENTERPRISES, INC.	TXN00152636	$96.79	TXN00152636- PVC PLUMBING PARTS- FACILITIES
10/12/26	AMZN Mktp US	TXN00152637	$697.60	TXN00152637- EPOXY PAINT- FACILITIES
10/12/26	AMZN Mktp US	TXN00152638	$8.47	TXN00152638 Leadership Book - Hundred Percenters
10/12/26	BJS.COM #5490	TXN00152639	$275.66	TXN00152639 - Refreshments for Autumn Citizens Aca
10/12/26	AMZN Mktp US	TXN00152640	$8.10	TXN00152640 Leadership Book - Hundred Percenters
10/12/26	DG HARDWARE.	TXN00152642	$12.92	TXN00152642-PVC ELBOW-LANDFILL BUILDING-FACILITIES
10/12/26	LOWES #02241	TXN00152643	($2.31)	TXN00152643-SALES TAX CREDIT TO ORIGINAL TXN 00152
10/12/26	USPS.COM CLICKNSHIP	TXN00152644	$2.40	TXN00152644 (Additional charges for passport posta
10/12/26	M&S HARDWARE HAY AND FEED	TXN00152645	$2.67	TXN00152645-COMPRESSION SLEEVE & APEX PIPE-HIDDEN
10/12/26	AMZN Mktp US	TXN00152647	$11.00	TXN00152647 Leadership Book - Hundred Percenters
10/12/26	AHC Safe & Lock	TXN00152648	$345.19	TXN00152648-KEYBLANKS & SMALL LOCK KEY-GSB
10/12/26	AMZN Mktp US	TXN00152650	$215.62	TXN00152650 Dewalt Battery
10/12/26	LOWE'S HOME CENTERS, LLC	TXN00152651	$180.82	TXN00152651-PVC PARTS- PAINTERS TAPE- TR 10643-FAC
10/12/26	AMZN Mktp US	TXN00152653	$10.41	TXN00152653 Leadership Book - Hundred Percenters
10/12/26	AMZN Mktp US	TXN00152654	$86.74	TXN00152654 Uniform Gloves & American Flags
10/12/26	LOWES #02241	TXN00152657	($25.52)	TXN00152657-CREDIT TO ORIGINAL TXN 00152657
10/12/26	THE KNOT WORLDWIDE	TXN00152658	$396.00	TXN00152658 (Advertising for Nexus Community Cente
10/12/26	AMZN Mktp US	TXN00152659	$135.80	TXN00152659 Automotive Protectant x10
10/12/26	USPS.COM CLICKNSHIP	TXN00152660	$19.74	TXN00152660 (Shipping charges to send passport app
10/12/26	AMZN Mktp US	TXN00152663	$7.11	TXN00152663 Leadership Book - Hundred Percenters
10/12/26	AMZN Mktp US	TXN00152664	$70.67	TXN00152664 Tire Shine (Package of 12)
10/12/26	AMZN Mktp US	TXN00152668	$7.12	TXN00152668 Leadership Book - Hundred Percenters
10/12/26	AMZN Mktp US	TxN00152670	$5.74	TXN00152670 Leadership Book - Hundred Percenters
10/12/26	LOWES #02241	TXN00152671	$35.29	TXN00152671-CRAFTSMAN 5 PC 3/8 IN ACC SET-TK #6414
10/12/26	AIRGAS - SOUTH SURCHARGE	TXN00152672	$649.80	TXN00152672 - WELDING GASSES
10/12/26	OFFICE DEPOT	TXN00152673	$229.99	TXN00152673 - Office Depot (Office Chair)
10/12/26	CASTLE BRANCH	TXN00152674	$69.74	TXN00152674 Fingerprinting Cassesse
10/12/26	AMZN Mktp US	TXN00152676	$158.20	TXN00152676 Tire Pressure Gage
10/12/26	LOWE'S HOME CENTERS, LLC	TXN00152677	$298.39	TXN00152677-HARDWARE- PAINT SUPPLIES- FACILITIES
10/12/26	AMZN Mktp US	TXN00152678	$5.86	TXN00152678 Leadership Book - Hundred Percenters
10/12/26	CPSE.STORE-WOOCOMMERCE	TXN00152679	$395.00	TXN00152679 CFO Application - Gillingham
10/12/26	BUNNELL AUTO SUPPLY COMPANY INC.	TXN00152680	$3.15	TXN00152680-FACILITIES 8210 TRAILER EQUIPMENT REPA
10/12/26	ULINE SHIP SUPPLIES	TXN00152681	($422.45)	TXN00152681(Refund for double payment with check
10/12/26	DG HARDWARE.	TXN00152683	$115.90	TXN00152683-PLUMBING REPAIR PARTS-OLD DIXIE PARK-F
10/12/26	DG HARDWARE.	TXN00152684	$14.68	TXN00152684 Electrical Connector
10/12/26	AMZN Mktp US	TXN00152685	$8.84	TXN00152685 Leadership Book - Hundred Percenters
10/12/26	AMZN Mktp US	TXN00152688	$5.87	TXN00152688 Leadership Book - Hundred Percenters
10/12/26	ASSOCIATION OF PUBLIC SAFETY COMMUN	TXN00152689	$35.00	TXN00152689 - NESBITT EMD RECERTIFICATION
10/12/26	DG HARDWARE.	TXN00152690	$9.16	TXN00152690-GARMENT HOOK-INMATE FACILITY-FCSO

Flagler County Board of County Commissioners - Disbursement Report Required per F.S. 136.06
Pcard Transactions Processed for period 10/17/26 to 10/23/26

Invoice Date	Vendor Name	Invoice #	Net Trans Amt	Description
10/12/26	FLORIDA FIRE CHIEFS ASSOC	TXN00152693	$125.00	TXN00152693 Membership Renewal thru 09-30-2027 Gil
10/12/26	TRILOGY MEDICAL WASTE	TXN00152694	$228.68	TXN00152694 Med Waste Sept 2026
10/12/26	AMZN Mktp US	TXN00152695	$145.99	TXN00152695-FCSO 5767 EQUIPMENT REPAIR AMAZON 145.
10/12/26	DG HARDWARE.	TXN00152697	$5.39	TXN00152697-BLANK BUILDING KEYS-OLD DIXIE PARK-FAC
10/12/26	CES 157	TXN00152698	$50.82	TXN00152698 Electrical Connector
10/12/26	LOWES #02241	TXN00152705	$21.98	TXN00152705-REPLACEMENT INDOOR BATHROOM FAN-FLEET
10/12/26	AMZN Mktp US	TXN00152706	$215.62	TXN00152706 Dewalt Battery
10/12/26	AMZN Mktp US	TXN00152707	$7.14	TXN00152707 Leadership Book - Hundred Percenters
10/12/26	LOWES #02241	TXN00152708	$12.14	TXN00152708-KEYCHAIN & STEEL CUP HOOK-INMATE FACIL
10/12/26	AMZN Mktp US	TXN00152709	$11.89	TXN00152709-FCT 140 VEHICLE REPAIR AMAZON 11.89
10/12/26	CULLIGAN WATER	TXN00152710	$99.00	TXN00152710 Oct 2026 St 57 Rental Softener
10/12/26	CULLIGAN WATER	TXN00152711	$37.12	TXN00152711 Oct 2026 EOC Rental BFC
10/12/26	O'REILLY AUTOMOTIVE STORES, INC	TXN00152712	$32.28	TXN00152712-FCT 141 & 139 VEHICLE REPAIR OREILLY 3
10/12/26	USPS.COM CLICKNSHIP	TXN00152713	$9.87	TXN00152713 (Shipping charges to send passport app
10/12/26	CULLIGAN WATER	TXN00152715	$124.10	TXN00152715 Oct 2026 St 31 Rental Softener & Auto
10/12/26	LOWE'S HOME CENTERS, LLC	TXN00152717	$12.95	TXN00152717-HARDWARE - FAUCET REPAIR- BINGS PAVILI
10/12/26	SQ JP TINTING AND DETAIL	TXN00152718	$240.00	TXN00152718 JP TINTING AND DETAILING-VEHICLE 11229
10/12/26	CULLIGAN WATER	TXN00152719	$112.20	TXN00152719 Oct 2026 St 58 Rental Softener
10/12/26	AMERICAN HEART SHOPCPR	TXN00152721	$38.75	TXN00152721 Heartsaver eCard
10/12/26	M&S HARDWARE HAY AND FEED	TXN00152722	$20.12	TXN00152722-ALLPURPOSE GLUE & SINK SUPPLY LINE-RED
10/12/26	Amazon.com 510A34UU2	TXN00152723	$168.85	TXN00152723 - AMAZON - GRANT COVERED CLIENT SUPPLI
10/12/26	CULLIGAN WATER	TXN00152725	$25.00	TXN00152725 Oct 2026 St 57 Rental Filter
10/12/26	CULLIGAN WATER	TXN00152726	$54.40	TXN00152726 Oct 2026 St 51 Rental Softener
10/12/26	O'REILLY AUTOMOTIVE STORES, INC	TXN00152727	$157.90	TXN00152727-FIRE RESCUE 10792 VEHICLE REPAIR OREIL
10/12/26	CULLIGAN WATER	TXN00152728	$50.00	TXN00152728 Oct 2026 EOC Rental RO
10/12/26	AMZN Mktp US	TXN00152729	$121.26	TXN00152729 4-Cycle & Premix
10/12/26	USPS.COM CLICKNSHIP	TXN00152730	$29.61	TXN00152730 (Shipping charges to send passport app
10/12/26	CULLIGAN WATER	TXN00152732	$51.50	TXN00152732 Oct 2026 St 58 Rental RO
10/12/26	THE HOME DEPOT PRO - SUPPLY WORKS	TXN00152734	$69.97	TXN00152734-DIGITAL CLAMP METER-TRUCK #10593-FACIL
10/12/26	CULLIGAN WATER	TXN00152735	$134.85	TXN00152735 Oct 2026 St 58 Rental Filter
10/12/26	AMZN Mktp US	TXN00152739	$42.45	TXN00152739 - AMAZON - OFFICE SUPPLIES
10/12/26	M&S HARDWARE HAY AND FEED	TXN00152740	$3.47	TXN00152740-CONNECTOR & APEX PIPE-HIDDEN TRAILS WA
10/12/26	DISH NETWORK-ONE TIME	TXN000152742	$90.13	TXN00152742 Cable TV Station 71
10/12/26	M&S HARDWARE HAY AND FEED	TXN00152745	$6.04	TXN00152745- FLAME LIGHTER- TRUCK 2827- FACILITIES
10/12/26	THE HOME DEPOT PRO - SUPPLY WORKS	TXN00152746	$62.60	TXN00152746-WET DRY VAC- HARDWARE - TRUCK 1010-FAC
10/12/26	LOWE'S HOME CENTERS, LLC	103727	$57.65	TXN00152747- DOWN SPOUT ADAPTERS - TAX CHARGED -RE
10/12/26	O'REILLY AUTOMOTIVE STORES, INC	TXN00152750	$118.13	TXN00152750-FIRE RESCUE 10831 ATV EQUIPMENT REPAIR
10/12/26	LOWES #02241	TXN00152752	$176.76	TXN00152752-DOOR LOCKS-INMATE FACILITY-FCSO
10/12/26	USPS.COM CLICKNSHIP	TXN00152754	$19.74	TXN00152754 (Shipping charges to send passport app
10/12/26	VERIZON CONNECT	TXN00152757	$820.70	TXN00152757 - GPS Tracking 09/01/26 - 09/30/26
10/12/26	Amazon.com 5E3KX0FT1	TXN00152758	$48.37	TXN00152758 - AMAZON - GRANT COVERED CLIENT SUPPLI
10/12/26	LOWE'S HOME CENTERS, LLC	TXN00152759	$84.92	TXN00152759-PAINTBRUSHES-LIQUID CLEANER- GAS DETEC
10/12/26	AMZN Mktp US	TXN00152762	$92.86	TXN00152762 - AMAZON - GRANT COVERED CLIENT SUPPLI
10/12/26	The Webstaurant Store Inc	TXN00152764	$47.51	TXN00152764- SINK FAUCET - FACILITIES
10/12/26	AMZN Mktp US	TXN00152765	$30.97	TXN00152765-EXIT SIGNS & EXIT SIGN STICKERS-JUSTIC
10/12/26	O'REILLY AUTOMOTIVE STORES, INC	TXN00152767	$110.34	TXN00152767-FIRE RESCUE 10831 ATV EQUIPMENT REPAIR
10/12/26	LOWE'S HOME CENTERS, LLC	TXN00152768	$53.88	TXN00152768 - ROOF DRAIN - FACILITIES
10/12/26	O'REILLY AUTOMOTIVE STORES, INC	TXN00152769	$135.92	TXN00152769-FCT 117 VEHICLE REPAIR OREILLY 135.92
10/12/26	LOWE'S HOME CENTERS, LLC	TXN00152770	($57.65)	TXN00152770-REFUND OF TXN00152747
10/12/26	LOWES #02241	TXN00152771	$29.95	TXN00152771-CONCRETE SCREW ANCHORS-INMATE FACILITY
10/12/26	THE SHERWIN-WILLIAMS COMPANY	TXN00152772	$753.21	TXN00152772-EPOXY PAINT - FACILITY RESTROOMS
10/12/26	DEMCO INC	TXN00152774	$645.53	TXN00152774 (Supplies for book maintenance both PC
10/12/26	SP SUPREME WATER SALES	TXN00152775	$410.44	TXN00152775-FILTER CATRIDGE-HIDDEN TRAILS RO SYSTE
10/12/26	LOWE'S HOME CENTERS, LLC	TXN00152776	$177.94	TXN00152776-MICRO FIBER CLOTHS-GAS DETECTOR-DRILL
10/12/26	AMZN Mktp US	TXN00152781	($12.34)	TXN00152781 TDO FURYK AND FRIENDS RETURN FY26 TXN0
10/12/26	LOWES #02241	TXN00152782	$6.98	TXN00152782-KEYHOLE COVERS-TAX COLLECTOR-FACILITIE
10/12/26	ADVANCE AUTO PARTS	TXN00152783	$16.48	TXN00152783-FCT 117 VEHICLE REPAIR ADVANCE AUTO PA
10/12/26	LOWES #02241	TXN00152784	$27.94	TXN00152784-LIGHT BULBS & WIRE CONNECTORS-BAY DRIV
10/12/26	O'REILLY AUTOMOTIVE STORES, INC	TXN00152785	$13.16	TXN00152785-PW 10651 EQUIPMENT REPAIR OREILLY 13.1
10/12/26	FCC	TXN00152786	$35.00	TXN00152786
10/12/26	AMZN Mktp US	TXN00152787	$42.41	TXN00152787 - CASTER WHEELS FOR WELDER
10/12/26	DG HARDWARE.	TXN00152788	$51.39	TXN00152788-GREEN GOB DRAIN CLEANER-EMPLOYEE HEALT
10/12/26	ADVANCE AUTO PARTS	TXN00152789	$10.92	TXN00152789-FCT 117 VEHICLE REPAIR ADVANCE AUTO PA
10/12/26	AMZN Mktp US	TXN00152790	$38.99	TXN00152790-FCSO 6775 VEHICLE REPAIR AMAZON 38.99
10/12/26	O'REILLY AUTOMOTIVE STORES, INC	TXN00152791	$145.96	TXN00152791-FCSO 6410 VEHICLE REPAIR OREILLY 145.9

Flagler County Board of County Commissioners - Disbursement Report Required per F.S. 136.06
Pcard Transactions Processed for period 10/17/26 to 10/23/26

Invoice Date	Vendor Name	Invoice #	Net Trans Amt	Description
10/12/26	LOWES #02241	TXN00152792	$61.04	TXN00152792-PURCHASE WAS REFUNDED BECAUSE SALES TA
10/12/26	M&S HARDWARE HAY AND FEED	TXN00152793	$31.99	TXN00152793-ADAPTER, PVC SOLVENT, PVC CLEANER & CE
10/12/26	AMZN Mktp US	TXN00152797	$38.34	TXN00152797 Disposable Razors - Ambulance Supplies
10/12/26	DG HARDWARE.	TXN00152798	$30.59	TXN00152798-FRUIT FLY KILLER LIQUID & CLAW HAMMER-
10/12/26	USPS.COM CLICKNSHIP	TXN00152799	$9.87	TXN00152799 (Shipping charges to send passport app
10/12/26	LOWE'S HOME CENTERS, LLC	TXN00152801	$149.03	TXN00152801-HARDWARE- PAINT BRUSHES-CLEANER- TRUCK
10/12/26	ADVANCE AUTO PARTS	TXN00152802	$39.09	TXN00152802-FCT 117 VEHICLE REPAIR ADVANCE AUTO PA
10/12/26	BUILDERSFIRSTSOURCE30031	TXN00152803	$271.20	TXN00152803 - BOARDS FOR DUMP TRUCKS
10/12/26	AMZN Mktp US	TXN00152806	$168.96	TXN00152806-LIGHT BULBS-JUSTICE CENTER-FACILITIES
10/12/26	O'REILLY AUTOMOTIVE STORES, INC	TXN00152807	$13.27	TXN00152807-PW 10651 EQUIPMENT REPAIR OREILLY 13.2
10/12/26	ADVANCE AUTO PARTS	TXN00152809	$9.37	TXN00152809-FCSO 6410 VEHICLE REPAIR ADVANCE AUTO
10/12/26	LOWES #02241	TXN00152811	($61.04)	TXN00152811-CREDIT TO ORIGINAL TXN00152792
10/12/26	LOWES #02241	TXN00152812	$116.94	TXN00152812-CEILING TILES-GSB
10/12/26	ADVANCE AUTO PARTS	TXN00152813	$11.86	TXN00152813-FIRE RESCUE 10383 VEHICLE REPAIR ADVAN
10/12/26	LOWES #02241	TXN00152814	$57.05	TXN00152814-MINERAL SPRITS, CAULK & CAULK GUN-GENE
10/12/26	LOWES #02241	TXN00152815	$17.10	TXN00152815-PVC CAPS & SCREWDRIVING BIT HOLDER SET
10/12/26	AMZN Mktp US	TXN00152817	$280.66	TXN00152817-BLOWER MOTOR - INMATE FACILTY HVAC REP
10/12/26	AMZN Mktp US	TXN00152820	$475.53	TXN00152820-RO MEMBRANE (HIDDEN TRAILS RO SYSTEM),
10/12/26	Amazon.com 5910W2WB0	TXN00152821	$58.55	TXN00152821 Marine Carpet
		Report Total	**$17,215.45**	

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

OCTOBER 19, 2026

WORKSHOP

Present: Chair Leann Pennington, Vice Chair Kim Carney, Commissioners Andrew Dance, Gregory Hansen, Pam Richardson, Interim County Administrator Adam Mengel, County Attorney Michael Rodriguez, and Deputy Clerk Tiffani Smith

ITEM 1 - CALL TO ORDER

Chair Pennington called the meeting to order at 1:00 p.m. in the Board Chambers of the Government Services Building in Bunnell, Florida.

ITEM 2 - PLEDGE TO THE FLAG AND MOMENT OF SILENCE

Chair Pennington led the Pledge to the Flag and requested a moment of silence.

ITEM 3 – DISCUSSION

A. ARMAND BEACH CONSERVATION EASEMENT

B. BOARD MEETING SCHEDULE

OFFICIAL

3.a. Armand Beach Conservation Easement

Flagler County Board of County Commissioners
Discussion / Agenda Item 3.a.

Meeting Date:	October 19, 2026
Department Contact:	Adam Mengel, Acting County Administrator
Subject:	Armand Beach Conservation Easement

Overview/Summary:
Consideration of the release of the Conservation Easement in the Armand Beach East subdivision was tabled from the August 17 regular meeting for additional information. Specifically, the Board requested an overview of the overall area drainage patterns and any jurisdictional determination documentation.

A substantial file record has been attached to this agenda item, and yet more files can be provided, the bulk of which represent two specific items: the U.S. Army Corps of Engineers' file history, which for the most part represents the punitive enforcement action against Stan Rosenbaum and requiring wetland restoration and creation (and which required creation and enforcement of the Conservation Easement); and the County's previous discussions specific to the Conservation Easement, most of which relate to the request of the owners to release the Conservation Easement on Lots 70 and 71.

Attachments to this item include: the August 17 agenda item and the Board's approved minutes from this meeting; the map and legal description for the Conservation Easement (again provided for reference); a cost estimate dated August 18, 2025 for maintenance dredging of the mosquito ditch within Armand Beach East (with a then-estimated job cost of $417,120.00); historical Board records from 1994 when the Board released and relocated the Conservation Easement within specified areas; the Board's 2010 acceptance of the maintenance over the paved roadways within Armand Beach East (but not including maintenance of the stormwater system); and the complete St. Johns River Water Management District (SJRWMD) document repository for each of the three relevant Environmental Resource Permits (ERPs) -- Armand Beach East, Hammock Beach Estates, and Sea Colony -- that cover the drainage basin in this area (note that the SJRWMD files are saved in an oldest to newest document listing based on each of these three developments, inclusive of each ERP and all permit sequences).

(Item 3a - Continued)

As with most stormwater systems, a backup downstream causes upstream stormwater to collect, as was the case following Hurricane Matthew in this area.

Release of the Conservation Easement -- at least where it coincides with the platted drainage and utility easements -- will allow the respective HOAs and lot owners to complete maintenance within low-lying drainage areas along side and rear lines as applicable. Up until this point and due to the Conservation Easement coinciding with the drainage (and utility) easements, routine maintenance has not been possible: the Restrictions and Covenants accompanying the Conservation Easement specifically prohibited any maintenance other than removal of invasive plant species. As was presented to the Board at its August 17 meeting, the Board may release the entirety of the Conservation Easement, or may opt to only release the portion of the Conservation Easement over the mosquito ditch, or could release only the part of the Conservation Easement over Lots 70 and 71, or some combination of any or all of these. One recent suggestion was to release the Restrictions and Covenants within the Conservation Easement, but impose a restriction that where a Conservation Easement is present on a lot on a side or rear lot line in excess of the 7.5 foot wide drainage and utility easement, that no impervious surface or structure be placed within the lesser of the extent of the Conservation Easement beyond the 7.5 foot wide drainage and utility easement or 7.5 feet beyond the drainage and utility easement, effectively restricting the Conservation Easement to no more than 15 feet on any side or rear lot line where the Conservation Easement currently exceeds these dimensions on any one lot. This would be subject to a jurisdictional wetland determination (and wetland mitigation) that would restrict lot development. The result of this is that maintenance within the drainage areas can now occur. This release does not create a maintenance obligation on the part of Flagler County.

Strategic Plan:
Focus Area: Effective Government

Funding Information:
N/A

Recommendations:
Review and discuss the additional information.

UNOFFICIAL

Interim County Administrator Adam Mengel provided follow-up information as directed by the BOCC at the August 17, 2026, Regular Meeting, including a review of area drainage patterns and jurisdictional determination documentation. Gave a presentation on the staff report above. *(presentation on file at the clerk's office)*

Commissioner Hansen noted that following Hurricane Matthew, the Armand Beach HOA paid to have a rear-yard swale regraded between Solee Road and Armand Beach Drive, which was complicated by fence encroachments.

Mr. Mengel noted that the County may have performed a clearing of the mosquito ditch around the time of Hurricane Matthew, but no records, budget expenditures or service logs could be located. Added that during Hurricane Matthew the County borrowed tractor-trailer-mounted pumps from the Water Management District to pump water from the Solee canal to the MalaCompra ditch.

There was BOCC discussion regarding maintenance responsibility for the swales.

(Item 3a - Continued)

Mr. Mengel clarified that the County is not responsible for maintaining the swales, and that maintenance has been sporadic and not engineered.

Mr. Mengel continued the presentation, offered the following options to the BOCC:

- Release the easement in part or in whole without obligating the County to perform any maintenance or construction.
- A partial release, subject to attorney review, that would release the conservation easement and its restrictions and covenants throughout the development, while prohibiting new impervious surfaces or structures other than free-flowing fences within an area between 7.5 feet and a maximum of 15 feet from any side or rear lot line on lots containing the easement.
- Take no action and leave the easement in place.

There was BOCC discussion regarding previous construction on Lots 85, 86, 87, 88/89, 93 and 94, development on pilings, and the extent of build-out in the subdivision.

Mr. Mengel noted that the record from the St. Johns River Water Management District, along with the Army Corps of Engineers indicates no interest in the easement, however, the provisions of the Environmental Resource Permit still apply.

Commissioner Hansen noted that not all property owners in the subdivision are members of the HOA, as the developer gave lot purchasers the option to join, which compounds the issue.

Chair Pennington opened public comment.

John Henley, owner of Lot 70, stated that the original builder created the 3.1-acre conservation easement but never created the required wetlands. Commented on the property surveys and the history of his efforts to build on the lot.

Dale Harmon, 38 Cottonwood Trail, stated that the original developer did not own all properties in Armand Beach East; therefore, the conservation easement does not extend north of Armand Beach Drive, and the HOA does not have control over the entire mosquito ditch or areas such as Dogwood Terrace and Sycamore Terrace.

Michelle Clark, Hammock Beach Estates HOA President, noted that several lots are not controlled by the HOA. Requested that the BOCC release the easement and requested one-time County assistance with dredging and cleaning of the canals.

Todd Owens, 75 Solee Road, inquired about the holding capacity of the Solee Road canal connecting to MalaCompra and when County engineers last measured it. Requested road repaving also be considered.

UNOFFICIAL

(Item 3a - Continued)

Jim Barletto, representing Sea Colony, inquired whether a plan would be in place to maintain the drainage ditches if the easement is released.

Commissioner Carney inquired about the HOA's swale maintenance.

Mr. Barletto confirmed that the Sea Colony HOA does have a swale maintenance program, paid by the property owners.

Chair Pennington closed public comment.

There was BOCC discussion regarding the shared responsibility between the HOA and non-HOA property owners, the County's acceptance of the roads but not the swales, and who would pay for canal maintenance.

Commissioner Hansen noted the difficulties maintaining the north-south canal. Spoke in support of releasing the easement and having engineering determine how maintenance could be accomplished.

There was BOCC discussion regarding whether a Municipal Service Benefit Unit (MSBU) could be implemented over the entire subdivision.

Mr. Mengel stated an MSBU is possible. Clarified that the $417,000 estimate covered cleaning from Mayo Drive to Solee and did not include the segment from Mayo Drive to Sea Colony. Noted that the County has a cleared area adjacent to the Solee canal allowing equipment access. Stated that the County would need to acquire maintenance easements on a lot-by-lot basis prior to any work being performed, including under an MSBU.

Commissioner Dance inquired whether any Army Corps of Engineers release or transfer of the easement to the County had been received.

County Attorney Michael Rodriguez stated he has not seen such documentation for this property.

Commissioner Dance expressed concern regarding the Army Corps documentation, access easements for maintenance, and potential liability to the County.

Commissioner Hansen inquired whether John Henley brought a letter from the Army Corps of Engineers.

Mr. Henley stated that he was advised the County holds the easement and is the entity that must release it.

UNOFFICIAL

(Item 3a - Continued)

Commissioner Hansen asked Mr. Henley if he received a response from the Army Corps of Engineers.

Commissioner Dance stated support for releasing the easement to allow ditch maintenance but noted that fill on individual lots could impact neighboring lots and should be reviewed separately.

Mr. Henley reviewed correspondence from the Army Corps of Engineers.

There was continued BOCC discussion regarding the easement.

Mr. Mengel read portions of the conservation easement recorded in Official Records Book 462, Page 1370. Clarified that the easement references the Army Corps permit, but they have indicated the matter rests with the County. Agreed to provide a copy of the recorded easement to the BOCC. Added that the easement legal description is divided into Parcels A through F, allowing the BOCC to release the easement over one or more parcels, such as the parcel containing the mosquito ditch, rather than in its entirety.

There was BOCC discussion regarding the deadline to establish an MSBU by the end of December, the need for coordination with the HOA, and a shared expense approach.

There was BOCC consensus to pursue release of the Armand Beach conservation easement, subject to:

- **Legal review of the Army Corps of Engineers documentation and stipulations, and of a potential MSBU overlapping with the HOA;**
- **Engineering and Road and Bridge review of the drainage system in its totality, including the lots, possible access points, and a maintenance and funding model, with a presentation and recommendation to the BOCC;**
- **Staff working toward establishment of an MSBU prior to the end of December 2026**
- **A report back to the BOCC targeted for the December 14, 2026, meeting.**

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3.b. Board Meeting Schedule

Flagler County Board of County Commissioners
Discussion / Agenda Item 3.b.

Meeting Date: October 19, 2026
Department Contact: Adam Mengel, Acting County Administrator
Subject: Board Meeting Schedule

Overview/Summary:
Consideration of the Board's 2027 meeting schedule was tabled from the July 13 regular meeting for further discussion to add additional meetings to January, February, and July. At the Board's August 3, 2026 Special Meeting, the Board approved the 2027 meeting schedule, with one meeting in January on January 11 and one meeting in December on December 13. Separately, the Board had requested a meeting schedule that shifted workshop meetings of the Board to the second and fourth Mondays at 3 p.m. These dates have been added to the attached draft alternative meeting schedule.

As presently drafted, this draft alternative meeting schedule does conflict with Land Acquisition Committee (LAC) meetings, presently scheduled for quarterly meetings held on the second Monday of the quarter-month at 3:30 p.m., with meetings to be held more often based on pending projects. In the recent past, the LAC has met monthly; however, no meetings have been held for the past several months as staff works through the previously ranked projects and Environmentally Sensitive Lands (ESL) program funds are being significantly reduced as closings occur.

Please note that workshop meeting dates have been shifted where holidays and religious observances occur. Additionally, workshops do not need to be held on the listed dates: a listed workshop date does not obligate the Board to hold a workshop on the listed date. Workshops will only be scheduled if there are items to be discussed.

Strategic Plan:
Focus Area - Effective Government

Funding Information:
N/A

Recommendations:
Review and discuss the draft alternative Board meeting schedule.

Interim County Administrator Adam Mengel presented the proposed meeting schedule, reserving the second and fourth Mondays at 3:00 p.m. for workshops, to be held as needed, replacing the current practice of holding 1:00 p.m. workshops on the first and third regular meeting dates. Noted that holidays and religious observances were accounted for, and identified a conflict with the Land Acquisition Committee, which meets quarterly on the second Monday of the quarter month at 3:30 p.m. Stated the item would be brought back for ratification on the consent agenda at the November 2, 2026, meeting. Clarified that the December 7 and December 14 single-meeting dates referenced apply to the 2027 calendar.

Mr. Mengel further noted that some peer counties are moving to a single monthly public hearing date, such as the fourth Monday at 5:00 p.m., for land use and quasi-judicial hearings.

There was BOCC discussion regarding a dedicated public hearing date, the Planning and Development Board meeting on the second Tuesday at 6:00 p.m., avoiding scheduling items immediately after Planning Board review, availability of commissioners with full-time employment, and the incoming commissioner(s).

(Item 3b - Continued)

There was BOCC consensus to bring the proposed meeting schedule forward for ratification on the consent agenda at the November 2, 2026, meeting, with workshops to be held as needed.

ITEM 4 – PUBLIC COMMENT

Jim Barletto, representing Sea Colony, stated that without a resolution, the 350 homes in Sea Colony have no other path for water to flow south. Stated that Sea Colony may have the best access to the ditch and is willing to create access if the ditch is cleaned.

Other Discussion / Board Announcements:
Commissioner Carney requested information on the plan for legislative priorities following a meeting with Representative Sam Greco.

Interim County Administrator Adam Mengel stated that legislative priorities will be discussed at the November 2, 2026, workshop, the first of two planned legislative priority workshops.

Commissioner Carney expressed concerns regarding the Humane Society contract and requested that the BOCC receive a strikethrough copy of the revised contract and that the item be workshopped before being considered at a regular meeting.

Mr. Mengel outlined the staff approach for the Humane Society contract. Noted that Chief Strobridge is anticipated to provide information on the Sheriff's Office potentially assuming animal control activities.

There was BOCC consensus to workshop the Humane Society contract on November 9, 2026, and bring the item to the November 16, 2026, meeting, utilizing the existing contract extension.

Chair Pennington reported on the meeting with Representative Greco, noting that the timing of the $750,000 state animal shelter funding received by the City of Palm Coast is unknown, and that the County is in a favorable position for legislative funding, if matching funds are available. Expressed concern that County reserves have been committed, limiting the available matching funds. Spoke on the need for culvert and drainage improvements in the western portion of the County and Flagler Estates, and on the possibility of a half-cent sales tax as an additional revenue source.

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(Other Discussion / Board Announcements continued)

Mr. Mengel stated that staff, including the Office of Management and Budget and Procurement, is reviewing the recommendations from the recent DOGE report and will share responses with the BOCC.

There was BOCC discussion regarding the DOGE report, Florida Statutes Chapter 166 and the required 10% reduction exercise, the environmentally sensitive lands millage renewal in 2028, the state sales tax rate, Community Redevelopment Area expiration dates, the closure of the hazardous waste site and potential curbside pickup with Waste Pro for unincorporated areas, declining ad valorem revenue, and loan and bonding options for matching funds. BOCC also discussed the need for a strategic planning session after the new Board is seated and keeping legislative requests to a small number of projects if an additional funding mechanism is not pursued.

ITEM 5 – ADJOURNMENT

The meeting was adjourned by consensus at 3:19 p.m.

APPROVED AND ADOPTED _____

ATTEST:

Tom Bexley
Clerk of the Circuit Court & Comptroller

FLAGLER COUNTY BOARD OF
COUNTY COMMISSIONERS

_____
Leann Pennington
Chair

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FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

OCTOBER 19, 2026

REGULAR MEETING

Present: Chair Leann Pennington, Vice Chair Kim Carney, Commissioners Andrew Dance, Gregory Hansen, Pam Richardson, Interim County Administrator Adam Mengel, County Attorney Michael Rodriguez and Deputy Clerk Stephanie Tolson

Chair Pennington called the meeting to order at 5:00 p.m. in the Board Chambers of the Government Services Building in Bunnell, Florida.

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ITEM 1 - PLEDGE TO THE FLAG AND MOMENT OF SILENCE

Chair Pennington led the Pledge to the Flag and requested a moment of silence.

ITEM 2 - ADDITIONS, DELETIONS AND MODIFICATIONS TO THE AGENDA

None

ITEM 3 - ANNOUNCEMENTS BY THE CHAIR

Chair Pennington announced the following:

- Flagler Fall Outreach will take place Friday, October 23rd at Cattleman's Hall between 12:30 p.m. and 3:00 p.m. hosted by Flagler County Health and Human Services
- Flagler County Sheriff's Office with P.A.L. will be celebrating Halloween at Hidden Trails in Daytona North with their Fall Festival on Saturday, October 24th between 4:00 p.m. and 6:30 p.m.
- Flagler County Fire Rescue will hold CPR training on the first and third Saturday of each month. Register in advanced online at flaglercounty.gov or call 386-313-4000
- Upcoming meetings:
    - Regular Meeting – November 2, 2026, at 9:00 a.m. in the Board Chambers
    - Workshop – November 2, 2026, at 1:00 p.m. in the Board Chambers

ITEM 4A – RECOGNITIONS – RECOGNITION OF 2026 NORTHEAST FLORIDA REGIONAL LEADERSHIP ACADEMY (RLA) GRADUATES

Commissioner Dance read about the RLA.

The following graduates:

- Tywan Arrington
- John Brower
- Karen Callahan
- Roy Sieger
- Daniel Van Deusen
- Richard Zion

ITEM 4B1 – PROCLAMATIONS – OCTOBER 4-10, 2026 AS 4-H WEEK

Commissioner Carney read the proclamation.

A motion was made by Commissioner Carney to adopt the proclamation. Seconded by Commissioner Hansen.

Chair Pennington called the question. Motion carried unanimously.

Charlie Crawford, 4-H Club President gave a speech about 4-H.

ITEM 4B2 – PROCLAMATIONS – OCTOBER 23-31, 2026 AS RED RIBBON WEEK

Commissioner Richardson read the proclamation.

A motion was made by Commissioner Richardson to adopt the proclamation. Seconded by Commissioner Hansen.

Chair Pennington called the question. Motion carried unanimously.

Kristy Amburgey thanked the BOCC for the proclamation.

ITEM 4C – PRESENTATIONS – NONE

ITEM 5A – COMMUNITY OUTREACH

Robin Poletta, Halifax Plantation resident asked about the status of the County's purchase of the 153 acres in the southwest portion of Veranda Bay.

Denise Calderwood, Flagler County resident shared support for any sort of senior center.

Raymond Royer, Painter's Hill resident shared he felt his situation was mishandled.

Joseph Cavallaro, Bunnell resident expressed some frustration with the BOCC and staff.

Chair Pennington asked if there was an update on Veranda Bay or any land conservation purchase in general.

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(Item 5a continued)

Interim County Administrator Mengel answered we did close out the Lassinger conservation easement purchase. Added with the Veranda Bay property, we have had discussion with Mr. Belsche and are trying to get queued up for the triage list to be able to have some discussion at the state level for access to state funds.

Commissioner Dance clarified that CareerSource is in Flagler County, but they're based out of the Carver Center.

ITEM 5B – BOARD COMMENTS ON CONSENT ITEMS

Commissioner Carney congratulated Dan Nichols on his appointment to General Services Director. Thanked SMA on a fast response and amendment to our agreement to cover the utility expensed.

CONSENT AGENDA – ITEMS 6A THROUGH 7H

A motion was made by Commissioner Hansen to approve the Consent Agenda. Seconded by Commissioner Richardson.

Chair Pennington called the question. Motion carried unanimously.

The following items were approved as part of the Consent Agenda:

ITEM 6A – BILLS AND RELATED REPORTS

The report(s) of funds withdrawn from the County depositories by the Flagler County Clerk of the Circuit Court and the Revenue Collected Report presented in the compliance with the provisions of Section 136.03, Florida Statute as listed below:

- Disbursement Report for Week Ending September 18, 2026
- Disbursement Report for Week Ending September 25, 2026
- Disbursement Report for Week Ending October 2, 2026

ITEM 6B – APPROVAL OF BOARD MEETING MINUTES

The following minutes were approved as part of the Consent Agenda:

- September 4, 2026, Special Meeting Minutes
- September 14, 2026, Workshop Meeting Minutes
- September 14, 2026, Regular Meeting Minutes

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ITEM 7A – RATIFICATION AND APPROVAL OF PROCLAMATIONS EXTENDING THE LOCAL STATE OF EMERGENCY DUE TO SEVERE COASTAL EROSION AND VULNERABILITY

The following request was ratified as part of the Consent Agenda:

Flagler County Board of County Commissioners
Consent: BOCC Departments / Agenda Item 7.a.

Meeting Date:	October 19, 2026
Department Contact:	Jonathan Lord, Emergency Management Director
Subject:	**Ratification and Approval of Proclamations Extending the Local State of Emergency Due to Severe Coastal Erosion and Vulnerability.**

Overview/Summary:
Flagler County has been under a declared state of local emergency due to Hurricane Matthew since October 4, 2016. During that time, other storms have struck the County exacerbating the damage to the dune system and compounding the exposure of public and private property on the barrier island to future storms and flooding. The County also declared local states of emergency for Hurricane Irma (2017), Hurricane Dorian (2019), Hurricane Isaias (2020), and Hurricanes Ian and Nicole (2022).

Due to the cumulative effect of the storms as well as tidal events, nor'easters, and erosion, Flagler County continues to be in the most precarious position relative to ocean flooding and storms in its history. Although the County has completed a series of emergency protective berm projects since Hurricane Matthew, public and private property on the barrier island remain vulnerable to catastrophic storm damage without further and sustained protective efforts.

As part of addressing the emergency, the Board adopted a long-term beach management plan assisted by an independent coastal engineer, the County's engineering staff and with input from residents and local HOAs. Continuing the state of local emergency will help the County with its ongoing and future efforts and allow the County to take any necessary emergency measures, including expedited emergency procurement and the issuance of emergency administrative orders, as necessary.

Strategic Plan:
Public Safety & Health
Goal 3 – Improve Public Safety Response and Service Delivery Capabilities

Funding Information:
Funding in accordance with grant agreements with the Army Corps of Engineers, FEMA, FDOT and DEP.

Recommendations:
Staff recommends that the Board ratify the Proclamations Extending the Local State of Emergency for Hurricanes Matthew, Ian and Nicole.

ITEM 7B – APPROVAL OF ACCEPTANCE OF A DONATION OF A PARCEL WITHIN DAYTONA NORTH AT 3936 EVERGREEN AVENUE

The following request was approved as part of the Consent Agenda:

Flagler County Board of County Commissioners
Consent: BOCC Departments / Agenda Item 7.b.

Meeting Date:	October 19, 2026
Department Contact:	Adam Mengel, Acting County Administrator
Subject:	**Approval of Acceptance of a Donation of a Parcel within Daytona North at 3936 Evergreen Avenue.** Owners: Russell J. Morgan and Peter A. Morgan, JTWROS. 3936 Evergreen Avenue; Parcel No. 13-12-28-1800-01390-0350.

Overview/Summary:
The parcel owners of 3936 Evergreen Avenue contacted County staff several months ago about donating this parcel to the County. The subject parcel is located at the north-east corner of the intersection of Forest Park Street and Evergreen Avenue, with 400 feet of frontage along Forest Park Street and 120 feet of frontage along Evergreen Avenue (dimensions of 400 feet by 120 feet) and a parcel area of 48,000 square feet (1.10 acres). The property is being offered to Flagler County as a free transfer. The property is being offered because the owners feel that the subject parcel has low development potential. The vacant property is located on the north side of Evergreen Avenue, east of Forest Park Street and west of County Road 305, and is more specifically described as Lot 35, Block 139, Daytona North Subdivision, as recorded in Map Book 10, Pages 1-15, Public Records of Flagler County, Florida:

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ITEM 7C – APPROVAL OF CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY (COPCN) RENEWALS

The following request was approved as part of the Consent Agenda:

Flagler County Board of County Commissioners
Consent: BOCC Departments / Agenda Item 7.c.

Meeting Date:	October 19, 2026
Department Contact:	Michael Tucker, Fire Rescue Chief
Subject:	**Appproval of Certificate of Public Convenience and Necessity (COPCN) Renewals.**

Overview/Summary:
As part of Chapter 401, Florida Statutes, and Rule Chapter 64J, Florida Administrative Code, the Board of County Commissioners must issue a Certificate of Public Convenience and Necessity (COPCN) for every agency that provides pre-hospital emergency medical service. The applications for renewal from the City of Flagler Beach (Flagler Beach Fire Department), City of Palm Coast (Palm Coast Fire Department), and Flagler County (Flagler County Fire Rescue) have been reviewed by the Emergency Medical Services Advisory Board and renewal of each COPCN is recommended for approval by the BOCC.

Certificates are issued for a two-year term, issued October 1, 2026 and expiring on September 30, 2028.

Strategic Plan:
Focus Area: Public Health and Safety
Goal 3 – Improve Public Safety Response and Service Delivery Capabilities
Objective PHS 3.3: Protect life, property and the environment from the effects of fire, medical emergencies, disasters and hazardous materials accidents to current and expanding service delivery areas.

Funding Information:
N/A

Recommendations:
Staff recommends that the Board approve the renewal of the Certificate of Public Convenience and Necessity for the City of Flagler Beach (Flagler Beach Fire Department), City of Palm Coast (Palm Coast Fire Department), and Flagler County (Flagler County Fire Rescue).

ITEM 7D – APPROVAL OF ANNUAL CERTIFICATION STATEMENT FOR DRIVER AND VEHICLE INFORMATION DATABASE (DAVID) MEMORANDUM OF UNDERSTANDING (MOU) COMPLIANCE – FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES (FLHSMV)

The following request was approved as part of the Consent Agenda:

Flagler County Board of County Commissioners
Consent: BOCC Departments / Agenda Item 7.d.

Meeting Date:	October 19, 2026
Department Contact:	Christina Mortimer, Emergency Communications Manager
Subject:	**Approval of Annual Certification Statement for Driver and Vehicle Information Database (DAVID) Memorandum of Understanding (MOU) Compliance – Florida Department of Highway Safety and Motor Vehicles (FLHSMV).**

Overview/Summary:
In October 2025, the County entered into a 6-year Memorandum of Understanding (MOU) with the Florida Department of Highway Safety and Motor Vehicles (DMV) to allow our E-911 Dispatch access to the Driver and Vehicle Information Database (DAVID). Because the information in DAVID is subject to the federal Driver's Privacy Protection Act, the MOU requires the County to annually certify that it has safeguards in place to protect the personal information available through DAVID from authorized access or disclosure.

The County implements a policy in accordance with Florida Department of Law Enforcement (FDLE) requirements that ensures all access to DAVID is strictly controlled and monitored. This includes maintaining a secure E-911 center and conducting monthly DAVID audits to verify proper use and ensure adherence to all FDLE requirements.

Strategic Plan:
N/A

Funding Information:
Focus Area: Public Health and Safety
Goal 3 - Improve Public Safety Response and Service Delivery Capabilities
Objective PHS 3.1: Prepare for, pursue, achieve and maintain local, regional and national standards, while ensuring each division supports standard-based risk assessments.
Objective PHS 3.4: Ensure adequate training, available resources, and current technology to effectively respond to, mitigate, and recover from any local, state, or national event.

Recommendations:
Staff recommends that the Board approve and authorize the Chair to sign the Annual Certification Statement for the Driver and Vehicle Information Database (DAVID), as required by the Florida Department of Highway Safety and Motor Vehicles (FLHSMV).

ITEM 7E – APPROVAL OF AN INCREASE TO THE APPROVED BOUND TREE COOPERATIVE PURCHASING AGREEMENT #24-008PM SPENDING LIMIT FROM $300,000 TO $350,000

The following request was approved as part of the Consent Agenda:

Flagler County Board of County Commissioners
Consent: BOCC Departments / Agenda Item 7.e.

Meeting Date:	October 19, 2026
Department Contact:	Michael Tucker, Fire Rescue Chief
Subject:	**Approval of an Increase to the Approved Bound Tree Cooperative Purchasing Agreement #24-008PB Spending Limit from $300,000.00 to $350,000.00.**

Overview/Summary:
On November 20, 2023, the Flagler County Board of County Commissioners approved the usage of a Cooperative Agreement "piggybacked" from Seminole County Contract Number IFB-604500-23/GCM for EMS Medical Supplies and Related Components. Staff are requesting an increase of the not to exceed limit from $300,000 to $350,000 dollars annually for the life of the contract. This amendment will allow Fire Rescue to continue to purchase needed medical supplies and equipment. Bound Tree has proven to be responsive, cost-effective and have consistent product availability.

Strategic Plan:
Focus Area: Public Health and Safety
Goal 3 – Improve Public Safety Response and Service Delivery Capabilities.
Objective PHS 3.4: Ensure adequate training, available resources, and current technology to effectively respond to, mitigate, and recover from any local, state, or national event.

Funding Information:
Funding for this contract is included within the Fire Rescue and EMS operating and capital budgets.

Recommendations:
Staff recommends that the Board increase the Bound Tree Cooperative Purchasing Agreement #24-008PB spending limit to $350,000 annually for the life of the contract.



ITEM 7F – APPROVAL OF SMA HEALTHCARE FACILITIES USE AGREEMENT AMENDMENT FOR FLAGLER ACCESS CENTER

The following request was approved as part of the Consent Agenda:

Flagler County Board of County Commissioners
Consent: BOCC Departments / Agenda Item 7.f.

Meeting Date:	October 19, 2026
Department Contact:	Adam Mengel, Acting County Administrator, Joseph Hegedus, Health and Human Services Director
Subject:	**Approval of SMA Healthcare Facilities Use Agreement Amendment for Flagler Access Center.**

Overview/Summary:
On November 15, 2021, the Board of County Commissioners approved the Facility Use Agreement between the County and SMA Healthcare, Inc., for the use of 103 East Moody Boulevard in Bunnell as its Access Center. On September 14, 2026, the Board reviewed the Facilities Use Agreement up for renewal, directing staff to pursue an amendment removing the County's obligation to pay for utilities.

The County had originally used American Rescue Plan Act (ARPA) funding to convert the former Bunnell Branch Library into a facility to provide community mental health services. The Agreement allowed SMA Healthcare Foundation, Inc. to utilize the facility rent-free in exchange for providing these services. Under the current agreement, the County is responsible for maintaining the facility as well as the cost of utilities and janitorial services. The County insures the building while SMA provides its own general commercial liability coverage. The mental health services provided by SMA were initially (at the time of the Agreement's approval in 2021) paid by Lutheran Services of Florida through a grant from the Florida Legislature.

The Agreement automatically renews, with this agreed-upon amendment taking effect at BOCC approval. SMA Healthcare has received and reviewed the amendment, accepting the requested changes.

Strategic Plan:
Focus Area: Public Health and Safety
Goal 1 - Increase Resident Awareness of Available Services of Health and Human Services Department
Objective PHS 1.1: Provide a range of educational programs.
Goal 4: Expand Behavioral Health and Substance Abuse Programs
Objective PHS 4.1: Expand public-private partnerships to help remove barriers related to behavioral health access.

Funding Information:
Flagler County will no longer pay utility costs at the Flagler Access Center, saving roughly $9-10,000/year in the General Fund.

Recommendations:
Staff recommends that the Board approve the SMA Healthcare Flagler Access Center Facilities Use Agreement Amendment, shifting responsibility for utility costs from Flagler County to SMA Healthcare.

ITEM 7G – APPROVAL OF A RESOLUTION AND FDOT PUBLIC TRANSPORTATION GRANT AGREEMENT (PTGA) IN THE AMOUNT OF $29,290 TO ASSIST WITH FUNDING FOR THE CONSTRUCTION OF A WILDLIFE HAZARD FENCE AT THE FLAGLER EXECUTIVE AIRPORT

The following request was approved as part of the Consent Agenda:

Flagler County Board of County Commissioners
Consent: BOCC Departments / Agenda Item 7.g.

Meeting Date:	October 19, 2026
Department Contact:	Roy Sieger, Airport Director
Subject:	**Approval of a Resolution and FDOT Public Transportation Grant Agreement (PTGA) in the Amount of $29,790 to Assist with Funding for the Construction of a Wildlife Hazard Fence at the Flagler Executive Airport.**

Overview/Summary:
On September 14, 2026, the BOCC accepted an FAA Grant Offer in the amount of $707,501, which will fund 95% of the construction for Phase I of the Wildlife Perimeter Fence project. With this action, staff is bringing forward for consideration a Resolution and FDOT Public Transportation Grant Agreement for $29,790 to Construct Phase I of the Wildlife Hazard Fence project.

The total cost for the construction of Phase I of the Wildlife Perimeter Fence is project is $744,738. Below is a table depicting the funding source breakdown for this project.

Project	FAA	FDOT	Airport	Total
Construct Wildlife Hazard Fence	$707,501	$29,790	$7,447	$744,738

The Flagler Executive Airport's 2016 Wildlife Hazard Assessment (WHA) recommended replacing the existing Airport perimeter fencing as funding allowed to address breaches to the fencing by wildlife. This project will consist of replacement of approximately 3,510 linear feet of existing 6-foot security fencing with 10-foot high wildlife exclusion fencing. All fencing will be 10-foot galvanized chainlink fence fabric with three-strand barbed wire and a 3-foot buried wildlife exclusion skirt. There will be three new access gates constructed as well for maintenance purposes.

Strategic Plan:
Focus Area: Economic Vitality
Goal 2 - Develop Competitive Advantages for New and Existing Businesses
Objective EV 2.4: Expand facilities and attract aviation related businesses to the Flagler Executive Airport.

Funding Information:
The amount of the FDOT PTGA is $29,790, which will fund 4% of the above-mentioned

(Item 7g continued)

project. The BOCC has previously accepted an FAA Grant Offer for $707,501, which will fund 95% of this project. A transfer was previously approved for the Airport's local portion in the amount of $7,447, as outlined in the above table. Funding for this agreement in the amount of $29,790 will be appropriated upon approval of the Unanticipated Revenue Resolution.

Recommendations:

Staff recommends that the Board approve the Resolution and FDOT Public Transportation Grant Agreement authorizing the Chair to execute the agreement as approved to form by the County Attorney, approve the Unanticipated Revenue Resolution, and amend the FY 2026-27 CIP.

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ITEM 7H – CONFIRMATION OF APPOINTMENT OF DAN NICHOLAS AS GENERAL SERVICES DIRECTOR

The following request was approved as part of the Consent Agenda:

Flagler County Board of County Commissioners
Consent: BOCC Departments / Agenda Item 7.h.

Meeting Date:	October 19, 2026
Department Contact:	Adam Mengel, Acting County Administrator
Subject:	**Confirmation of Appointment of Dan Nicholas as General Services Director.**

Overview/Summary:
Interim County Administrator Adam Mengel is seeking the Board's confirmation of the appointment of Dan Nicholas as General Services Director. Mr. Nicholas began employment with the County on May 30, 2023. He has held various positions at the County, including Financial Analyst, Risk Manager, and General Services Assistant Director, a position he has held since November 9, 2025. Mr. Nicholas has served as the Interim General Services Director since October 2, 2026.

Mr. Nicholas has held senior leadership positions with Grainger, General Electric, and Waste Management, and has owned and managed his own business. Additionally, Dan served as elected School Board member. He has a Masters of Business Administration in Business Management degree.

Section 125.74(1)(k), Florida Statutes, states that the County Administrator shall "select, employ, and supervise all non-legal personnel and fill all non-legal vacancies, positions for employment under the jurisdiction of the board. However, the employment of all department heads shall require confirmation by the Board."

Accordingly, the Interim County Administrator requests the Board's confirmation.

Strategic Plan:
Focus Area: Effective Government
Goal 4 - Create a Culture of Performance Excellence
Objective EG 4.5: Develop succession plans within all county departments/divisions.

Funding Information:
Funding for this position is included in the FY 2026-27 Budget. Mr. Nicholas's annual salary will be $140,000.

Recommendations:
Staff recommends that the Board approve and confirm the appointment of Dan Nicholas as General Services Director effective October 19, 2026.

GENERAL BUSINESS

ITEM 8A – CONSIDERATION OF A RESOLUTION TO VACATE AND RELOCATE AN ACCESS EASEMENT CREATED BY THE PLAT OF CINNAMON GROVE VILLAGE IN THE R/C (RESIDENTIAL/LIMITED COMMERCIAL) ZONING DISTRICT

Flagler County Board of County Commissioners
General Business / Agenda Item 8.a.

Meeting Date:	October 19, 2026
Department Contact:	Simone Kenny, Senior Planner
Subject:	**Consideration of a Resolution to Vacate and Relocate an Access Easement Created by the Plat of Cinnamon Grove Village in the R/C (Residential/Limited Commercial) Zoning District.** Applicant/Owner: Cassity Family LLC. 4 Cinnamon Grove Lane; Parcel No. 40-10-31-1085-00000-0140.

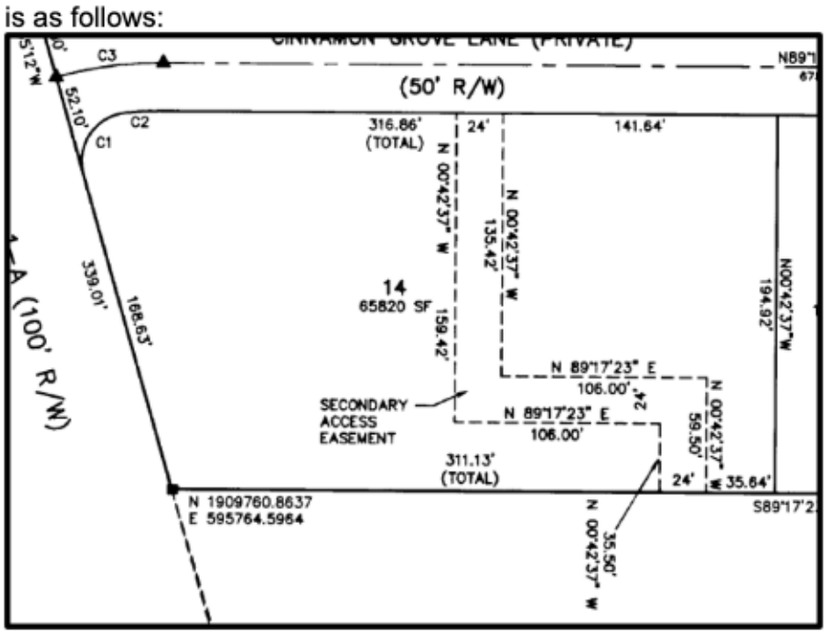
Overview/Summary:
The County has received a petition to vacate and relocate the twenty-four foot (24') wide secondary access easement located across the center of Lot 14 as depicted on the plat of Cinnamon Grove Village, recorded in Map Book 35, Pages 10-12, of the Public Records of Flagler County, Florida. The Petitioner seeks to utilize the entirety of Lot 14 as a single unified development parcel for the construction of a proposed commercial building. The current easement alignment bisects the developable portion of the property. The purpose of relocating the easement to the East property line rather than vacating it in its entirety is to provide utility and maintenance access to a future lift station that will serve the property. The Property Appraiser's aerial depicts the subject property as follows:



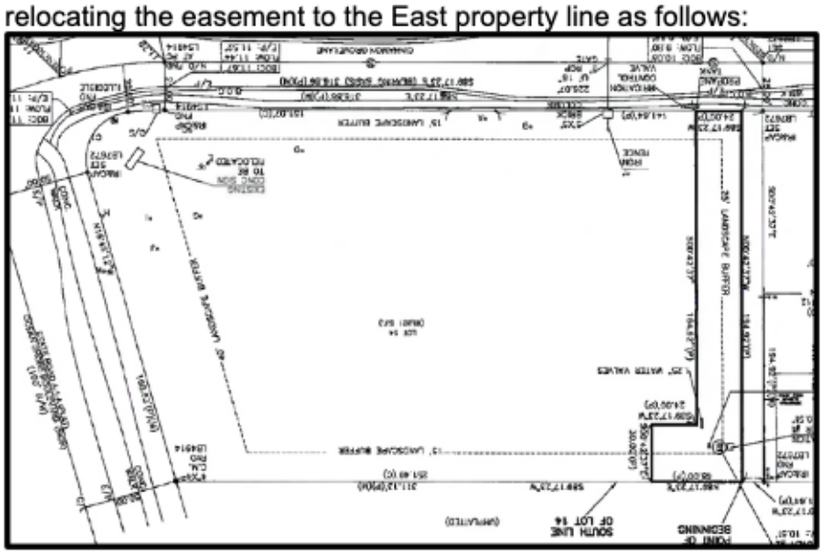
The portion of the plat depicting Lot 14 (and the bisecting secondary access easement)

(Item 8a continued)

is as follows:



The applicant is in the process of preparing the easement agreement for purposes of relocating the easement to the East property line as follows:



The easement agreement will be reviewed for sufficiency prior to approval of the associated Site Development Plan.

Public Notice of the partial plat vacation has been provided in accordance with Section 177.101, Florida Statutes.

The secondary access easement was intended to satisfy the cross-access requirement of the A1A Scenic Corridor (LDC Sec. 3.06.11.E.4.), which requires non-residential site plans to provide vehicular and pedestrian cross-access to existing and future adjacent development. As such, the easement is not dedicated to any responsible maintenance entity and does not require any letters of no objection. While the plat vacation must be approved by the Board of County Commissioners, the new easement configuration is not subject to Board review and approval. However, the Board's policy has been to relocate easements wherever feasible so as to maintain the functional equivalent of the original easement, hence the relocation of the easement to the parcel's East parcel line.

(Item 8a continued)

Strategic Plan:
Focus Area: Effective Government
Goal 2 – Build & Maintain Relationships to Support Effective & Efficient Government
Objective EG 2.4: Establish joint strategies to identify and address needs through leveraging of local resources.

Funding Information:
N/A

Recommendations:
Staff recommends that the Board adopt the resolution for the vacation and relocation of the secondary access easement described as bisecting Lot 14, Cinnamon Grove Village, as recorded in Map Book 35, Pages 10-12, of the Public Records of Flagler County, Florida.

Chuck Meranda, Interim Growth Management Director gave a presentation.
(Presentation on file with the Clerk's office.)

Commissioner Dance clarified that we don't have to replace the access easement since it's not needed by the code any longer.

Mr. Meranda answered yes.

Chair Pennington opened public comment.

There was none.

Chair Pennington closed public comment.

A motion was made by Commissioner Hansen to approve Item 8a. Seconded by Commissioner Carney.

Chair Pennington called the question. Motion carried unanimously.

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ITEM 8B – CONSIDERATION OF USE OF THE FAIRGROUNDS EXPO HALL AS AN EMERGENCY COLD WEATHER SHELTER FACILITY

Flagler County Board of County Commissioners
General Business / Agenda Item 8.b.

Meeting Date:	October 19, 2026
Department Contact:	Jonathan Lord, Emergency Management Director
Subject:	**Consideration of Use of the Fairgrounds Expo Hall as an Emergency Cold Weather Shelter Facility.**

Overview/Summary:
Staff is seeking approval to develop and execute a Facility Use Agreement specific to the Fairgrounds Expo Hall's use as an Emergency Cold Weather Shelter.

Emergency Cold Weather Sheltering within Flagler County is provided by The Sheltering Tree, an independent non-profit organization. The Sheltering Tree's cold weather shelter for many years has been located within churches in the Bunnell area. However, The Sheltering Tree does not currently have a location to provide emergency cold weather sheltering services.

As the Fairgrounds Expo Hall was funded and constructed with the expectation that it would serve as both an emergency sheltering and operations facility, and as a recreational facility, the provision of emergency cold weather shelter services within the facility fits within its expected uses.

Staff has been working with The Sheltering Tree and regular fairgrounds use partners, including the Flagler County Fair & Youth Show, Flagler County Cattleman's Association, and 4-H program representatives, to ensure that existing facility users of the Fairgrounds and the emergency cold weather shelter can co-exist in a safe and harmonious manner.

Once the Agreement is complete and approved by the County Attorney, it is requested that the Interim County Administrator be authorized to execute the Agreement.

Strategic Plan:
Goal: Public Health & Safety
Goal 2 - Operate a Risk Reduction Program
Objective 2.2: Collaborate with the Health and Human Services Department to provide programs and services in support of risk management.

Funding Information:
N/A

Recommendations:
Staff recommends that the Board approve the Resolution authorizing the Interim County Administrator to complete development of, and execute, a Facility Use Agreement for the operation of an Emergency Cold Weather Shelter at the Fairgrounds Expo Hall, as approved to form by the County Attorney.

(Item 8b continued)

Johnathon Lord, Emergency Management Director gave a brief overview.

Commissioner Carney asked if the multi-day in a row was discussed as far as the sheltering tree supplies and equipment.

Mr. Lord answered yes, right now they only operate overnight but if we know it's a multi-day event then things could be moved off to one side of the space or they would take it back to their storage unit.

Chair Pennington opened public comment.

Denise Calderwood, Flagler County resident shared support for this item.

Chair Pennington closed public comment.

A motion was made by Commissioner Hansen to approve Item 8b. Seconded by Commissioner Pennington.

Chair Pennington called the question. Motion carried unanimously.

UNOFFICIAL

ITEM 8C – CONSIDERATION OF ADULT DAY CARE REASSESSMENT: ADULT DAY CARE (ADC) OPERATIONS REQUEST FOR PROPOSAL (RFP) REVIEW AND RECOMMENDATION TO REJECT ALL PROPOSALS, DISCONTINUING ADC PROGRAM OPERATIONS EFFECTIVE DECEMBER 31, 2026

Flagler County Board of County Commissioners
General Business / Agenda Item 8.c.

Meeting Date:	October 19, 2026
Department Contact:	Joseph Hegedus, Health and Human Services Director, Adam Mengel, Acting County Administrator
Subject:	**Consideration of Adult Day Care Reassessment: Adult Day Care (ADC) Operations Request for Proposals (RFP) Review and Recommendation to Reject All Proposals, Discontinuing ADC Program Operations effective December 31, 2026.**

Overview/Summary:
The County issued a Request for Proposals seeking a qualified organization to assume operation of the Adult Day Care (ADC) program through a Change of Ownership (CHOW) process and ensure continuity of services for program participants and their families.

The ADC program provides critical services to vulnerable adults, including supervision, social engagement, supportive care, and respite for caregivers. Given the importance of these services, the County established RFP evaluation criteria designed to identify an organization with demonstrated operational experience, financial capacity, regulatory readiness, and a comprehensive plan for sustaining services following transition from County operations.

Three proposals were received and reviewed by the evaluation committee, with the top scoring applicant discussed by the board at the 9/14/26 and 10/5/26 meetings. Considering the top applicant no longer being eligible due to an increased rates request submission post bid closure, the board directed staff to revisit the remaining proposals for viability and a recommendation to the board for consideration of award, or if more appropriate closure of the ADC.

Evaluation Summary:
Following a comprehensive re-review of all submissions, staff determined none of the remaining proposals sufficiently demonstrated the qualifications, operational readiness, financial capability, services experience and programmatic capacity necessary to ensure a successful transition and long-term operation of the ADC program.

While one proposal ranked higher than the others and was considered the most viable of the submissions received at the time, the remaining proposals led to significant uncertainties regarding each applicant's ability to successfully assume operations and complete the required Change of Ownership process. The proposals contained several unresolved issues related to organizational capacity, financial sustainability, and program implementation that prevented staff from concluding that the applicant could provide a seamless and sustainable transition.

Concerns on the second ranked proposal include that it is not currently an established business entity in the state, nor a provider of comparable services, and would require extensive organizational development, staffing recruitment, licensing preparation, fund development and operational ramp-up before pursuing and assuming responsibility for ADC operations.

(ITEM 8C CONTINUED)

Additionally, the third ranked proposal was effectively materially incomplete and failed to provide information necessary for a meaningful evaluation. Deficiencies included absence of detailed financial statements and evidence of financial capacity; a lack of demonstrated experience operating adult day care; failure to provide a comprehensive service delivery model addressing all aspects of the RFP; a lack of a participant enrollment, retention, or program growth strategy; insufficient staffing and organizational background or plans; and limited information regarding regulatory compliance and transition readiness.

Collectively, these deficiencies created substantial uncertainty regarding the ability of any other respondent to successfully assume ADC operations without disruption to participants and caregivers.

Staff Analysis:
The County's foremost responsibility is to ensure delivery of safe, stable, and high-quality services to vulnerable residents. Staff determined that awarding a contract to any of the remaining respondents would introduce significant operational, financial, regulatory, and service delivery risks.

The remaining proposals presented substantially greater concern, lacked information and experience, and demonstrated limited capacity necessary to support a recommendation for award. Based on the evaluation results, staff believes that rejecting all proposals is in the best interest of the County. Given the absence of a qualified successor organization and the risks associated with transitioning operations to any of the applicants, staff recommends an orderly wind-down of services and closure of the Adult Day Care program effective December 31, 2026.

Staff will work closely with participants, caregivers, community partners, and applicable agencies to provide advance notice of the closure, facilitate referrals to available community resources, and minimize service disruptions to the extent practicable.

Closure and Transition Plan:
Subject to Board approval, staff will implement an orderly transition and closure of Adult Day Care (ADC) operations effective January 1, 2027, with the final day of program operations occurring on December 31, 2026.

Proposed Timeline:
October 2026

- Board consideration of staff recommendation to reject all proposals and authorize closure of ADC operations.
- Staff initiates closure planning activities and coordinates with regulatory agencies, community partners, and interested stakeholders.
- Development of individualized transition assistance materials and community resource information for participants and caregivers.

November 1, 2026

- Formal issuance of closure notices to:
  - The State of Florida and all applicable licensing agencies.
  - Florida Medicaid and applicable managed care organizations.
  - All current program participants and their authorized representatives, guardians, or caregivers.
  - Community referral partners and service providers.
- Notice date provides a minimum of sixty (60) days advance notice before the planned closure date, satisfying applicable notification requirements.

(Item 8c continued)

November - December 2026
- Coordination with managed care plans, case managers, caregivers, and receiving providers to facilitate continuity of care.
- Wind-down of County-operated ADC activities and closure of operational, contractual, and regulatory obligations.

December 31, 2026
- Final day of Adult Day Care program operations.

January 1, 2027
- Adult Day Care program ceases operations.
- Completion of final regulatory notifications, provider termination activities, record retention requirements, and closeout procedures.

The scorecard from the ranking of the responses to the RFP is attached, along with each of the submittals from each of the three prospective vendors.

Strategic Plan:
N/A

Funding Information:
Closure of the Adult Day Care program will eliminate future operating expenditures associated with the program after December 31, 2026. Staff will manage the wind-down process within available resources and return to the Board should budget amendments be required to complete program closure.

Recommendations:
Staff recommends that the Board reject all proposals received in response to the Request for Proposals for operation of the Adult Day Care (ADC) program and authorize staff to proceed with an orderly closure of the Adult Day Care program effective December 31, 2026.

Joseph Hegedus, Health and Human Services Director gave a presentation.
(Presentation on file with the Clerk's office.)

Interim County Administrator Mengel added this doesn't mean that we can't come back at some later time and revisit this.

Chair Pennington asked about the release from ITT.

Interim County Administrator Mengel answered there was a corrective deed and we're pursuing the corrective release.

Mr. Hegedus continued with the presentation.

Commissioner Dance stated under the current circumstances, it doesn't appear that there's many options here. Added he would like the opportunity after this is decided to talk a little about next steps for the program.

(Item 8c continued)

Chair Pennington opened public comment.

Albina Ganieva, President of Mishpakha Inc gave a brief overview of her submission.

Chair Pennington closed public comment.

A motion was made by Commissioner Hansen to approve Item 8c. Seconded by Commissioner Richardson.

Chair Pennington called the question. Motion carried unanimously.

Commissioner Dance stated there were two things that bothered him about the proposal. Added he wasn't comfortable with another entity using our license and the potential liability issues associated with that. Stated if staff could be directed to reissue an RFP with the providers providing their own licenses.

Discussion occurred about the size of the current facility.

Consensus was received to move forward with working on an RFP.

Mr. Hegedus took a moment to honor the staff that has been working at the facility.

Interim County Administrator Mengel asked if we could have those staff members come for recognition by the board once this is closed out.

Received a yes.

UNOFFICIAL

PUBLIC HEARINGS

ITEM 9A – NONE

ITEM 10A - COUNTY ADMINISTRATOR REPORT/COMMENTS

Interim County Administrator Mengel reported the following: None

ITEM 10B - COUNTY ATTORNEY REPORT/COMMENTS

County Attorney Rodriguez reported the following:

- October 28th will be the City of Bunnell hearing on the landfill and he will be appearing on the County's behalf
- Asked for the BOCC approval to bring his findings about the data centers to a workshop in December

ITEM 10C – COMMUNITY OUTREACH

Denise Calderwood, Flagler County resident shared how difficult it could be to get licensing for an adult daycare.

ITEM 10D – COMMISSION REPORTS/COMMENTS/ACTION

Commissioner Carney shared she attended the Flagler County Fair and Youth Show's public meeting. Shared information about the fair.

Chair Pennington stated there is a new law that was passed that required the Fair Board to have a commissioner seated on it. Added she isn't sure when it goes into effect.

Chair Dance shared at the Flagler TPO Executive Committee will be moving forward October 28th with a funding expenditure to fund Seminole Woods Boulevard intersection and corridor feasibility study.

ADJOURNMENT

The meeting was adjourned by consensus at 6:33 p.m.

APPROVED AND ADOPTED _____

ATTEST:

FLAGLER COUNTY BOARD OF
COUNTY COMMISSIONERS

_____
Tom Bexley
Clerk of the Circuit Court & Comptroller

_____
Leann Pennington
Chair

UNOFFICIAL

Flagler County Board of County Commissioners
Consent: BOCC Departments / Agenda Item 7.a.

Meeting Date:	November 16, 2026
Department Contact:	Jonathan Lord, Emergency Management Director
Subject:	**Ratification and Approval of Proclamations Extending the Local State of Emergency Due to Severe Coastal Erosion and Vulnerability.**

Overview/Summary:
Flagler County has been under a declared state of local emergency due to Hurricane Matthew since October 4, 2016. During that time, other storms have struck the County exacerbating the damage to the dune system and compounding the exposure of public and private property on the barrier island to future storms and flooding. The County also declared local states of emergency for Hurricane Irma (2017), Hurricane Dorian (2019), Hurricane Isaias (2020), and Hurricanes Ian and Nicole (2022).

Due to the cumulative effect of the storms as well as tidal events, nor'easters, and erosion, Flagler County continues to be in the most precarious position relative to ocean flooding and storms in its history. Although the County has completed a series of emergency protective berm projects since Hurricane Matthew, public and private property on the barrier island remain vulnerable to catastrophic storm damage without further and sustained protective efforts.

As part of addressing the emergency, the Board adopted a long-term beach management plan assisted by an independent coastal engineer, the County's engineering staff and with input from residents and local HOAs. Continuing the state of local emergency will help the County with its ongoing and future efforts and allow the County to take any necessary emergency measures, including expedited emergency procurement and the issuance of emergency administrative orders, as necessary.

Strategic Plan:
Public Safety & Health
Goal 3 – Improve Public Safety Response and Service Delivery Capabilities

Funding Information:
Funding in accordance with grant agreements with the Army Corps of Engineers, FEMA, FDOT and DEP.

Recommendations:
Staff recommends that the Board ratify the Proclamations Extending the Local State of Emergency for Hurricanes Matthew, Ian and Nicole.

Attachments:

1. 2026 11 09 Emergency Proclamation - Extending LSE - Hurricane Matthew, Ian & Nicole
2. 2026 11 16 Emergency Proclamation - Extending LSE - Hurricane Matthew, Ian & Nicole

FLAGLER COUNTY, FLORIDA
PROCLAMATION EXTENDING
STATE OF LOCAL EMERGENCY
(Hurricanes Matthew, Ian and Nicole)

November 9, 2026

WHEREAS, Flagler County has been under a continuing State of Local Emergency since October 2016 due to Hurricane Matthew and thereafter with Hurricane Irma (2017), Hurricane Dorian (2019), Hurricane Isaias (2020), and with Hurricanes Ian and Nicole (2022), with the state of emergency proclamation being extended in accordance with Florida Chapter 252 and Flagler County Code of Ordinances Section 12-34; and

WHEREAS, these storms have severely damaged the entire dune system of the County, flooding hundreds of homes through dune breaches and over wash, and damaging public infrastructure and other public and private property along the coastline; and

WHEREAS, the damage from these hurricanes has been compounded by intervening Nor'easters and other tidal events, most recently 2024's Hurricane Milton, which further eroded the beach, leaving public and private property at critical risk of further damage; and

WHEREAS, due to the prolonged and continuing vulnerability of the shoreline and the risk of property loss since Hurricane Matthew, the Board of County Commissioners by unanimous vote has ratified each of the Proclamations Extending the State of Local Emergency from October 2016 to and including this date; and

WHEREAS, the prior Proclamations detail the progressive damage to the shoreline of Flagler County since Hurricane Matthew, and the present situation remains precarious; and

WHEREAS, the Board of County Commissioners has authorized repair and recovery efforts based on projects funded and secured through a variety of sources since Hurricane Matthew, and such efforts are likewise detailed in the prior Proclamations; and

WHEREAS, the County Commission has completed a project installing emergency sand in the northern part of the county shoreline using FEMA and FDEP funding to mitigate against any further losses that may occur during upcoming storm seasons; and

WHEREAS, the Army Corps of Engineers has completed the initial installment of the Flagler County Coastal Storm Risk Management Project ("CSRM Project"), a beach renourishment project stretching from the northern boundary of Gamble Rogers State Park to North 7th Street in the City of Flagler Beach, in collaboration with the City, the Army Corps of Engineers, the FDOT, the FDEP, and other stakeholders; and

WHEREAS, the County Commission is identifying funding sources and is working with coastal municipalities, state and federal agencies, and community stakeholders to implement the County's beach management plan, beginning with the portion immediately north of the CSRM Project, but with the goal of eventually renourishing the entire 18-mile coastline of Flagler County; and

WHEREAS, through the adoption of "customary use" ordinances in accordance with Florida law, Flagler County and its coastal municipalities have guaranteed the right of the general public to access and use the entire 18-mile dry sand beach of the Flagler County coastline, including privately owned portions of the beach; and

WHEREAS, the County Commission has enacted other regulatory ordinances to enhance the safety and enjoyment of visitors to the County's beaches including the prohibition of driving on the beach, the prohibition of the removal of coquina from the beach, the protection of nesting sea turtles, the prohibition on bonfires during sea turtle nesting season, the prohibition of cigarette smoking and non-sanctioned camping in County-owned beach parks, and the permitting of beach horseback riding; and

WHEREAS, the County Commission, pursuant to the ongoing state of local emergency, previously adopted emergency administrative order 2018-03, and recently adopted 2024-01, prohibiting persons from traversing the dunes of Flagler County except in designated access points to protect dune vegetation and prevent erosion; and

WHEREAS, the protection of the public's customary use of the beach and the other regulatory measures of the County to protect the safety and enjoyment of visitors to the beach validates the expenditures of public funds to renourish the beach, including privately owned portions thereof, and assists the County in applying for and securing outside agency funding for beach renourishment; and

WHEREAS, the County Commission is entering into agreements with landowners to access and renourish privately owned portions of the Flagler County's beaches and is evaluating the purchase of certain beachfront lands in the northern portion of Flagler County, all with the goal of mitigating losses from future storm events; and

WHEREAS, there is a necessity for the County to remain under a local state of emergency to facilitate these projects all along the shoreline of the County, including the authority to undertake emergency procurement and other actions to protect public and private property; and

WHEREAS, neighborhoods and businesses along the shoreline are presently exposed to the ocean without adequate protection from natural dune structures; and

WHEREAS, taking stock of the losses sustained by the County to date, using analysis of independent coastal engineers, the County has estimated the aggregate present damage to the Flagler beaches to be $150 Million; and

WHEREAS, the vulnerability of the beaches is such that even weather events with heightened tides, not even classed as storm events, can take their toll on the beaches,

leading to further scarping and dune berm collapses and resulting damage to public and private property and infrastructure; and

WHEREAS, extending the local emergency declaration facilitates the County's ability to continue to respond to emergency conditions along the beaches and within lands containing public and private property and infrastructure, all with the goal of mitigating future losses.

NOW THEREFORE, in accordance with the emergency power vested in the County pursuant to Chapter 252, Florida Statutes, and Section 12-34 of the Flagler County Code of Ordinances, Flagler County hereby proclaims that:

1. The states of local emergency initially declared on October 4, 2016 (Hurricane Matthew), and expanded on September 26, 2022 (Hurricane Ian) and again on November 8, 2022 (Hurricane Nicole), all extended by emergency proclamations thereafter in accordance with Section 252.38(3), Florida Statutes, and duly ratified by the Board of County Commissioners, are hereby extended for an additional 7 days from the effective date of this Proclamation, unless terminated or modified earlier or extended in accordance with law.

2. All emergency powers authorized by the foregoing Proclamations declaring a state of local emergency, and extended every seventh day thereafter, are hereby retained and continued for the duration of this Proclamation.

DONE AND ORDERED in Flagler County, Florida, this 9th day of November 2026.

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

Leann Pennington, Chair

CONCURRENCE:

Adam Mengel
Interim County Administrator

Jonathan Lord
Emergency Management Director

APPROVED AS TO FORM:

Sean S. Moylan
Deputy County Attorney

FLAGLER COUNTY, FLORIDA
PROCLAMATION EXTENDING
STATE OF LOCAL EMERGENCY
(Hurricanes Matthew, Ian and Nicole)

November 16, 2026

WHEREAS, Flagler County has been under a continuing State of Local Emergency since October 2016 due to Hurricane Matthew and thereafter with Hurricane Irma (2017), Hurricane Dorian (2019), Hurricane Isaias (2020), and with Hurricanes Ian and Nicole (2022), with the state of emergency proclamation being extended in accordance with Florida Chapter 252 and Flagler County Code of Ordinances Section 12-34; and

WHEREAS, these storms have severely damaged the entire dune system of the County, flooding hundreds of homes through dune breaches and over wash, and damaging public infrastructure and other public and private property along the coastline; and

WHEREAS, the damage from these hurricanes has been compounded by intervening Nor'easters and other tidal events, most recently 2024's Hurricane Milton, which further eroded the beach, leaving public and private property at critical risk of further damage; and

WHEREAS, due to the prolonged and continuing vulnerability of the shoreline and the risk of property loss since Hurricane Matthew, the Board of County Commissioners by unanimous vote has ratified each of the Proclamations Extending the State of Local Emergency from October 2016 to and including this date; and

WHEREAS, the prior Proclamations detail the progressive damage to the shoreline of Flagler County since Hurricane Matthew, and the present situation remains precarious; and

WHEREAS, the Board of County Commissioners has authorized repair and recovery efforts based on projects funded and secured through a variety of sources since Hurricane Matthew, and such efforts are likewise detailed in the prior Proclamations; and

WHEREAS, the County Commission has completed a project installing emergency sand in the northern part of the county shoreline using FEMA and FDEP funding to mitigate against any further losses that may occur during upcoming storm seasons; and

WHEREAS, the Army Corps of Engineers has completed the initial installment of the Flagler County Coastal Storm Risk Management Project ("CSRM Project"), a beach renourishment project stretching from the northern boundary of Gamble Rogers State Park to North 7th Street in the City of Flagler Beach, in collaboration with the City, the Army Corps of Engineers, the FDOT, the FDEP, and other stakeholders; and

WHEREAS, the County Commission is identifying funding sources and is working with coastal municipalities, state and federal agencies, and community stakeholders to implement the County's beach management plan, beginning with the portion immediately north of the CSRM Project, but with the goal of eventually renourishing the entire 18-mile coastline of Flagler County; and

WHEREAS, through the adoption of "customary use" ordinances in accordance with Florida law, Flagler County and its coastal municipalities have guaranteed the right of the general public to access and use the entire 18-mile dry sand beach of the Flagler County coastline, including privately owned portions of the beach; and

WHEREAS, the County Commission has enacted other regulatory ordinances to enhance the safety and enjoyment of visitors to the County's beaches including the prohibition of driving on the beach, the prohibition of the removal of coquina from the beach, the protection of nesting sea turtles, the prohibition on bonfires during sea turtle nesting season, the prohibition of cigarette smoking and non-sanctioned camping in County-owned beach parks, and the permitting of beach horseback riding; and

WHEREAS, the County Commission, pursuant to the ongoing state of local emergency, previously adopted emergency administrative order 2018-03, and recently adopted 2024-01, prohibiting persons from traversing the dunes of Flagler County except in designated access points to protect dune vegetation and prevent erosion; and

WHEREAS, the protection of the public's customary use of the beach and the other regulatory measures of the County to protect the safety and enjoyment of visitors to the beach validates the expenditures of public funds to renourish the beach, including privately owned portions thereof, and assists the County in applying for and securing outside agency funding for beach renourishment; and

WHEREAS, the County Commission is entering into agreements with landowners to access and renourish privately owned portions of the Flagler County's beaches and is evaluating the purchase of certain beachfront lands in the northern portion of Flagler County, all with the goal of mitigating losses from future storm events; and

WHEREAS, there is a necessity for the County to remain under a local state of emergency to facilitate these projects all along the shoreline of the County, including the authority to undertake emergency procurement and other actions to protect public and private property; and

WHEREAS, neighborhoods and businesses along the shoreline are presently exposed to the ocean without adequate protection from natural dune structures; and

WHEREAS, taking stock of the losses sustained by the County to date, using analysis of independent coastal engineers, the County has estimated the aggregate present damage to the Flagler beaches to be $150 Million; and

WHEREAS, the vulnerability of the beaches is such that even weather events with heightened tides, not even classed as storm events, can take their toll on the beaches,

leading to further scarping and dune berm collapses and resulting damage to public and private property and infrastructure; and

WHEREAS, extending the local emergency declaration facilitates the County's ability to continue to respond to emergency conditions along the beaches and within lands containing public and private property and infrastructure, all with the goal of mitigating future losses.

NOW THEREFORE, in accordance with the emergency power vested in the County pursuant to Chapter 252, Florida Statutes, and Section 12-34 of the Flagler County Code of Ordinances, Flagler County hereby proclaims that:

1. The states of local emergency initially declared on October 4, 2016 (Hurricane Matthew), and expanded on September 26, 2022 (Hurricane Ian) and again on November 8, 2022 (Hurricane Nicole), all extended by emergency proclamations thereafter in accordance with Section 252.38(3), Florida Statutes, and duly ratified by the Board of County Commissioners, are hereby extended for an additional 7 days from the effective date of this Proclamation, unless terminated or modified earlier or extended in accordance with law.

2. All emergency powers authorized by the foregoing Proclamations declaring a state of local emergency, and extended every seventh day thereafter, are hereby retained and continued for the duration of this Proclamation.

DONE AND ORDERED in Flagler County, Florida, this 16th day of November 2026.

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

Leann Pennington, Chair

CONCURRENCE:

Adam Mengel
Interim County Administrator

Jonathan Lord
Emergency Management Director

APPROVED AS TO FORM:

Sean S. Moylan
Deputy County Attorney

Flagler County Board of County Commissioners
Consent: BOCC Departments / Agenda Item 7.b.

Meeting Date:	November 16, 2026
Department Contact:	Amy Lukasik, Tourism Development Director
Subject:	**Approval of Flagler County Tourist Development Council Fund 1110 Discretionary Event Funding.**

Overview/Summary:
On October 21, 2026, the Flagler County Tourist Development Council (TDC) met for the purpose of considering allocations from the Discretionary Event appropriation. The TDC deliberated on the requests and recommends that the Board of County Commissioners appropriate funds as follows:

$10,000 – Florida Elite Soccer Academy (DBA Sporting Jax), Winter Invitational Tournament, January 23-24, 2027

- $10,000 Total Discretionary Event Allocations Requested

Strategic Plan:
Focus Area: Economic Vitality
Goal 1- Increase Visitor Spending in all Tourism Related Sectors
Objective EV 1.2: Increase visitor spending in all tourism related sectors

Goal 3 – Promote and Market Flagler County as a Desirable Place to Live, Work, and Visit
Objective EV 3.1: Execute objectives in the Tourist Development Strategic Plan

Funding Information:
Funding in the amount of $117,000 (of which $10,000 has been previously approved) is included in the FY 26-27 Budget for Discretionary Events in account number 1110-147-4700-559300-550-55-000-000-548004. Upon approval of the $10,000 request for this Discretionary Event, a balance of $97,000 will remain.

Recommendations:
Staff recommends that the Board approve the recommendation of the Flagler County Tourist Development Council 1110 Discretionary Event funding in the amount of $10,000 and authorize the County Administrator to execute the contract as approved to form by the County Attorney.

Attachments:

1. Florida Elite Soccer Winter Invitational 2027 Funding Request
2. Event Funding Balance Sheet
3. 2026 10 21 TDC BOD Mtg. Draft Minutes - Motions Only
4. Florida Elite Soccer Winter Invitational_Funding Agreement

]

Tourist Development Council
October 21, 2026
Government Services Building
Bunnell, FL – 9:00 am

EVENT FUNDING
PROJECT DETAILS

(DBA – Sporting Jax Soccer Academy)

Winter Invitational 2027
Florida Elite Soccer Academy (DBA – Sporting Jax Soccer Academy)
January 23-24, 2027

About: The Winter Invitational is an annual competitive youth soccer tournament hosted by Sporting Jax Soccer Academy, one of Florida's largest youth soccer clubs. The 2027 tournament is scheduled for January 23–24, 2027, for competitive U9–U14 boys' and girls' teams. The U12 (11v11) and U13–U14 Boys divisions play their games in Palm Coast at Indian Trails Sports Complex, while other divisions play in the Jacksonville/St. Johns area. The event is a "stay to play" tournament: teams traveling more than 75 miles are required to book through official tournament hotel partners, directly driving overnight stays in Flagler County.

Event History: This is a returning, previously TDC-funded event. Flagler County TDC has supported the Palm Coast portion of the tournament in each of the last two years, contributing $10,000 in both 2025 and 2026. Tournament-wide, total event income grew from $276,057 (2025) to $297,334 (2026), respectively — reflecting a stable, growing event with strong financial management.

The 2026 tournament drew 317 registered teams and 805 hotel room bookings, with an average stay of two nights. We anticipate even stronger results in 2027: a stricter "stay to play" policy will improve tracking of actualized room nights, and more traveling teams are forecast to attend.

Event Highlights:

- Mandatory "stay to play" policy for traveling teams, guaranteeing room-night generation
- Competitive U12 (11v11) and U13–U14 Boys divisions specifically hosted in Palm Coast
- Licensed referees and professionally organized brackets and scheduling
- Established, multi-year event with an existing Flagler County TDC partnership
- Draws competitive club teams from across Florida and the broader Southeast region

Event Location: Indian Trails Sports Complex, 5455 Belle Terre Pkwy, Palm Coast, FL — a facility Sporting Jax already operates regular programming out of.

Estimated Attendance: Per an independent Destinations International Event Impact Calculator analysis commissioned for the 2027 tournament (Jan 22–24, 2027), total tournament-wide attendance is projected at 8,892 — 4,090 overnight attendees and 4,802-day attendees, generating an estimated 12,877 total visitor days.

Estimated Room Nights and ADR: The same Destinations International analysis projects 3,174 total room nights and 1,023 peak rooms for the tournament, tournament wide.

The Hilton Garden Inn and Holiday Inn Express & Suites have already been secured and available for booking via Sporting Jax website.

Total Event Budget: Actual financial performance for the two most recent tournament years in document attached.

Major cost drivers both years included referee fees, trainer fees, trophies and awards, field maintenance and labor, and police/security.

Independent economic impact modeling (Destinations International Event Impact Calculator, tournament-wide) projects the 2027 event will generate $2,398,854 in direct business sales, $4,187,698 in total business sales including indirect/induced effects, $102,500 in total local taxes, and support 1,194 direct jobs.

[Note: these figures are tournament-wide (all locations), not Flagler County-specific.]

Funding Request: - Requesting up to $10,000 as reimbursement for costs related to referee fees.

TDC Prior Funding History:

January 2023 - $10,000 – Winter Invitational
January 2024 - $10,000 – Winter Invitational
January 2025 - $10,000 – Winter Invitational
January 2026 - $10,000 – Winter Invitational

https://www.sportingjaxacademy.com/WinterInvitational

Matt Hollyoak - matt.hollyoak@sportingjaxacademy.com
Florida Elite Soccer Academy
DBA Sporting Jax Academy

2026 Winter Invitational

Income & Expense Summary – 2025 vs 2026 Actuals

Income	2025 Actual	2026 Actual
Fees - Registrations	$226,642.00	$258,050.00
TDC - Palm Coast	$10,000.00	$10,000.00
TDC - St Johns	$10,100.00	$10,000.00
Sponsorship	$0.00	$0.00
Apparel Sales	$1,200.00	$2,250.00
Apparel Sales (additional)	–	$1,277.00
Food Sales	$110.00	$275.00
Hotel Rebates ($18.00 per room night)	$30,000.00	$14,418.00
Photo Vendor	$510.00	$1,064.00
Refunds	($2,505.00)	–
Total Income	**$276,057.00**	**$297,334.00**

Expenses	2025 Actual	2026 Actual
Ref Fees	$47,421.00	$60,000.00
Referee Assignment	$0.00	$0.00
Referee (Food & Drink) All Locations	$2,154.00	$2,201.00
Site Director Fees	$4,400.00	$4,000.00
Trainer Fees	$5,809.00	$9,166.00
Trophies & Awards	$5,349.80	$11,091.00
Field Maint. & Repairs - County Labor (Janitorial)	$593.00	$600.00
Field Maint. & Repairs - In-House Labor	$2,000.00	$3,870.00
St Johns County - Field Fees	$1,200.00	$1,000.00
Palm Coast - Field Fees	$1,600.00	$1,600.00
Dumpster Rental (Veterans Park)	$570.00	$570.00
Police - Chuck Rogers/Earl Johnson	$4,410.00	$4,516.54
Police - St. Johns	$1,600.00	$600.00
Palm Coast Parking Attendants	$400.00	$0.00
Trucking Fees	$0.00	$931.00
Golf Cart Rental (Palm Coast)	$589.00	$988.50
Tent Rental	$0.00	$0.00
Fuel	$50.00	$0.00
FYSA Fee	$0.00	–
Petty Cash	$150.00	$0.00
Got Soccer Registration Fees	$4,335.00	$0.00
Miscellaneous Expense	$9,550.00	$5,750.00
Janitorial Expense (Central)	$350.00	$0.00
Advertising	$0.00	$0.00
Total Expenses	**$92,530.80**	**$106,884.04**

Net Profit	**$183,526.20**	**$190,449.96**

Source: Sporting JAX Winter Invitational workbook. "–" indicates no amount entered.

DISCRETIONARY
AVAILABLE BALANCE REPORT

	Fiscal Year FY2027	**Award Amount**	**$117,000**	**FY27 BUDGET**
	110-147-4700-559300-550-55-000-000-548004			
	Discretionary Awards Approved by BOCC			
	2026 October 17-18			
	United Flag Football Championship & HOF Dinner	$5,000.00		
	2026 November 8-10			
	FL Assoc. of Free & Charitable Clinics Annual Mtg	$5,000.00		
	2027 January 23-24			
	Fl. Elite Soccer Winter Invitational	$10,000.00		
	Subtotal Awards		**$20,000.00**	**Awards Approved by BOCC**
			$97,000.00	**Available FY2027**

FLAGLER COUNTY
TOURIST DEVELOPMENT COUNCIL
Flagler County Government Services Building Gov Service Building 2
1769 E. Moody Blvd., Bunnell, FL 32110
October 21, 2026
9:01 A.M. Minutes

THE MEETING CALLED TO ORDER BY CHAIR ANDY DANCE AT 9:01 A.M.

Attendance

Present: Chair Andy Dance, Stephen Baker, Pam Walker, John Lulgjuraj, Theresa Pontieri, Eric Cooley, Felicia Cook.
Excused: Lisa Robinson, Joe Doskocil.

Staff: Amy Lukasik, Courtnee Brokaw, Angelene Davis, Christina Hutsell, Debra Morgan.

1) **Chair Dance** led the pledge to the flag and requested a moment of silence.

2) **Roll Call :** Excused absence Lisa Robinson, Joe Doskocil.

3) **Consent Agenda**: Request the Board accept the following:

   a. **Meeting Minutes:**
      1. August 19, 2026, Regular Meeting
   b. **Financial Reports:**
      1. Revenue Report
      2. Budget to Actual
      3. Quarterly Lodging Trends Reports
   c. **Quarterly Marketing Reports:**
      1. July 2026
      2. August 2026
      3. September 2026

   Cooley/Cook – Motion to accept meeting minutes, financial reports and marketing reports. **Motion carries.**

4) **Presentations & Updates:**
   a. **Tourist Development Tax Update:** Shelly Edmonson, Flagler County Tax Collector's Office **(See presentation)**

DRAFT

5) General Business:

a. Fund 1110 FY26 Discretionary Event Funding: Review and recommendation to the Board of County Commissioners for the following grants.

1. $10,000 – FL. Elite Winter Invitational (DBA Sporting Jax Soccer Academy), Winter Invitational, January 23-24, 2027.

b. Special Event Marketing Grant (SEMG) Guidelines: Review and recommendation to the Board of County Commissioners of the proposed changes.

Lulgjuraj/Walker Motion to recommend to the Board of County Commissioners to fund Florida Elite winter Invitational (DBA Sporting Jax Soccer Academy) for $10,000 on January 23-24, 2027. Motion carried.

Lulgjuraj/Cook Motion to approve changes to the Special Event Marketing Grant (SEMG) Guidelines. Motion Carried.

6) Quarterly Marketing Updates: Courtnee Brokaw, Marketing Manager and Angie Davis, Marketing Media Manager. **(See presentation)**

7) Department Updates and Presentations: Amy Lukasik, Executive Director

8) Community Outreach: Thirty-minute time has been allocated at the end of the meeting for public comment. Each speaker will be allowed for up to three minutes to address the Board on items not on the agenda.

9) Board Member Comments.

10) Adjournment: Lulgjuraj Motion to adjourn at 10:40

Please take note that individual Commissioners of the Board of County Commissioners may attend this meeting. The Commissioners who attend, except for the Commissioners who serve on the designated board being noticed, will not take any action, or take any vote at this meeting.

This is not an official meeting of the Board of County Commissioners of Flagler County. This notice is being provided to meet the spirit of the Sunshine Law to inform the public that commissioners may be present at these discussions. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in this meeting should contact the number listed above at least 48 hours prior to the meeting.

EVENT AGREEMENT BETWEEN FLAGLER COUNTY
AND
FLORIDA ELITE SOCCER ACADEMY, INC. (DBA – SPORTING JAX SOCCER ACADEMY)

THIS EVENT AGREEMENT ("Agreement") is made and entered into this 16th day of November, 2026, ("Effective Date"), by and between **FLAGLER COUNTY, FLORIDA**, a political subdivision of the State of Florida ("County"), and the **FLORIDA ELITE SOCCER ACADEMY, INC. (DBA-SPORTING JAX SOCCER ACADEMY)**, a Florida not-for-profit corporation ("Recipient"). The County and Organizer may be severally referred to as a "Party" or collectively referred to as the "Parties."

W I T N E S S E T H:

WHEREAS, the County has previously found that encouraging and promoting the selection of Palm Coast and the Flagler Beaches as a venue for national, regional, and local sports events, teams, and sports-related businesses generate economic growth and enhance the overall quality of life of the area residents; and

WHEREAS, the County has determined that subject event described herein to be conducted by the Organizer will provide an activity which will directly promote tourism in Flagler County; and

WHEREAS, the expenditure of Tourist Development Tax Funds pursuant to this Event Agreement has been found, determined, and declared to be a county and public purpose by the Board of County Commissioners of Flagler County, under authority of Section 125.0104, Florida Statutes, and Resolution 2014-41.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. *Event*. Recipient will acquire, host, book, obtain, or otherwise cause the event described in Item 1 of Exhibit A ("Event") to be hosted in Palm Coast in a manner intended to promote and increase tourism within Flagler County.

2. *Award and Payment Schedule.* County will disburse a portion of the Funds to the Recipient in the amount, and within the time frame, as defined in Item 2 of Exhibit A.

3. *Disbursement of Funds*. Funds shall be payable only after receipt, review, and approval of the request for payment from Recipient, together with supporting documentation as defined in Item 2 of Exhibit A.

4. *Use of Funds*. Recipient will utilize the Funds provided herein solely as defined in Item 3 of Exhibit A, and in conformance with pertinent provisions of Florida Law regarding expenditure of Tourist Development Tax revenues and the County's Tourist Development Discretionary Event Funding Policy. Use of funds awarded to "Discretionary Events" may be used for events that generate tourism in Flagler County but do not fall into one of the existing grant programs (Special Event Marketing Grant, SEMG).

5. *Payment Contingency*. This Agreement and any payments provided for in this Agreement are contingent upon the availability of Funds derived from the tax levied under Section 19-47, *et.seq.*, Flagler County Code.

6. *No Pledge of Tax Revenues*. Nothing in this Agreement shall constitute or be deemed (i) a pledge of or lien upon tourist development taxes, any other source of County revenue, or any real or personal property of the County, (ii) an amendment to the County Tourist Development Discretionary Event Funding Policy, or (iii) a waiver of, or contract to exercise, the County's sovereign governmental powers.

7. *Nondiscrimination*. Recipient hereby certifies that it will provide the activities and programs associated with attracting and promoting the Event without regard to race, color, creed, sex, age, national origin, disability or marital status, and remain in compliance with Title VII of the 1964 Civil Rights Act as amended, and any and all other applicable federal, state or local laws, rules and regulations, whether presently existing or hereafter promulgated. Recipient further agrees that upon written request it shall permit access to all business records of employment, employment advertisement, application forms and other pertinent data and records by the County for purposes of investigations to ascertain compliance with the nondiscrimination provisions of this Agreement.

8. *No Revenue Sharing*. The parties hereby acknowledge that Recipient will not share in revenues derived from ticket sales, sponsorships, parking concessions, merchandising and food and beverage sales in connection with the Event unless specifically disclosed in the application submitted by Recipient to County.

9. *Public Records*. If Section 119.0701, Florida Statutes, is deemed to govern this Agreement, then Recipient shall comply with the following provisions.

    9.1 Keep and maintain public records required by the County to perform the services performed under this Agreement.

    9.2 Upon request from the County, provide the County with a copy of the requested records, or allow the records to be inspected or copied, within a reasonable time at a cost that does not exceed the amount set by the County.

    9.3 Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of this Agreement's term and following completion of this Agreement, if the Recipient does not transfer the records to the County.

    9.4 Upon completion or termination of this Agreement, transfer, at no cost to the County, all public records in possession of the Recipient to the County or keep and maintain such public records required by the Recipient to perform the services, in accordance with Florida law.

    9.5 If the Recipient transfers all public records to the County upon completion of the Agreement, the Recipient shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Recipient keeps and maintains public records upon completion of this Agreement, the Recipient shall meet all applicable requirements for retaining public records, in accordance with applicable federal and Florida law.

    9.6 All records stored electronically shall be provided to the County, upon request from the County, in a format that is compatible with the information technology systems of the County.

IF RECIPIENT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, AS TO THE RECIPIENT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT BOARD OF COUNTY COMMISSION – PUBLIC RECORD REQUESTS, 1769 East Moody Boulevard, Building 2, Third Floor, Bunnell, Florida 32110; TEL: 386-313-4005; FAX 386-313-4101 (Fax); E-MAIL: PublicRecords@flaglercounty.gov.

10. *Public Reporting*. If so requested by the County or the Tourist Development Council, Recipient shall conduct a presentation to such requestor following the Event which will include, but not be limited to, financial and program summaries of its activities and the Event.

11. *Recipient to Act as Independent Contractor*. Recipient shall perform its obligations hereunder as an independent contractor, not as an agent of the County. Recipient shall have no authority to obligate the County and shall not hold itself out or give any third-party reason to believe otherwise. Similarly, the County shall have no authority to act or direct Recipient with respect to the Event and related activities. Any contracts for goods or services required in the course of Recipient's performance under this Agreement shall be entered into by Recipient for its own account. Recipient shall keep its own books and accounts, shall be custodian of its own funds, and shall be solely liable for and shall discharge its own debts. Neither the County nor any of its officers or employees shall (i) directly or indirectly perform or direct the performance of any services under this Agreement, (ii) manage, supervise, or assist or direct the performance of any Recipient employee in the course of performing his or her employment duties for Recipient, (iii) be responsible for any failure of Recipient's employees to fulfill Recipient's obligations hereunder, or (iv) be required to report to Recipient any negligence, unsatisfactory performance, misfeasance, malfeasance, or nonfeasance of any of Recipient's employees, agents or contractors.

12. *Maintenance of Records*. During the term of this Agreement and for a period ending five (5) years after the expiration or termination of this Agreement, Recipient shall maintain all records, books, accounts, and documents relating to this Agreement and the Event, including sufficient documentation evidencing the use of the Funds in accordance with the provisions of this Agreement ("Documentation").

13. *Right to Audit and Inspect Accounts*. During the term of this Agreement and for five (5) years after its expiration or termination, Recipient shall permit County staff or the Flagler County Comptroller ("Comptroller") and its staff (or their designated agents) at any time during normal working hours, with at least one week advance notice, the limited right to inspect Recipient's Documentation and other records, books and accounts maintained for the Event or pertaining to the Event, to ensure compliance with the provisions of this Agreement. In the event an inspection determines the Documentation is not sufficient, the Recipient will be allowed thirty (30) days to obtain the needed Documentation. After thirty (30) days, if sufficient Documentation is not received, the Recipient may be required to promptly return the amount of any Funds spent without sufficient Documentation and such returned Funds shall be reverted to the general use and purpose of of Tourist Development Discretionary Event Funding in general.

14. *Defaults and Remedies*. The following events shall constitute an event of default under this Agreement: (a) if either party fails to comply with the terms contained in this Agreement and such failure is not corrected within the greater of thirty (30) days or the period of time allotted for cure in a written notice from the non-breaching party; (b) if at any time any material representation or

warranty is made by Recipient in any communication submitted to County in an effort to induce the expenditure of the Funds, and is determined by County, in its sole discretion, to be materially false, misleading, or incorrect; (c) if there is a material change in the Event, including a change in its timing, location, content, purpose, or target audience which diminishes the value of the Event for the Flagler County community as determined by the County in its sole discretion; or (d) if Recipient engages in conduct that is unlawful, unethical, or otherwise harmful to the reputation of the Recipient or the Event and the County reasonably determines that its association with the Recipient or the Event may cause the County harm to its reputation.

Failure of either party to declare a default shall not constitute a waiver of any rights by the non-breaching party. Furthermore, the waiver of any default by the non-breaching party shall in no event be construed as a waiver of rights with respect to any other default, past or present.

Upon the occurrence of any event of default, or any other breach of this Agreement, the non-breaching party shall be free to terminate this Agreement; withhold all funding; demand repayment for amounts disbursed; or exercise all rights and remedies available to it under this Agreement, statutory law, equity, or common law. All remedies shall be deemed cumulative, and, to the extent permitted by law, the election of one or more remedies shall not be construed as a waiver of any other remedy the non-breaching party may have available to it.

15. *Term; Termination*. This Agreement shall become effective upon execution by both parties hereto and shall continue for a period of one (1) year after the staging of the Event. This Agreement may be earlier terminated pursuant to Paragraph 14 hereof entitled "Default and Remedies." The Paragraphs of this Agreement which by their nature should survive the termination or expiration of this Agreement, shall survive and be binding on the parties.

16. *Entire Agreement*. This Agreement constitutes the entire agreement between the parties hereto with respect to the subject matter hereof; any representations or statements heretofore made with respect to such subject matter, whether verbal or written, are merged herein. No other agreement whether verbal or written, with regard to the subject matter hereof shall be deemed to exist. No amendment to this Agreement is effective unless it is in writing and signed by an authorized representative of each party.

17. *Notices*. Any notices required or allowed hereunder shall be in writing and given by certified mail with return receipt requested, by email to the addresses below, or in person with proof of delivery to the addresses below, or such other address as either party shall have specified by written notice to the other party delivered in accordance with Exhibit A.

18. *Indemnification*. The Recipient agrees to indemnify, defend, pay, insure and save harmless Flagler County, Florida, from and against any and all liability, claims, demands, damages, expenses, fees, fines, penalties, suits, proceedings, actions and cost of actions, arising out of or in any way connected with the Event, Recipient's acts or omissions, or Recipient's performance of this Agreement.

19. *No Assignment*. Recipient may not assign its rights hereunder without the prior written consent of the County. Failure to comply with this section may result in immediate termination of this Agreement.

20. *No Waiver*. Continued performance by either party hereto, pursuant to the terms of this Agreement, after a default of any of the terms, covenants or conditions herein shall not be deemed a waiver of

any right to terminate this Agreement for any subsequent default, and no waiver of such default shall be construed or act as a waiver of any subsequent default.

21. *Severability*. The provisions of this Agreement are declared by the parties to be severable. However, the material provisions of this Agreement are dependent upon one another, and such interdependence is a material inducement for the parties to enter into this Agreement. Therefore, should any material term, provision, covenant or condition of this Agreement be held invalid or unenforceable by a court of competent jurisdiction, the party protected or benefited by such term, provision, covenant, or condition may demand that the parties negotiate such reasonable alternate contract language or provisions as may be necessary either to restore the protected or benefited party to its previous position or otherwise mitigate the loss of protection or benefit resulting from holding.

22. *Governing Law; Venue*. Any litigation occurring as a result of this Agreement shall be held in the courts of Flagler County, Florida. This Agreement shall be governed by the laws of the State of Florida.

23. *Attorney's Fees*. In any judicial proceeding arising out of this Agreement, the substantially prevailing party shall be entitled to recover its attorney fees and costs, including fees and costs incurred on appeal, from the non-substantially prevailing party.

24. *Headings*. The headings or captions of paragraphs used in this Agreement are for convenience of reference only and are not intended to define or limit their contents, nor are they to affect the construction of or to be taken into consideration in interpreting this Agreement.

25. *Counterparts*. This Agreement may be executed in separate counterparts, all of which taken together shall be deemed to constitute one and the same instrument.

26. *Force Majeure*. If the Event is cancelled due to an unforeseeable event beyond Recipient's control, without Recipient's fault or negligence, Recipient shall use its best efforts to reschedule the Event on a mutually agreeable date. If re-scheduling is not possible, Recipient shall within thirty (30) days of cancellation return all Funds received under this Agreement (except those used in good faith in accordance with this Agreement prior to cancellation) to the County.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the parties have executed this Agreement as indicated below:

FLAGLER COUNTY

_____
Adam Mengel, Interim County Administrator

_____
Date

Approved to Form:

_____
Michael Rodriguez, County Attorney

_____
Date

FLORIDA ELITE SOCCER ACADEMY, INC. (DBA-SPORTING JAX SOCCER ACADEMY), a Florida not-for-profit corporation,

ATTEST:

_____
Signature

_____
Print Name, Title

_____
Signature

_____
Print Name

_____
Title

_____
Date

EXHIBIT A

AGREEMENT BETWEEN FLAGLER COUNTY AND FLORIDA ELITE SOCCER ACADEMY, INC. (DBA-SPORTING JAX SOCCER ACADEMY)

Winter Invitational Soccer Tournament

1. *Description of Event*. The Florida Elite Soccer Academy Winter Invitational Tournament is [organized/sanctioned] by the Florida Elite Soccer Academy, Inc. (DBA-Sporting Jax Soccer Academy) to be held at the Indian Trails Sports Complex, operated by the City of Palm Coast. The Event includes two (2) days of tournaments and will take place between January 23 and January 24, 2027.

2. *Amount of Funds to Be Awarded and Payment Schedule*. Up to **Ten Thousand ($10,000.00) Dollars,** as reimbursement for costs related to referee fees will be awarded with the amount to be paid to Recipient upon receipt of an invoice and backup materials from Recipient. County will process invoice for payment in accordance with the Local Government Prompt Payment Act, Part VII of Chapter 218, Florida Statutes. County will transmit payment via U.S. Mail to the Recipient at the address on file.

3. *Use of Funds*. Recipient shall only use Funds received for expenditures or obligations related to the Flagler County games of the Florida Elite Winter Invitational 2027 scheduled for January 23-24, 2027 at Indian Trails Sports Complex, subject to the terms and conditions herein.

4. *County Responsibilities.* County agrees to post information relating to the Event on the internet website http://www.visitflager.com. The post may include the Event schedule and details relating to parking, ticket sales, sponsorship, merchandise sales, concessions, and all other activities relating directly or indirectly to the operation of the Event as applicable. The Recipient shall provide County with information and content relating to the Event for publication on its internet website within 10 days of the start of the Event when applicable

5. *Notices*. All notices provided for in this Agreement shall be in writing and delivered personally (including delivery by courier) or by registered or U.S. Certified Mail, return receipt requested, postage prepaid, or via electronic mail to the parties, at the addresses set forth below:

As to the County:	As to Recipient:
Amy Lukasik Executive Tourism Director Flagler County 1769 East Moody Boulevard, Bldg. 2 Bunnell, Florida 32110 ALukasik@VisitFlagler.com	Matt Hollyoak Florida Elite Soccer Academy, Inc. (DBA-Sporting Jax Soccer Academy) PO Box 57065 Jacksonville, Fl 32241 Matt.hollyoak@sportingjaxacademy.com

Flagler County Board of County Commissioners
Consent: BOCC Departments / Agenda Item 7.c.

Meeting Date:	November 16, 2026
Department Contact:	Brian Eichinger, OMB Manager
Subject:	**Approval of an Amendment to the Health Insurance Fund (Fund 1501) FY 2025-26 Surplus Budget Related to the Employer Contribution for Health Insurance.**

Overview/Summary:
As part of the annual budget process, based on discussions with our Plan Administrator and in connection with our Actuarial Report, the Board approved the employer contribution for FY 27 to remain at $17,172.00 per Full-Time Equivalent (FTE). For FY 26, this budgeted amount is transferred to the Health Insurance Fund (Fund 1501) at a monthly rate of $1,426.14 attached to each employee. When there are vacancies in departments, no funding is transferred through payroll, which requires us to manually transfer and amend the budget at year-end to capture the funding that should have been moved into the Health Insurance Fund.

To ensure that our Health Insurance Fund solidifies its financial stability and to ensure our self-insured status is not threatened, staff are proposing that all annual appropriations for the employer contributions related to Health Insurance are in fact transferred. For Fiscal Year 2025-26 this will amount to $1,430,715 with $1,097,459 coming from the General Fund.

Strategic Plan:
Focus Area: Effective Government
Goal 1 - Maintain Financial Stability
Objective EG 1.1: Ensure a minimum of 5% operating reserves beginning each fiscal year for unforeseen expenses or natural disasters. (Reserved for contingencies.)
Measure 1.1.1: Prioritize support and flexibility within budget to successfully navigate unforeseen expenses within a given fiscal year.

Funding Information:
No additional funding is required for this agenda item, as $17,172 was budgeted for each FTE. The budget transfer is being presented to you for approval because the overall value exceeds the County Administrator's signature authority per the Board's Budget Management Policy. The E-911, Tourist Development, Growth Management, Building, Public Safety Communications Network, Teen Court, Airport, and Residential Solid Waste Funds transfers can be approved by the County Administrator. Funding will be appropriated with approval of the Unanticipated Revenue Resolution.

Recommendations:
Staff recommends that the Board approve the Unanticipated Revenue Resolution and Budget Transfers.

Attachments:

1. Budget Transfer - Fund 1102
2. Budget Transfer - General Fund
3. URR

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG / ACCOUNT	OBJECT / LINE DESCRIPTION	PROJ	ORG DESCRIPTION / EFF DATE	ACCOUNT DESCRIPTION	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC	JNL-DESC	ENTITY	AMEND					
2026 12	125598	09/30/2026	211		BUA	YEHEALTHRB	1	1					
1	10208200	523000		CtyTraTrus/R and B	Life and Health Insurance	480,816.00	-126,300.00	354,516.00	
	1102-108-0820-541100-540-54-000-000-523000-				EOY Health Insurance Sweep	09/30/2026			
2	10249030	591001		CtyTraTrus/Transfers	Interfund Transfer	.00	126,300.00	126,300.00	
	1102-149-4903-581900-580-00-000-000-591001-				EOY Health Insurance Sweep	09/30/2026			
					** JOURNAL TOTAL		0.00		

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: pleblanc

YEAR PER JNL SRC ACCOUNT / EFF DATE JNL DESC REF 1 REF 2 REF 3		ACCOUNT DESC / LINE DESC	T	OB	DEBIT	CREDIT
2026 12 125598						
BUA 1102-108-0820-541100-540-54-000-000-523000-		Life and Health Insurance		5		126,300.00
09/30/2026 YEHEALTHRB 211	T	EOY Health Insurance Sweep				
BUA 1102-149-4903-581900-580-00-000-000-591001-		Interfund Transfer		5	126,300.00	
09/30/2026 YEHEALTHRB 211	T	EOY Health Insurance Sweep				
		JOURNAL 2026/12/125598 TOTAL			.00	.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
				FUND TOTAL	.00	.00

** END OF REPORT - Generated by Phoebe LeBlanc **

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
	ACCOUNT			LINE DESCRIPTION	EFF DATE				
1	00149030	591001		GenFund/Transfers	Interfund Transfer	15,128,587.00	1,097,459.00	16,226,046.00	
	1001-149-4903-581900-580-00-000-000-591001-				YE Health Ins to Interfund Trx 09/30/2026				
2	00101000	523000		GenFund/BOCC	Life and Health Insurance	85,860.00	-51,479.00	34,381.00	
	1001-101-0100-511100-510-51-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026				
3	00102000	523000		GenFund/Cnty Admin	Life and Health Insurance	71,849.00	-1,492.00	70,357.00	
	1001-102-0200-512100-510-51-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026				
4	00102100	523000		GenFund/Fin Srvc	Life and Health Insurance	94,446.00	-24,393.00	70,053.00	
	1001-102-0210-513100-510-51-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026				
5	00102150	523000		GenFund/Purchasing	Life and Health Insurance	124,497.00	-5,843.00	118,654.00	
	1001-102-0215-513100-510-51-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026				
6	00102200	523000		GenFund/Eco Dev	Life and Health Insurance	19,748.00	-1,662.00	18,086.00	
	1001-102-0220-559100-550-55-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026				
7	00102250	523000		GenFund/Land Mngmt	Life and Health Insurance	68,688.00	-17,198.00	51,490.00	
	1001-102-0225-515100-510-51-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026				
8	00104030	523000		GenFund/IT	Life and Health Insurance	122,395.00	-6,805.00	115,590.00	
	1001-104-0403-519100-510-51-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026				
9	10100570	523000		Innovation Technology	Life and Health Insurance	54,950.00	-1,762.00	53,188.00	
	1001-104-0404-519100-510-51-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026				
10	10100290	523000		Innovation Technology	Life and Health Insurance	29,192.00	-2,810.00	26,382.00	
	1001-104-0405-519100-510-51-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026				
11	10100160	523000		Innovation Technology	Life and Health Insurance	64,395.00	-8,348.00	56,047.00	
	1001-104-0407-525100-520-52-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026				
12	10100590	523000		Innovation Technology	Life and Health Insurance	37,778.00	-4,605.00	33,173.00	
	1001-104-0409-519100-510-51-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026				
13	10110050	523000		Public Safety Answering Point	Life and Health Insurance	480,816.00	-57,644.00	423,172.00	
	1001-113-0423-529100-520-52-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026				
14	00105005	523000		GenFund/Human Srvc	Life and Health Insurance	68,688.00	-68.00	68,620.00	
	1001-105-0500-569100-560-56-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026				
15	00105010	523000		GenFund/Sen Srvc	Life and Health Insurance	68,688.00	-5,086.00	63,602.00	
	1001-105-0501-569100-560-56-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026				

YEAR-PER JOURNAL EFF-DATE REF 1 REF 2 SRC JNL-DESC ENTITY AMEND

2026 12 125565 09/30/2026 198 BUA YEHEALTHGF 1 1

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET
	ACCOUNT			LINE DESCRIPTION	EFF DATE			
16	00105020	523000		GenFund/Adult Day	Life and Health Insurance	85,860.00	-37,278.00	48,582.00
	1001-105-0502-569100-560-56-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026			
17	00105030	523000		GenFund/Congr Meal	Life and Health Insurance	42,930.00	-30,731.00	12,199.00
	1001-105-0503-569100-560-56-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026			
18	00105040	523000		GenFund/Comm Srvc	Life and Health Insurance	103,032.00	-44,387.00	58,645.00
	1001-105-0504-569100-560-56-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026			
19	00105200	523000		GenFund/Vet Srvc	Life and Health Insurance	34,344.00	-34,263.00	81.00
	1001-105-0520-553100-550-55-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026			
20	00106000	523000		GenFund/Library	Life and Health Insurance	180,306.00	-4,502.00	175,804.00
	1001-106-0600-571100-570-57-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026			
21	00106010	523000		GenFund/Bun Lib	Life and Health Insurance	188,892.00	-51,666.00	137,226.00
	1001-106-0601-571100-570-57-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026			
22	00107000	523000		GenFund/Cnty Att	Life and Health Insurance	68,688.00	-65.00	68,623.00
	1001-107-0700-514100-510-51-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026			
23	00108000	523000		GenFund/Cnty Engr	Life and Health Insurance	137,376.00	-30,161.00	107,215.00
	1001-108-0800-541100-540-54-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026			
24	00111000	523000		GenFund/EM	Life and Health Insurance	103,032.00	-20,102.00	82,930.00
	1001-110-1000-525100-520-52-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026			
25	00111005	523000		GenFund/FireRescue	Life and Health Insurance	633,647.00	-60,672.00	572,975.00
	1001-111-1100-522100-520-52-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026			
26	10111180	523000		Emergency Services Fire RescueLife and Health Insurance		34,344.00	-32.00	34,312.00
	1001-111-1105-522100-520-52-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026			
27	10111210	523000		Emergency Services Fire RescueLife and Health Insurance		1,512,853.00	-144,651.00	1,368,202.00
	1001-111-1110-526100-520-52-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026			
28	10111110	523000		Emergency Services Fire RescueLife and Health Insurance		197,392.00	-25,510.00	171,882.00
	1001-111-1120-522100-520-52-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026			
29	00112000	523000		GenFund/Ag Exten	Life and Health Insurance	44,647.00	-27,387.00	17,260.00
	1001-112-1200-537100-530-53-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026			
30	00114000	523000		GenFund/Gen Srvc	Life and Health Insurance	163,220.00	-5,973.00	157,247.00
	1001-114-1400-519100-510-51-000-000-523000-				YE Health Ins to Interfund Trx 09/30/2026			

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG / OBJECT / PROJ / ACCOUNT	ORG DESCRIPTION / LINE DESCRIPTION	ACCOUNT DESCRIPTION / EFF DATE	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET
YEAR-PER	JOURNAL / EFF-DATE / REF 1 / REF 2	SRC	JNL-DESC / ENTITY / AMEND			
2026 12	125565 09/30/2026 198	BUA	YEHEALTHGF 1 1			
31	00114050 523000 1001-114-1405-519100-510-51-000-000-523000-	GenFund/Fleet	Life and Health Insurance YE Health Ins to Interfund Trx 09/30/2026	137,376.00	-8,715.00	128,661.00
32	00114100 523000 1001-114-1410-544100-540-54-000-000-523000-	GenFund/Pub Transp	Life and Health Insurance YE Health Ins to Interfund Trx 09/30/2026	497,988.00	-169,274.00	328,714.00
33	00114150 523000 1001-114-1415-519100-510-51-000-000-523000-	GenFund/Facilities	Life and Health Insurance YE Health Ins to Interfund Trx 09/30/2026	497,988.00	-121,916.00	376,072.00
34	00114400 523000 1001-114-1440-572100-570-57-000-000-523000-	GenFund/Rec Fac	Life and Health Insurance YE Health Ins to Interfund Trx 09/30/2026	240,408.00	-55,985.00	184,423.00
35	00114430 523000 1001-114-1443-572100-570-57-000-000-523000-	GenFund/Bull Creek	Life and Health Insurance YE Health Ins to Interfund Trx 09/30/2026	8,586.00	-3,584.00	5,002.00
36	10177010 523000 1001-170-7000-519100-510-51-000-000-523000-	Insurance	Life and Health Insurance YE Health Ins to Interfund Trx 09/30/2026	17,172.00	-5,734.00	11,438.00
37	00190010 523000 1001-190-9001-719100-600-60-000-000-523000-	GenFund/Pretrial	Life and Health Insurance YE Health Ins to Interfund Trx 09/30/2026	17,172.00	-8,595.00	8,577.00
38	00191040 523000 1001-191-9104-685100-600-60-000-000-523000-	GenFund/G Ad Litem	Life and Health Insurance YE Health Ins to Interfund Trx 09/30/2026	17,172.00	-17,081.00	91.00
			** JOURNAL TOTAL		0.00	

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: pleblanc

YEAR PER JNL / SRC ACCOUNT / EFF DATE JNL DESC REF 1 REF 2 REF 3		ACCOUNT DESC / LINE DESC	T	OB	DEBIT	CREDIT
2026 12 125565						
BUA 1001-149-4903-581900-580-00-000-000-591001-		Interfund Transfer		5	1,097,459.00	
09/30/2026 YEHEALTHGF 198	T	YE Health Ins to Interfund Trx				
Journal 125565						
Reference 198						
General Fund						
Transfer remaining FY26 Life and Health Insurance budget to Interfund Transfer.						
Funds will be moved to Health Insurance Fund 1501.						
BUA 1001-101-0100-511100-510-51-000-000-523000-		Life and Health Insurance		5		51,479.00
09/30/2026 YEHEALTHGF 198	T	YE Health Ins to Interfund Trx				
BUA 1001-102-0200-512100-510-51-000-000-523000-		Life and Health Insurance		5		1,492.00
09/30/2026 YEHEALTHGF 198	T	YE Health Ins to Interfund Trx				
BUA 1001-102-0210-513100-510-51-000-000-523000-		Life and Health Insurance		5		24,393.00
09/30/2026 YEHEALTHGF 198	T	YE Health Ins to Interfund Trx				
BUA 1001-102-0215-513100-510-51-000-000-523000-		Life and Health Insurance		5		5,843.00
09/30/2026 YEHEALTHGF 198	T	YE Health Ins to Interfund Trx				
BUA 1001-102-0220-559100-550-55-000-000-523000-		Life and Health Insurance		5		1,662.00
09/30/2026 YEHEALTHGF 198	T	YE Health Ins to Interfund Trx				
BUA 1001-102-0225-515100-510-51-000-000-523000-		Life and Health Insurance		5		17,198.00
09/30/2026 YEHEALTHGF 198	T	YE Health Ins to Interfund Trx				
BUA 1001-104-0403-519100-510-51-000-000-523000-		Life and Health Insurance		5		6,805.00
09/30/2026 YEHEALTHGF 198	T	YE Health Ins to Interfund Trx				
BUA 1001-104-0404-519100-510-51-000-000-523000-		Life and Health Insurance		5		1,762.00
09/30/2026 YEHEALTHGF 198	T	YE Health Ins to Interfund Trx				
BUA 1001-104-0405-519100-510-51-000-000-523000-		Life and Health Insurance		5		2,810.00
09/30/2026 YEHEALTHGF 198	T	YE Health Ins to Interfund Trx				
BUA 1001-104-0407-525100-520-52-000-000-523000-		Life and Health Insurance		5		8,348.00
09/30/2026 YEHEALTHGF 198	T	YE Health Ins to Interfund Trx				
BUA 1001-104-0409-519100-510-51-000-000-523000-		Life and Health Insurance		5		4,605.00
09/30/2026 YEHEALTHGF 198	T	YE Health Ins to Interfund Trx				
BUA 1001-113-0423-529100-520-52-000-000-523000-		Life and Health Insurance		5		57,644.00
09/30/2026 YEHEALTHGF 198	T	YE Health Ins to Interfund Trx				
BUA 1001-105-0500-569100-560-56-000-000-523000-		Life and Health Insurance		5		68.00
09/30/2026 YEHEALTHGF 198	T	YE Health Ins to Interfund Trx				
BUA 1001-105-0501-569100-560-56-000-000-523000-		Life and Health Insurance		5		5,086.00
09/30/2026 YEHEALTHGF 198	T	YE Health Ins to Interfund Trx				
BUA 1001-105-0502-569100-560-56-000-000-523000-		Life and Health Insurance		5		37,278.00
09/30/2026 YEHEALTHGF 198	T	YE Health Ins to Interfund Trx				
BUA 1001-105-0503-569100-560-56-000-000-523000-		Life and Health Insurance		5		30,731.00
09/30/2026 YEHEALTHGF 198	T	YE Health Ins to Interfund Trx				
BUA 1001-105-0504-569100-560-56-000-000-523000-		Life and Health Insurance		5		44,387.00
09/30/2026 YEHEALTHGF 198	T	YE Health Ins to Interfund Trx				
BUA 1001-105-0520-553100-550-55-000-000-523000-		Life and Health Insurance		5		34,263.00
09/30/2026 YEHEALTHGF 198	T	YE Health Ins to Interfund Trx				

BUDGET AMENDMENT JOURNAL ENTRY PROOF

YEAR PER JNL SRC ACCOUNT EFF DATE JNL DESC REF 1 REF 2 REF 3	ACCOUNT DESC LINE DESC	T	OB	DEBIT	CREDIT
BUA 1001-106-0600-571100-570-57-000-000-523000- 09/30/2026 YEHEALTHGF 198	Life and Health Insurance YE Health Ins to Interfund Trx	T	5		4,502.00
BUA 1001-106-0601-571100-570-57-000-000-523000- 09/30/2026 YEHEALTHGF 198	Life and Health Insurance YE Health Ins to Interfund Trx	T	5		51,666.00
BUA 1001-107-0700-514100-510-51-000-000-523000- 09/30/2026 YEHEALTHGF 198	Life and Health Insurance YE Health Ins to Interfund Trx	T	5		65.00
BUA 1001-108-0800-541100-540-54-000-000-523000- 09/30/2026 YEHEALTHGF 198	Life and Health Insurance YE Health Ins to Interfund Trx	T	5		30,161.00
BUA 1001-110-1000-525100-520-52-000-000-523000- 09/30/2026 YEHEALTHGF 198	Life and Health Insurance YE Health Ins to Interfund Trx	T	5		20,102.00
BUA 1001-111-1100-522100-520-52-000-000-523000- 09/30/2026 YEHEALTHGF 198	Life and Health Insurance YE Health Ins to Interfund Trx	T	5		60,672.00
BUA 1001-111-1105-522100-520-52-000-000-523000- 09/30/2026 YEHEALTHGF 198	Life and Health Insurance YE Health Ins to Interfund Trx	T	5		32.00
BUA 1001-111-1110-526100-520-52-000-000-523000- 09/30/2026 YEHEALTHGF 198	Life and Health Insurance YE Health Ins to Interfund Trx	T	5		144,651.00
BUA 1001-111-1120-522100-520-52-000-000-523000- 09/30/2026 YEHEALTHGF 198	Life and Health Insurance YE Health Ins to Interfund Trx	T	5		25,510.00
BUA 1001-112-1200-537100-530-53-000-000-523000- 09/30/2026 YEHEALTHGF 198	Life and Health Insurance YE Health Ins to Interfund Trx	T	5		27,387.00
BUA 1001-114-1400-519100-510-51-000-000-523000- 09/30/2026 YEHEALTHGF 198	Life and Health Insurance YE Health Ins to Interfund Trx	T	5		5,973.00
BUA 1001-114-1405-519100-510-51-000-000-523000- 09/30/2026 YEHEALTHGF 198	Life and Health Insurance YE Health Ins to Interfund Trx	T	5		8,715.00
BUA 1001-114-1410-544100-540-54-000-000-523000- 09/30/2026 YEHEALTHGF 198	Life and Health Insurance YE Health Ins to Interfund Trx	T	5		169,274.00
BUA 1001-114-1415-519100-510-51-000-000-523000- 09/30/2026 YEHEALTHGF 198	Life and Health Insurance YE Health Ins to Interfund Trx	T	5		121,916.00
BUA 1001-114-1440-572100-570-57-000-000-523000- 09/30/2026 YEHEALTHGF 198	Life and Health Insurance YE Health Ins to Interfund Trx	T	5		55,985.00
BUA 1001-114-1443-572100-570-57-000-000-523000- 09/30/2026 YEHEALTHGF 198	Life and Health Insurance YE Health Ins to Interfund Trx	T	5		3,584.00
BUA 1001-170-7000-519100-510-51-000-000-523000- 09/30/2026 YEHEALTHGF 198	Life and Health Insurance YE Health Ins to Interfund Trx	T	5		5,734.00
BUA 1001-190-9001-719100-600-60-000-000-523000- 09/30/2026 YEHEALTHGF 198	Life and Health Insurance YE Health Ins to Interfund Trx	T	5		8,595.00
BUA 1001-191-9104-685100-600-60-000-000-523000- 09/30/2026 YEHEALTHGF 198	Life and Health Insurance YE Health Ins to Interfund Trx	T	5		17,081.00
	JOURNAL 2026/12/125565 TOTAL			.00	.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND ACCOUNT	YEAR PER	JNL	EFF DATE ACCOUNT DESCRIPTION	DEBIT	CREDIT
			FUND TOTAL	.00	.00

** END OF REPORT - Generated by Phoebe LeBlanc **

RESOLUTION 2026 - __

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, TO AMEND THE HEALTH INSURANCE FUND BUDGET FOR FISCAL YEAR 2025-26 TO RECOGNIZE AND APPROPRIATE UNANTICIPATED REVENUE

WHEREAS, it is necessary to increase the Health Insurance Fund 1501 budget to receive unanticipated revenue from various internal county departments for employer health insurance contributions; and

WHEREAS, Section 129.06, Florida Statutes, authorizes the Board of County Commissioners to amend, by resolution, its budget to provide for the receipt and expenditure of unanticipated funds.

NOW, THEREFORE, BE IT RESOLVED by the Flagler County Board of County Commissioners, that the Health Insurance Fund is hereby amended, and the appropriation and expenditures identified in Exhibit A, attached hereto and incorporated herein, are approved. This Resolution shall take effect upon adoption.

ADOPTED in regular session, this 16th day of November 2026.

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

By:_____
Leann Pennington, Chair

ATTEST:

_____
Tom Bexley, Clerk of the Circuit Court and Comptroller

APPROVED AS TO FORM

Sean S. Moylan Digitally signed by Sean S. Moylan Date: 2026.11.05 08:56:35 -05'00'

_____
Sean S. Moylan, Deputy County Attorney

Flagler County

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
	ACCOUNT			LINE DESCRIPTION	EFF DATE				
1	15000020	381000		Revenue Department	Interfund Transfer In	-1,500,000.00	-1,430,715.00	-2,930,715.00	
	1501-001-0000-381000-380-00-000-000-381000-				EOY Health Insurance Sweep	09/30/2026			
2	50150000	598020		HealthIns/Reserves	Reserve - Future Use	1,765,459.00	1,430,715.00	3,196,174.00	
	1501-150-5000-000000-590-00-000-000-598020-				EOY Health Insurance Sweep	09/30/2026			

YEAR-PER JOURNAL EFF-DATE REF 1 REF 2 SRC JNL-DESC ENTITY AMEND

2026 12 125599 09/30/2026 210 BUA YEHLTHURR 1 2

** JOURNAL TOTAL 0.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: pleblanc

YEAR PER JNL / SRC ACCOUNT / EFF DATE JNL DESC REF 1 REF 2 REF 3	ACCOUNT DESC / LINE DESC	T	OB	DEBIT	CREDIT
2026 12 125599					
BUA 1501-001-0000-381000-380-00-000-000-381000-	Interfund Transfer In		5		1,430,715.00
09/30/2026 YEHLTHURR 210	EOY Health Insurance Sweep	T			
Journal 125599					
Reference 210					
Move remaining Health Insurance funds from Funds/Departments/Divisions to Fund 1501					
Board meeting November 16, 2026					
7c					
BUA 1501-150-5000-000000-590-00-000-000-598020-	Reserve - Future Use		5	1,430,715.00	
09/30/2026 YEHLTHURR 210	EOY Health Insurance Sweep	T			
				.00	.00
BUA 1501-000-0000-000000-000-00-000-000-241000-	Appropriations				1,430,715.00
09/30/2026 YEHLTHURR 210					
BUA 1501-000-0000-000000-000-00-000-000-171000-	Estimated Revenues			1,430,715.00	
09/30/2026 YEHLTHURR 210					
	SYSTEM GENERATED ENTRIES TOTAL			1,430,715.00	1,430,715.00
	JOURNAL 2026/12/125599 TOTAL			1,430,715.00	1,430,715.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND / ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION		DEBIT	CREDIT
1501 Health Insurance	2026 12	125599	09/30/2026				
1501-000-0000-000000-000-00-000-000-171000-				Estimated Revenues		1,430,715.00	
1501-000-0000-000000-000-00-000-000-241000-				Appropriations			1,430,715.00
					FUND TOTAL	1,430,715.00	1,430,715.00

** END OF REPORT - Generated by Phoebe LeBlanc **

Flagler County Board of County Commissioners
Consent: BOCC Departments / Agenda Item 7.d.

Meeting Date:	November 16, 2026
Department Contact:	Hamid Tabassian, County Engineer, Brian Eichinger, OMB Manager, Richard Zion, Assistant County Engineer
Subject:	**Approval of Malacompra Canal Restoration and Resilience Project Budget Transfer and CRAS Work Authorization.**

Overview/Summary:
Staff is seeking approval of a budget transfer from General Fund Restricted Reserves and the approval of Work Authorization 2 (WA-2) for consulting services to complete the design and permitting phase of the Malacompra Canal Restoration and Resilience project.
On April 1, 2024, the Board approved to adopt the Stormwater Master Plan (SMP) and to obligate $2,289,108.00 of ARPA funding toward the implementation of the SMP top five (5) Stormwater Capital Improvement Projects. The Malacompra Road Canal Restoration and Resilience project was one of the listed and approved SMP priority projects. In a following regular meeting on December 2, 2024, the Board approved Work Authorization No. 012Q-WA-14 under Request for Statement of Qualifications (RSQ) 21-012Q to England-Thims & Miller (ETM) in the Amount of $495,000 utilizing ARPA funding for the design and permitting of the Malacompra Canal Restoration and Resilience Project. ARPA funding expires on December 31, 2026, and any qualifying billing activity for the Malacompra Canal Restoration and Resilience project that is to be reimbursed through the program will require completed payment processing by the end of the year deadline. As of October 31st, 2026, the consultant has billed a total of $404,303.45 for the design and permitting services. Since the project permitting phase will not be completed until summer of 2027, ARPA funding will not be available to cover the remaining project balance. General fund restricted reserves from the Hammock Dunes CDD DRI are available for use toward eligible Malacompra canal infrastructure improvements.

Staff is requesting a budget transfer of $90,697 from restricted General Fund Reserves for the purposes of completing the Malacompra Canal drainage improvements associated with the project near A1A and Bings Landing to cover the difference of the ARPA shortfall.
Additionally, during the course of the Malacompra Canal Restoration and Resilience project design and permitting development, the County received comments from the Florida Department of Environmental Protection (FDEP) on behalf of the Florida Communities Trust (FCT). A portion of the Malacompra Canal Restoration and Improvements project is located on a portion of the property that has limiting conditions of use and development. The FDEP is requiring the County to perform a Cultural Resources Assessment Survey (CRAS) within a limited area of the project limits to meet the conditions of the deed restrictions. A Work Authorization has been developed under Continuing Contract for Professional Services 25-RFP-039 with Terracon Consultants, Inc. to complete the additional required CRAS services for the Not to Exceed (NTE)

amount of $9,950.

Strategic Plan:
Focus Area: Growth and Infrastructure
Goal 1 – Provide quality fundamental infrastructure and assets.
Objective GI1.1: Ensure public safety through continuous planning for future needs and adequate evacuation capacity.
Measure GI 1.1.3: Coordinate with municipalities and FDOT to obtain grants to study traffic safety issues.

Objective GI 1.2: Expand and improve infrastructure to support commercial/ industrial and residential growth.
Measure GI 1.2.2: Make surface transportation improvements.

Funding Information:
Funding from General Fund Restricted Reserves in the amount of $100,647 will be transferred for the remaining balance of the improvements and the required CRAS.

Recommendations:
Staff recommends that the Board: 1) Approve the Budget Transfer in the total amount of $100,657; and 2) Approve Work Authorization WA-2 under 25-RFP-039 to Terracon Consultants, Inc., in the not to exceed amount of $9,950 for Cultural Resources Assessment Survey (CRAS) services for the Malacompra Canal Restoration and Resilience project as approved to form by the County Attorney.

Attachments:
1. CN - Malacompra Canal - 1) Terracon CRAS - WA
2. CN - Malacompra Canal - 2) BTR

FLAGLER COUNTY CONTRACT NO.: 25-RFP-039
CONTINUING PROFESSIONAL SERVICES FOR
Cultural Resource Assessment Survey (CRAS)
Work Authorization No. 2

This Work Authorization No. 2 establishes the Scope of Services and Compensation for specific work to be performed by Terracon Consultants, Inc. ("Consultant") under FLAGLER COUNTY Contract No. 25-RFP-039.

The Scope of Services to be provided by the Consultant consists of the following and as described in the Consultant's proposal (Exhibit "A"):

I. Specific Scope of Services – Cultural Resources Assessment Survey (CRAS) Services as described within Exhibit "A", attached hereto and incorporated herein.

II. Compensation Amount: not to exceed $9,950.00.

III. Project Deliverables: Consultant will provide all project records, photos and reports meeting the CRAS and related permitting requirements for the Malacompra Canal Restoration and Resilience project.

IV. Project Schedule: Services shall continue through completion and closeout of the project construction contract. The anticipated scheduled is detailed in Exhibit "A" attached.

V. The provisions of this Work Authorization No. 2 are subject to all terms and conditions of the above-referenced contract.

[SIGNATURE PAGES TO FOLLOW]

In WITNESS WHEREOF, the undersigned have executed this Work Authorization on the day and year set forth below.

FLAGLER COUNTY

_____
Leann Pennington, Chair

_____
(Date Signed)

RECOMMENDED:

_____
HAMID TABASSIAN, P.E., COUNTY ENGINEER

_____
(Date Signed)

APPROVED–AS-TO-FORM

Sean S. Moylan Digitally signed by Sean S. Moylan Date: 2026.11.03 15:02:17 -05'00'
_____
SEAN S. MOYLAN, DEPUTY COUNTY ATTORNEY

[SIGNATURE PAGE TO FOLLOW]

ATTEST:

_____
(Signature)

_____
(Print Name, Title)

CONSULTANT: TERRACON CONSULTANTS, INC.

_____
(Signature)

_____
(Print Name, Title)

_____
(Date)

[EXHIBIT A TO FOLLOW]

EXHIBIT A

8001 Baymeadows Way, Ste 1
Jacksonville, FL 32256
P (904) 900-6494
F (904) 268-5255
Terracon.com

October 7, 2026

Flagler County Board of Commissioners
1769 E Moody Blvd., Bldg. 2
Bunnell, FL 32110

Attn: Mr. Richard Zion
Email: Rzion@flaglercounty.gov

RE: Proposal for a Cultural Resource Assessment Survey
Malacompra Canal Resilience and Restoration Project Corridor
Flagler County, Florida
Terracon Proposal No. 1000065158

Dear Mr. Zion,

Terracon Consultants, Inc. (Terracon) appreciates the opportunity to submit this proposal to the Flagler County Board of Commissioners (Client) to provide a cultural resources assessment survey for the Malacompra Canal Resilience and Restoration Project Corridor in Flagler County, Florida. This proposal outlines our understanding of the project, our planned work scope and associated fee, and our terms and conditions associated with the performance of this work.

If this proposal meets with your approval, work may be initiated by returning a fully executed copy of the attached Agreement for Services. Please provide site contact information with the signed agreement. The terms, conditions, and limitations stated in the Agreement for Services and sections of this proposal incorporated therein, shall constitute the exclusive terms and conditions and services to be performed for this project.

Terracon appreciates the opportunity to support Flagler County Board of Commissioners on this project and looks forward to providing cultural resources guidance to assist with site evaluation, project planning, and future environmental review considerations. Please contact us with any questions regarding this proposal or the proposed scope of services.

Sincerely,

Terracon Consultants, Inc.

Blue Nelson, RPA
Principal Investigator
Blue.Nelson@Terracon.com

Ryan Sipe, RPA
Authorized Project Reviewer
Ryan.Sipe@Terracon.com

Attachments: Detailed Scope of Services
Agreement for Services

DETAILED SCOPE OF SERVICES

1.0 PROJECT INFORMATION

The Proposed Malacompra Canal Resilience and Restoration Project Corridor is approximately 25 meters in width and 0.8 mile in length, extending from a portion of the Bing's Landing Flagler County Park east along approximately 0.68-mile of Mala Compra Road in Flagler County, Florida (**Figure 1**). Bing's Landing is located within the former lands of the historic Mala Compra Plantation (8FL26), which was the former plantation of Joseph Martin Hernandez, one of Florida's most prominent early territorial figures and the first Hispanic representative to the U.S. Congress. The plantation operated from approximately 1816 until its destruction during the Second Seminole War. The Mala Compra Plantation (8FL26) was listed on the National Register of Historic Places (NRHP) March 5, 2004. Terracon understands that the Florida Communities Trust (FCT) has requested a Cultural Resource Assessment Survey, conducted in compliance with Article 13 of Section V of the Warranty Deed associated with the project area west of A1A.



Figure 1. The Proposed Malacompra Canal Resilience and Restoration Project Corridor.

2.0 SCOPE OF SERVICES

2.1 Cultural Resource Services

Cultural Resources Task 1: Baseline Cultural Resource Assessment Survey

Work will be completed in accordance with Secretary of the Interior's *Standards and Guidelines for Archaeology* and Florida Division of Historical Resources *Module Three: Guidelines for Use by Historic Preservation Professionals*. Terracon will complete a baseline Phase I Cultural Resource Assessment Survey (CRAS). The goal of a CRAS is to locate and identify significant archaeological and historic resources (i.e., historic properties) within the Area of Potential Effects (APE) of the project, assess their potential significance based on the information obtained during the survey, and provide recommendations regarding NRHP eligibility or the need for additional evaluation, as appropriate.

The APE for archaeological resources will be confined to the limits of the project area boundaries and will involve pedestrian coverage of the APE and systematic shovel testing. Cultural resources identified within the project area will be recorded according to currently accepted regional typologies. The Principal Investigator for the project will meet the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) and will be a Registered Professional Archaeologist (RPA).

Prior research in Florida has indicated that certain environmental factors such as proximity to a permanent freshwater source, topography, landform, landscape setting, and soil drainage characteristics are good indicators of precontact archaeological site locations. Precontact sites tend to occur on elevated, low slope areas having well drained soils that are within 300 meters of a permanent water source. Historic sites tend to be located on well drained soils near old roads, as well as those areas already indicated on historic maps. Based on these parameters, the project area will be divided into high, moderate, and low probability zones (HPZs, MPZs, and LPZs).

Shovel tests will be excavated on a 25-meter grid in HPZs, 50-meter grid in MPZs, and 100-meter grid in LPZs. If environmental conditions in the field dictate otherwise, the archaeological Field Director or the project Principal Investigator may determine reducing or increasing the testing intervals as necessary. Shovel tests will measure 50 cm in diameter and will be excavated to a depth of at least 100 cm, unless precluded by impenetrable strata or obstacles (such as bedrock, clay, or the water table, etc.). The soil removed from each shovel test will be screened through 0.635-centimeter (¼-inch) mesh hardware cloth for standardized recovery of cultural material. Shovel tests will be excavated by natural strata. Shovel tests will be documented as positive (artifact-bearing) or negative (non-artifact bearing). Shovel tests will be recorded on standardized forms, to include information such as observed inclusions or cultural features, the presence or absence of artifacts by level, depths of artifact recovery, stratigraphy, texture, and soil color. No shovel tests will be excavated within areas exhibiting pre-existing ground disturbance, such as: borrow pits, utility corridors, roads, etc.

Following the completion of fieldwork, the results will be compiled in a technical report. In accordance with the Florida State Historic Preservation Office (SHPO) standards, the report will detail information compiled during archival research, field data, pertinent findings, conclusions, and professional opinions related to the project area will be submitted following the completion of fieldwork. Recommendations for additional work will also be provided, as appropriate, in the cover letter and/or through oral communication with the client's representative.

This budget is for an archaeological survey and assumes that one archaeological site will be encountered and require documentation due to the proximity of the Mala Compra Plantation (8FL26) site (west of SR A1A). Terracon will inform you, and receive your concurrence to proceed, if we encounter circumstances that may cause this estimate to be exceeded. We will not exceed this lump sum fee without an extension of the scope of services. If an archaeological site is encountered, additional work will be required to document and determine the horizontal and vertical extents of the cultural deposits.

Based on the project information currently available, the proposed project is not anticipated to introduce permanent visual elements or lasting changes to the setting or viewshed of historic architectural resources. Accordingly, a broad viewshed-based architectural survey along the entire project corridor is not included in this scope. If project plans are revised to include permanent aboveground facilities, expanded clearing, new access roads, lighting, fencing, or other visible improvements, the architectural APE and survey scope may require reevaluation in coordination with the Client and applicable reviewing agencies.

Cultural Resources Task 2: Archaeological Site Delineation and Reporting (As-Needed, East of SR A1A)

The Florida Division of Historical Resources *Cultural Resource Management Standards & Operational Manual Module Three: Guidelines for Use by Historic Preservation Professionals* defines an archaeological site as the presence of three or more artifacts, not known to be distant from their original context, which fit into a hypothetical cylinder of 30 m in diameter. If an archaeological site other than 8FL26 is encountered within the project area east of SR A1A, additional closer interval shovel testing at 12.5-meter intervals will be required to delineate the horizontal and vertical extents of the archaeological deposits. It is estimated that archaeological sites will be of low to moderate density and not exceed one acre in size.

Recovered cultural material will be transported to the Terracon Jacksonville archaeology laboratory for initial processing and analysis following the completion of fieldwork. Materials will be processed, sorted, and cataloged according to standard protocols. Recovered artifacts will be returned to the landowner or curated at a repository for an additional fee.

Site excavation results and recommendations will be included in a technical report. This budget assumes the documentation and delineation of a maximum of one archaeological site and the completion of a technical report. Terracon will inform you, and receive your written concurrence to proceed, if we encounter circumstances that may cause this task to be exercised. We will not exceed this lump sum fee without a written extension of the scope of services.

Cultural Resources Scope and Report Limitations

This proposal does not include the excavation or analysis of human remains, if encountered. It also does not include formal cemetery delineation, geophysical survey, Phase II Evaluative Testing, Phase III Data Recovery Excavations/Mitigation, preparation of Agreement Documents, formal consultation with governmental agencies or the public, or any services not specifically enumerated in the proposal.

Please note that we do not warrant database or third-party information, or regulatory agency information used in the compilation of plans or reports. No warranties, express or implied, are intended or made.

Assumptions

The Scope of Services assumes the following:

- The Malacompra Canal Resilience and Restoration Project Corridor is approximately 25 meters in width and 0.8 miles in length.
- Task 1 assumes the excavation of a single transect. Option 1: west of A1A, no more than 10 shovel tests will be excavated. Option 2: east of A1A, no more than 19 shovel tests will be excavated. Option 3: entire proposed corridor, no more than 29 total shovel tests will be excavated.
- Task 1 assumes that Terracon will evaluate the portion of previously recorded archaeological site 8FL26 intersected by or adjacent to the APE and will prepare an updated Florida Master Site File form, as warranted. The Task 1 fee includes routine documentation of the existing resource within the survey corridor west of SR A1A but does not include Phase II testing, assessment of complex subsurface features, or mitigation. If intact archaeological deposits, features, or a previously undocumented site component are identified east of SR A1A, Terracon will consult with the Client regarding the applicability of Task 2 or another supplemental scope.
- No testing will be conducted outside of the current proposed project corridor.
- Based on the plans and project information provided to Terracon, the proposed undertaking consists primarily of canal widening and associated subsurface or ground-disturbing work and is not anticipated to introduce permanent aboveground elements or material changes to the setting of historic architectural resources. Accordingly, an intensive historic-structure survey or broad viewshed assessment is not included. Terracon will document readily observable historic buildings, structures, objects, or landscape features within the defined APE when relevant to the undertaking. If the design is revised to include permanent aboveground facilities, substantial vegetation removal, new access roads, lighting, fencing, or other visible improvements, the architectural APE and survey requirements may require reevaluation.
- Task 1 assumes one archaeological site will be updated and recorded west of SR A1A, but if additional archaeological sites are encountered east of SR A1A, Task 2 would need to be assessed on a per site basis for an additional fixed price to delineate, investigate, and document each resource in accordance with FL SHPO standards.
- Task 2 assumes delineation of one archaeological site no larger than 1 acre in size. If a site boundary expands beyond 1-acre, additional fees may be required to complete fieldwork.
- Task 1 assumes the analysis of no more than 50 artifact specimens. Task 2 assumes the analysis of no more than 50 artifact specimens.
- All landowner access permissions will be obtained by the client. Terracon will be provided keys or combinations to locked gates that require access.
- The client will notify all landowners that it is their responsibility to alert others who use their property (e.g., tenants, hunters, etc.) that Terracon personnel will be on the property.
- Utility marking will be done by the client, if necessary.

3.0 COMPENSATION

This proposal presents a budget for conducting a CRAS within a portion of Bing's Landing to comply with the previously noted FDEP FCT request. The cost for this CRAS west of SR A1A is proposed as a lump sum fee of $**7,450.00**.

As the overall drainage canal improvement project includes a corridor east of A1A, and this project is currently being designed and permitted through the St. Johns River Water Management District and the U.S. Army Corps of Engineers, there is potential that the Florida State Historic Preservation Office will request a CRAS for the entirety of the project area to ensure no adverse effect to cultural resources. Therefore, a second budget for conducting a CRAS within the corridor east of A1A is also being proposed. The cost for this CRAS for the project portion east of SR A1A is presented as a lump sum fee of **$6,500.00**.

Please note that if the Client prefers, Terracon can provide a price to perform one CRAS for both sections of the project in one simultaneous effort. This price would reflect one mobilization and one consolidated report, which would cost less than the summation of the two lump sum fees noted above.

Note that due to the dimensions of the proposed project corridor, additional testing (delineation testing) is expected to be limited by the project boundary. Due to this constraint, should additional delineation testing be required beyond the expected one archaeological site detailed above, Cultural Resources Task 2: Additional Archaeological Site Delineation includes a Not to Exceed (NTE) amount of $2,500 per site and is applicable only to the portion of the proposed project east of SR A1A.

Tasks	Fixed Fee	Initial for Authorization
Cultural Resource Assessment Survey[1]: West of SR A1A/Bing's Landing (including additional site delineation west of SR A1A)	**$7,450.00**	
Cultural Resource Assessment Survey[1]: East of SR A1A	**$6,500.00**	
Cultural Resources Task 2: Additional Archaeological Site Delineation East of SR A1A (if needed)	*$2,500.00 per site*	

[1] Costs for As-Needed Cultural Resources Task 2 not included. Cost for Task 2 is in addition to the Task 1 CRAS cost and will not be performed without client authorization.

The fee is valid for 90 days from the date of this proposal and are based on the assumptions and conditions provided at the time of this proposal.

4.0 SCHEDULE

Assuming data and responses are received in a timely manner from municipal, state, and federal agencies as well as the Client, Terracon is prepared to begin work within 10 business days upon written notice to proceed (NTP) and a signed contract. It is anticipated that field work for the project will be completed within 2 days for the corridor west of A1A, and one day for the corridor east of A1A. The CRAS report will be completed within four calendar weeks (20 business days, excluding Terracon observed holidays) from the completion of fieldwork.

5.0 RELIANCE

The delivered documentation will be prepared for the exclusive use and reliance of the Client. Reliance by any other party is prohibited without the written authorization of the Client and Terracon in the form of a Reliance Agreement that incorporates the terms and conditions of the original Agreement.

6.0 AUTHORIZATION

If the Scope of Services meets with your approval, work may be initiated by signing the attached Agreement for Services. This proposal is valid only if authorized within 90 days from the listed proposal date. We appreciate the opportunity to provide this proposal and look forward to working with you on this project. If you have any questions or require additional information, please feel free to contact Blue Nelson by email at Blue.Nelson@Terracon.com at 904-470-2233.

Sincerely,
Terracon Consultants, Inc.

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG / OBJECT / PROJ	ORG DESCRIPTION / ACCOUNT DESCRIPTION	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
	ACCOUNT	LINE DESCRIPTION	EFF DATE			
1	00150000 598010	GenFund/Reserves — Reserve - Contingency	15,232,710.00	-100,647.00	15,132,063.00	
	1001-150-5000-000000-590-00-000-000-598010-		11/16/2026			
2	10166090 563000	Capital Imprvmts - Non Grants — Infrastructure	.00	100,647.00	100,647.00	
	1001-161-6001-538600-530-53-000-000-563000-		11/16/2026			
		** JOURNAL TOTAL		0.00		

YEAR-PER JOURNAL EFF-DATE REF 1 REF 2 SRC JNL-DESC ENTITY AMEND

2027 02 20254 11/16/2026 06 BUA MALACOMBTR 1 1

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: MCatalano

YEAR PER JNL SRC ACCOUNT EFF DATE JNL DESC REF 1 REF 2 REF 3	ACCOUNT DESC LINE DESC	T	OB	DEBIT	CREDIT
2027 2 20254					
BUA 1001-150-5000-000000-590-00-000-000-598010-	Reserve - Contingency		5		100,647.00
11/16/2026 MALACOMBTR 06		T			
General Fund:					
Transfer from reserves for Malacompra Canal Restoration					
BUA 1001-161-6001-538600-530-53-000-000-563000-	Infrastructure		5	100,647.00	
11/16/2026 MALACOMBTR 06		T			
	JOURNAL 2027/02/20254 TOTAL			.00	.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
				FUND TOTAL	.00	.00

** END OF REPORT - Generated by Michael Catalano **

Flagler County Board of County Commissioners
Consent: BOCC Departments / Agenda Item 7.e.

Meeting Date:	November 16, 2026
Department Contact:	Sarah Spector, County Attorney
Subject:	**Approval of Termination of Radiance F/K/A Eagle Lakes Transportation Impact Fee Agreement.**

Overview/Summary:
RLS-KL RADIANCE, LLC is the current owner of certain lands contained within the Radiance development now referred to as Radiance South ("Project"). The Project, as revised over time, is described in the Amended and Restated Planned Unit Development Agreement for Eagle Lakes, recorded in Official Records Book 2710, Page 1416 *et seq.*of the Public Records of Flagler County, Florida (the "PUD Agreement").

Developer's predecessor, Venture 8, LLC, a Florida limited liability company, and County entered into a Transportation Impact Fee Credit Agreement, recorded in Official Records Book 2844, Page 1346 *et seq.* of the Public Records of Flagler County, Florida (the "Impact Fee Agreement") for the purpose of memorializing the entitlement to a dollar-for-dollar credit on traffic impact fees based on the construction of a traffic circle at the intersection of Old Kings Road and Bulow Boulevard established in Section 3.1(b) of the PUD Agreement (the "Traffic Circle").

The PUD Agreement was amended by the First Amendment to the Amended and Restated Planned Unit Development Agreement for Radiance f/k/a Eagle Lakes, recorded in Official Records Book 3088, Page 1017 *et seq.* of the Public Records of Flagler County, Florida (the "PUD Agreement Amendment"). The PUD Agreement Amendment, in part, deleted the requirement to design, permit and construct the Traffic Circle, instead requiring Developer to install those traffic improvements identified in a traffic impact analysis approved by the County.

With the deletion of the Traffic Circle requirement, there is no longer a need for the Impact Fee Agreement. Staff is asking the Board of County Commissioners to consider the Termination of Transportation Impact Fee Credit Agreement for the purpose of formally terminating the Impact Fee Agreement.

Strategic Plan:
Focus Area: Growth and Infrastructure
Goal 1 - Provide Quality Fundamental Infrastructure and Assets
Objective GI 1.2: Expand and improve infrastructure to support commercial/industrial and residential growth

Funding Information:
There is no funding associated with this item. With the termination of the Transportation

Impact Fee Agreement, the Developer will now be required to pay the required transportation impact fees to the County at the time of development.

Recommendations:
Staff recommends that the Board approve the termination of the Transportation Impact Fee Agreement relative to Radiance F/K/A Eagle Lakes and authorize the Chair to execute same for recording in the Public Records of Flagler County, Florida.

Attachments:
1. Radiance Termination of Transportation Impact Fee Credit Agreement
2. Radiance Transportation Impact Fee Credit Agreement

TERMINATION OF
TRANSPORTATION IMPACT FEE CREDIT AGREEMENT

THIS TERMINATION OF TRANSPORTATION IMPACT FEE CREDIT AGREEMENT ("Termination") is made this 16th day of November, 2026, by and among FLAGLER COUNTY, FLORIDA, a political subdivision of the State of Florida ("County"), and RLS-KL RADIANCE, LLC, a Delaware limited liability company ("Developer").

RECITALS:

1. Developer is the current owner of certain lands contained within the Radiance development ("Project"), as described in and approved by the Amended and Restated Planned Unit Development Agreement for Eagle Lakes, recorded in Official Records Book 2710, Page 1416 *et seq.* of the Public Records of Flagler County, Florida (the "PUD Agreement").

2. Developer's predecessor, Venture 8, LLC, a Florida limited liability company, and County entered into that certain Transportation Impact Fee Credit Agreement, recorded in Official Records Book 2844, Page 1346 *et seq.* of the Public Records of Flagler County, Florida (the "Impact Fee Agreement") for the purpose of memorializing the entitlement to a dollar-for-dollar credit on traffic impact fees based on the construction of a traffic circle at the intersection of Old Kings Road and Bulow Boulevard established in Section 3.1(b) of the PUD Agreement (the "Traffic Circle").

3. The PUD Agreement was amended by the First Amendment to the Amended and Restated Planned Unit Development Agreement for Radiance f/k/a Eagle Lakes, recorded in Official Records Book 3088, Page 1017 *et seq.* of the Public Records of Flagler County, Florida (the "PUD Agreement Amendment").

4. The PUD Agreement Amendment, in part, deleted the requirement to design, permit and construct the Traffic Circle, instead requiring Developer to install those traffic improvements identified in a traffic impact analysis approved by the County.

5. With the deletion of the Traffic Circle requirement, there is no longer a need for the Impact Fee Agreement.

6. County and Developer desire to formally terminate the Impact Fee Agreement.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Recitals: The above stated Recitals are incorporated herein as Findings of Facts.

2. Termination: The Impact Fee Agreement is hereby terminated and shall be considered null and void and of no further effect as of the recording of this Termination in the Public Records of Flagler County, Florida.

[Signatures on following pages.]

IN WITNESS WHEREOF, the undersigned have set their hands and seals as of the date set forth above.

FLAGLER COUNTY,
a political subdivision of the State of Florida

By: _____
Leann Pennington, Chair
1769 E. Moody Blvd., Bldg. 2
Bunnell, FL 32110

ATTEST:

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

APPROVED AS TO FORM:

By: _____
Sarah E. Spector, Assistant County Attorney

WITNESSES:

Print Name: Kristen Dennis
Address: 14025 Riveredge Dr., #175
Tampa, FL 33637

Print Name: Darlene J. Miklos
Address: 14025 Riveredge Dr., #175
Tampa, FL 33637

RLS-KL RADIANCE LLC,
a Delaware limited liability company

By:
Print Name: James P. Harvey
Title: Authorized Signatory
Date: November 3, 2026

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledge before me, by means of [X] physical presence or [ ] remote online notarization, on this 3rd day of November, 2026, by James P. Harvey, as Authorized Signatory of RLS-KL RADIANCE LLC, who [ ] has produced valid government identification or [X] is personally known to me.

(SEAL)

NOTARY PUBLIC

DARLENE J. MIKLOS
MY COMMISSION # HH 711153
EXPIRES: August 17, 2029

Instrument No: 2024005001 2/7/2024 9:06 AM BK: 2844 PG: 1346 PAGES: 11 -
RECORDED IN THE OFFICIAL RECORDS OF Tom Bexley, Clerk of the Circuit Court & Comptroller Flagler, FL

TRANSPORTATION IMPACT FEE CREDIT AGREEMENT

THIS TRANSPORTATION IMPACT FEE CREDIT AGREEMENT ("Agreement") is made this 5th day of February, 2024, by and among the BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, a Political Subdivision of the State of Florida ("County"), and VENTURE 8, LLC, a Florida Limited Liability Company ("Venture 8").

RECITALS:

1. Venture 8 is the Owner of certain lands contained within the Radiance development ("Project"), as described and approved in Planned Unit Development Agreement recorded in the Official Records of Flagler County at OR Book 2710 and Page 1416 (the "PUD Agreement").

2. Pursuant to the PUD Agreement, Venture 8 shall design, permit and construct a roundabout traffic improvement located on South Old Kings Road, Flagler County, Florida at the northern entrance of the Project (the "Development Property") as generally depicted by the Concept Plan of the PUD Agreement approved by the County and as depicted on Exhibit "A", attached hereto and incorporated herein.

3. The County requires any person who seeks to develop land within Flagler County, as evidenced by such person's application for a building permit or certificate of occupancy ("Feepayer"), to pay a transportation impact fee to assure that such new development bears a proportional share of the cost of capital expenses necessary to provide transportation facilities necessitated in part by the Feepayer's development.

4. Section 3.1 of the PUD Agreement allows impact fee credits to be granted for the construction of said round about traffic improvement ("Impact Fee Credits").

5. Pursuant to the terms of the PUD Agreement, County and Venture 8 desire to set forth their agreement to establish the terms upon which the Impact Fee Credits will be granted for Venture 8's roundabout traffic improvement contributions that are being made at this time or in the near future.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Recitals: The above stated Recitals are incorporated herein as Findings of Facts.

2. Impact Fee Credits: Venture 8 will provide the County documentary evidence of actual expenses or obligations incurred in constructing the roundabout, and the County will provide Venture 8 Impact Fee Credits for those costs and/or obligations up to the maximum sum shown on Exhibit "B" of $2,588,904.54. The cost calculation shall include design, permitting, mitigation (if applicable), right of way donation/acquisition, and installation of the roundabout. The Parties acknowledge and agree that the cost calculation will be based upon the actual costs expended by Venture 8 and the roundabout being designed in accordance with Florida Department of Transportation standards. Such Impact Fee Credits shall be awarded to Venture 8, its successors and assigns, immediately upon VENTURE 8 taking each of the actions described in Exhibit "B".

Unofficial Copy

3. From and after the date thereof, all Feepayers applying for building permits or certificates of occupancy in connection with any construction in the Project shall pay the amount due under the County's Transportation Impact Fee Ordinance directly to Venture 8. Venture 8 shall be fully responsible for notifying all Feepayers of this requirement and shall ensure that such payments are paid directly to Venture 8. Then, for so long as the total Transportation Impact Fee Credits for which Venture 8 has issued vouchers under this Agreement is less than the total Transportation Impact Fee Credits authorized by this Agreement, Venture 8 shall issue to such Feepayer a voucher evidencing full payment of Transportation Impact Fees in connection with such Feepayer's application for a building permit or certificate of occupancy.

4. The voucher issued by Venture 8 shall be in substantially similar form to Exhibit "C" attached hereto and shall contain a statement setting forth the amount of Transportation Impact Fee paid. Upon presentation of such voucher by the Feepayer, the County shall issue a receipt to the Feepayer and shall deduct the amount of such voucher from the Transportation Impact Fee Credit Account for the Project. In the event that the County institutes an alternate mechanism to the current voucher for Impact Fee Credits, such as a voucherless system, Developer and Feepayer may use said alternate system.

5. In the event that Venture 8 determines to sell all or part of the Project, Venture 8 may sell, transfer, assign or convey its Developer Rights and any of its interest in part of the Transportation Impact Fee Credits to such purchaser, transferee, assignee or grantee for use within the Project for such consideration as Venture 8 in its sole discretion, determines. In such event, Venture 8 shall execute and deliver to the County a copy of the instrument selling, transferring, assigning or granting the Transportation Impact Fee Credits so sold, transferred, assigned or granted and the remaining amount of Transportation Impact Fee Credits, if any, shall remain vested in Venture 8.

6. The Parties agree that no impact fee credit may be used or applied to development outside of Expenditure District #1 (unincorporated county east of the F.E.C. railroad right of way as reflected in Flagler County's Comprehensive Impact Fee Ordinance). Venture 8 acknowledges that only one Impact Fee Credit account may exist at any given time for the Development Property.

7. On or before January 31 of each year, so long as their remains any Transportation Impact Fee Credits, Venture 8 shall prepare and deliver to the County Planning Department an annual report setting forth the amount of Transportation Impact fee payments made by the Feepayers applying for building permits or certificates of occupancy within the Project and the remaining balance of Transportation Impact Fee Credits.

8. At such time as the Transportation Impact Fee Credits provided for hereunder have been exhausted, Venture 8 or any Feepayer seeking building permits or certificates of occupancy within the Project shall pay the County the Transportation Impact Fees as are then due and payable under the Transportation Impact Fee Ordinance in effect at that time. Until such time, any Feepayer within the project shall be instructed by the County to pay its Transportation Impact Fees directly to Venture 8.

9. Miscellaneous Provisions

Unofficial Copy

a. This Agreement shall be constructed and governed in accordance with the laws of the State of Florida. All parties to this Agreement have participated fully in the negotiation and preparation hereof and accordingly, this Agreement shall not be more strictly construed against any one of the parties hereto. All parties agree particularly that this Agreement is bound by the terms of the County's Transportation Impact Fee Ordinance and other applicable ordinances. Any and all applicable terms of those Ordinances are to be considered incorporated herein by reference. If there is any inconsistency found between this Agreement and such Ordinances or applicable law, those Ordinances or law shall prevail and be applicable.

b. The Parties agree that the total amount of impact fee credits to be available under this Agreement shall not exceed the total amount of transportation impact fees due for the Project. The parties further agree that they will not challenge in any judicial proceeding and will accept the interpretation of the County Attorney's Office that the Transportation Impact Fee Credits identified or granted by this Agreement are limited to the amount of Impact Fees which are due or become due within the Development.

c. In construing the Agreement, the singular shall be held to include the plural, and the plural shall include the singular, the use of any gender shall include every other and all gender and captions and paragraph headings shall be disregarded.

d. All of the exhibits attached to this Agreement are incorporated in and made a part of this Agreement.

e. The Agreement and any Exhibits made a part hereof constitute the entire Agreement and understanding of the parties and shall not be modified or amended except by written agreement duly executed by the parties hereto.

f. This Agreement is made for the sole benefit and protection of the parties and no other persons shall have any right of action hereunder. This Agreement shall be binding upon the parties and their respective successors and permitted assigns.

g. All covenants, agreements, representation and warranties made herein shall be deemed to be material and relied on by each party to this Agreement.

h. This Agreement is recognized as being subject to the laws of Florida and the Ordinances of Flagler County, Florida and therefore all applicable provisions thereof are incorporated herein and if any provision hereof is inconsistent with such provisions, such provision shall apply.

i. Nothing in this Agreement shall be deemed to require the County to continue to levy or collect Impact Fees, or, if levied, to levy them for any certain amount.

SIGNATURES OMITTED TO NEXT PAGE

Unofficial Copy

IN WITNESS WHEREOF, the undersigned have set their hands and seals as of the date set forth above.

FLAGLER COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS,
a Political Subdivision of the State of Florida

By: _____
Andrew S. Dance, Chair

1769 E. Moody Blvd., Bldg. 2
Bunnell, FL 32110

ATTEST:

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

APPROVED AS TO FORM:

By: Sean S. Moylan Digitally signed by Sean S. Moylan Date: 2024.01.24 10:26:32 -05'00'
Sean S. Moylan, Deputy County Attorney

Unofficial Copy

Attest:

Name: Michael Thber

Name: Theresa LaCombe

Venture 8, LLC,
a Florida limited liability company

By:

Name: John Schneidy Sr.

Title: Manager

Date: 2/5/2024

STATE OF FLORIDA

COUNTY OF Volusia

The foregoing instrument is hereby acknowledge before me, by means of [X] physical presence or [ ] remote online notarization, on this 5 day of February, 2024, by John Schneidy Sr., as Manager of Venture 8, LLC, who [ ] has produced valid government identification or [X] is personally known to me.

(SEAL)

NOTARY PUBLIC

Mckayla Sisler
Notary Public - State of Florida
Commission: GG959154
Expires: 02/17/2024

Unofficial Copy

EXHIBIT A

Unofficial Copy



Unofficial Copy

EAGLE LAKES SINGLE FAMILY - SOUTH
OFFSITE IMPROVEMENTS
FLAGLER COUNTY, FLORIDA

ROUNDABOUT
OLD KING RD / AUDOBON WAY

Kimley»Horn

EXHIBIT B

Unofficial Copy

Unofficial Copy

OPINION OF PROBABLE COST

Oct-23

Flagler County
OFFSITE ROUNDABOUT OLD KINGS ROAD

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
	ROADWAY				
0110 1 1	CLEARING AND GRUBBING	AC	5.37	$50,028.01	$ 268,499.57
0120 1	REGULAR EXCAVATION	CY	2462.9	$4.07	$ 10,024.00
0120 6	EMBANKMENT	CY	2787.4	$3.57	$ 9,951.02
0160 4	TYPE B STABILIZATION	SY	5119	$7.67	$ 39,265.35
0285706	OPTIONAL BASE, BASE GROUP 06	SY	5119	$19.30	$ 98,803.29
0327 70 6	MILLING EXISTING ASPHALT PAVEMENT, 1 1/2" AVG DEPTH	SY	3040	$4.06	$ 12,343.42
0334 1 53	SUPERPAVE ASPHALTIC CONCRETE, TRAFFIC C, PG 76-22	TN	1552.0	$157.43	$ 244,328.39
0337 7 83	ASPHALT CONCRETE FRICTION COURSE, TRAFFIC C, FC-12.5, PG 76-22	TN	673.4	$165.89	$ 111,715.72
0350 30 13	CONCRETE PAVEMENT FOR ROUNDABOUT APRON, 12" DEPTH	SY	194	$192.73	$ 37,409.54
0520 1 7	CONCRETE CURB & GUTTER, TYPE E	LF	1394	$35.87	$ 50,019.64
0520 1 10	CONCRETE CURB & GUTTER, TYPE F	LF	2346	$39.47	$ 92,596.62
0520 2 4	CONCRETE CURB, TYPE D	LF	198	$51.50	$ 10,192.88
0520 2 8	CONCRETE CURB, TYPE RA	LF	254	$50.56	$ 12,866.00
0522 1	CONCRETE SIDEWALK AND DRIVEWAYS, 4" THICK	SY	2254	$66.81	$ 150,578.68
0522 2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	SY	1020	$104.57	$ 106,621.31
0570 1 2	PERFORMANCE TURF, SOD	SY	10057	$5.03	$ 50,587.40
	ROADWAY SUBTOTAL	$			1,305,802.82

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
	SIGNING AND PAVEMENT MARKING ITEMS				
0700 1 11	SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF	AS	37	$448.31	$ 16,587.47
0700 1 60	SINGLE POST SIGN, REMOVE	AS	3	$37.94	$ 113.82
0706 1 3	RAISED PAVEMENT MARKER, TYPE B	EA	131	$4.03	$ 527.93
0710 11101	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID, 6"	GM	0.636	$11,866.43	$ 7,549.81
0710 11102	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID FOR INTERCHANGE AND URBAN ISLAND, 8"	GM	0.027	$1,702.62	$ 46.75
0710 11123	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID, FOR CROSSWALK AND ROUNDABOUT, 12"	LF	282	$1.07	$ 301.47
0710 11124	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID OR DIAGONAL OR CHEVRON, 18"	LF	33	$1.59	$ 53.12
0710 11125	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID FOR STOP LINE OR CROSSWALK, 24"	LF	270	$1.33	$ 359.63
0710 11141	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, 2-4 DOTTED GUIDELINE / 6-10 DOTTED EXTENSION, 6"	GM	0.073	$703.15	$ 51.40
0710 11160	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, MESSAGE OR SYMBOL	EA	5	$41.26	$ 206.30
0710 11170	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, ARROWS	EA	1	$30.30	$ 30.30
0710 11201	PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, SOLID, 6"	GM	0.733	$1,184.00	$ 868.42
0710 11224	PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, SOLID OR DIAGONAL OR CHEVRON, 18"	LF	199	$1.52	$ 302.12
0710 11290	PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, ISLAND NOSE	SF	45	$2.72	$ 121.83
	SIGNING SUBTOTAL	$			27,120.38

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
	DRAINAGE				
0104 10 3	SEDIMENT BARRIER	LF	4043	$2.45	$ 9,905.35
0104 18	INLET PROTECTION SYSTEM	EA	8	$200.31	$ 1,602.48
0430 94 3	DESILITING PIPE, 0-12"	LF	50	$28.54	$ 1,433.85
0425 1931	INLETS, CURB, TYPE P-3, <10'	EA	2	$11,160.95	$ 22,321.90
0430 174 118	PIPE CULVERT, OPTIONAL MATERIAL, ROUND, 18"SD	LF	25	$190.34	$ 4,758.50
0430 982 125	MITERED END SECTION, OPTIONAL ROUND, 18" CD	EA	2	$2,969.96	$ 5,939.92
	DRAINAGE SUBTOTAL	$			45,962.00

CONSTRUCTION CATEGORIES TOTAL	$ 1,378,885.20

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
102 1	MAINTENANCE OF TRAFFIC (15%)	LS	1	-	$ 206,832.78
101 1	MOBILIZATION (10%)	LS	1	-	$ 158,571.80
	CONSTRUCTION MANAGEMENT (15%)	LS	1	-	$ 261,643.47

CONTINGENCY (25%)	$ 344,721.30
CONSTRUCTION TOTAL	$ 2,350,654.54
OFFSITE DESIGN FEE	$ 238,250.00
GRAND TOTAL	$ 2,588,904.54

NOTE:

THE CONSULTANT HAS NO CONTROL OVER THE COST OF LABOR, MATERIALS, EQUIPMENT, OR OVER THE CONTRACTOR'S METHODS OF DETERMINING PRICES OR OVER COMPETITIVE BIDDING OR MARKET CONDITIONS. OPINIONS OF PROBABLE COSTS PROVIDED HEREIN ARE BASED ON THE INFORMATION KNOWN TO CONSULTANT AT THIS TIME AND REPRESENT ONLY THE CONSULTANT'S JUDGMENT AS A DESIGN PROFESSIONAL FAMILIAR WITH THE CONSTRUCTION INDUSTRY. THE CONSULTANT CANNOT AND DOES NOT GUARANTEE THAT PROPOSALS, BIDS, OR ACTUAL CONSTRUCTION COSTS WILL NOT VARY FROM ITS OPINIONS OF PROBABLE COSTS.

THE UNIT PRICES FOR THIS OPINION OF PROBABLE COSTS ARE BASED OFF OF FDOT'S MARKET AREA MOVING AVERAGE (MARKET 07 - FLAGLER COUNTY, UPDATED 07/24/2023)

* COST ASSUMES INSTALLATION OF NEW MATERIAL

EXHIBIT C

Unofficial Copy

Exhibit C

Voucher #1

Flagler County Impact Fee Voucher

KOLTER GROUP ACQUISITIONS LLC.

1. Name and address of Developer/Grantor: _____
2. Name and address of Grantee: _____
3. Legal description of subject property: _____
4. Subdivision or Master Development Plan name: _____

Unofficial Copy

The undersigned Developer/Grantor confirms that it has received from _____ on _____, 20___ funds sufficient for the following impact fees required under the applicable Flagler County Impact Fee Ordinance, as indicated below. Developer/Grantor gives notice to Flagler County, Florida that the following sums should be deducted from the applicable Impact Fee Credit account of the Developer/Grantor.

Ordinance #2021-09 in the amount of $_____

By: _____

Print: _____

Its: _____

Flagler County Board of County Commissioners
Consent: BOCC Departments / Agenda Item 7.f.

Meeting Date:	November 16, 2026
Department Contact:	Brian Eichinger, OMB Manager
Subject:	**Approval of Amendment to the Legal Aid Fund (Fund 1105), Juvenile Diversion Fund (Fund 1195), and the Court Innovations Fund (Fund 1197) for Fiscal year 2025-26 Due to Difference in Revenue Collections.**

Overview/Summary:
The Legal Aid Fund (Fund 1105), and Juvenile Diversion Fund (Fund 1195) are considered "sweeping" funds, meaning that at year-end all unused funds are swept to the Court Innovations Fund (Fund 1197), per Florida Statute 939.185 and Flagler County Ordinance 2009-05.

The Legal Aid Fund (Fund 1105) did not receive the full anticipated amount and will require an interfund transfer from General Fund in the amount of $521.

Funding for the Juvenile Diversion Fund (Fund 1195) and Court Innovations Fund (Fund 1197) will be appropriated with approved Unanticipated Revenue Resolutions.

Strategic Plan:
Focus Area: Effective Government
Goal 1- Maintain Financial Stability

Funding Information:
Funding will be appropriated with approval of the Unanticipated Revenue Resolutions.

Recommendations:
Staff recommends that the Board approve Unanticipated Revenue Resolutions.

Attachments:
1. Sweeping Funds FY26 - Fund 1105 URR
2. Sweeping Funds FY26 - 2) Fund 1195 URR
3. Sweeping Funds FY26 - 3) Fund 1197 URR

RESOLUTION 2026 - __

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, TO AMEND THE LEGAL AID FUND 1105 FOR FISCAL YEAR 2025-26 TO RECOGNIZE AND APPROPRIATE UNANTICIPATED REVENUE

WHEREAS, the Flagler County Board of County Commissioners has received additional Cort Related Fees; and

WHEREAS, Section 129.06, Florida Statutes, authorizes the Board of County Commissioners to amend, by resolution, its budget to provide for the receipt and expenditure of unanticipated funds.

NOW, THEREFORE, BE IT RESOLVED by the Flagler County Board of County Commissioners that the Legal Aid Fund 1105 is hereby amended, and the appropriation and expenditures reflected in Exhibit A, attached hereto and incorporated herein, are approved. This Resolution shall take effect upon its adoption.

DULY ADOPTED in regular session, this 16th day of November 2026

FLAGLER COUNTY BOARD OF
COUNTY COMMISSIONERS

By: _____
Leann Pennington, Chair

ATTEST:

_____
Tom Bexley, Clerk of the Circuit
Court and Comptroller

APPROVED AS TO FORM:

Sean S. Moylan Digitally signed by Sean S. Moylan
Date: 2026.11.05 09:26:59 -05'00'

Sean S. Moylan, Deputy County
Attorney

Flagler County

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG / OBJECT / PROJ	ORG DESCRIPTION / ACCOUNT DESCRIPTION	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
	ACCOUNT	LINE DESCRIPTION	EFF DATE			
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC	JNL-DESC	ENTITY	AMEND
2026 12	125693	09/30/2026	221		BUA	1105URR	1	2
1	11199010 582007	Judicial	Aid to Legal Services	45,054.00	521.00	45,575.00		
	1105-191-9102-715800-600-60-000-000-582007-		09/30/2026					
2	10513810 381000	Legal Aid Fund	Interfund Transfer In	-25,044.00	-521.00	-25,565.00		
	1105-001-0000-381000-380-00-000-000-381000-		09/30/2026					
			** JOURNAL TOTAL		0.00			

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: MCatalano

YEAR PER JNL SRC ACCOUNT EFF DATE JNL DESC REF 1 REF 2 REF 3	ACCOUNT DESC LINE DESC	T	OB	DEBIT	CREDIT
2026 12 125693					
BUA 1105-191-9102-715800-600-60-000-000-582007-	Aid to Legal Services	5		521.00	
09/30/2026 1105URR 221		T			
BUA 1105-001-0000-381000-380-00-000-000-381000-	Interfund Transfer In	5			521.00
09/30/2026 1105URR 221		T			
				.00	.00
BUA 1105-000-0000-000000-000-00-000-000-241000-	Appropriations				521.00
09/30/2026 1105URR 221					
BUA 1105-000-0000-000000-000-00-000-000-171000-	Estimated Revenues			521.00	
09/30/2026 1105URR 221					
	SYSTEM GENERATED ENTRIES TOTAL			521.00	521.00
	JOURNAL 2026/12/125693 TOTAL			521.00	521.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND / ACCOUNT	YEAR PER	JNL	EFF DATE / ACCOUNT DESCRIPTION		DEBIT	CREDIT
1105 Legal Aid Fund	2026 12	125693	09/30/2026			
1105-000-0000-000000-000-00-000-000-171000-			Estimated Revenues		521.00	
1105-000-0000-000000-000-00-000-000-241000-			Appropriations			521.00
				FUND TOTAL	521.00	521.00

** END OF REPORT - Generated by Michael Catalano **

RESOLUTION 2026 - __

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, TO AMEND THE JUVENILE DIVERSION FUND 1195 FOR FISCAL YEAR 2025-26 TO RECOGNIZE AND APPROPRIATE UNANTICIPATED REVENUE

WHEREAS, the Flagler County Board of County Commissioners has received additional Cort Related Fees; and

WHEREAS, Section 129.06, Florida Statutes, authorizes the Board of County Commissioners to amend, by resolution, its budget to provide for the receipt and expenditure of unanticipated funds.

NOW, THEREFORE, BE IT RESOLVED by the Flagler County Board of County Commissioners that the Juvenile Diversion Fund 1195 is hereby amended, and the appropriation and expenditures reflected in Exhibit A, attached hereto and incorporated herein, is approved. This Resolution shall take effect upon its adoption.

DULY ADOPTED in regular session, this 16th day of November 2026

FLAGLER COUNTY BOARD OF
COUNTY COMMISSIONERS

By: _____
Leann Pennington, Chair

ATTEST:

_____
Tom Bexley, Clerk of the Circuit
Court and Comptroller

APPROVED AS TO FORM:

Sean S. Moylan Digitally signed by Sean S. Moylan
Date: 2026.11.06 11:53:04 -05'00'

Sean S. Moylan, Deputy County
Attorney

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	PREV	BUDGET	AMENDED	
	ACCOUNT			LINE DESCRIPTION	EFF DATE	BUDGET	CHANGE	BUDGET	ERR
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC	JNL-DESC	ENTITY	AMEND	
2026 12	125635	09/30/2026	216		BUA	SWEEP95URR	1	2	
3	19513590	359009		Juvenile Diversion		Teen Court		-6,233.00	-794.00	-7,027.00	
	1195-001-0000-359000-350-00-000-000-359009-							09/30/2026			
4	19549030	591008		JuvenDiver/Transfers		Transfer to Courts		18,700.00	794.00	19,494.00	
	1195-149-4903-581900-580-00-000-000-591008-							09/30/2026			
					** JOURNAL TOTAL				0.00		

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: MCatalano

YEAR PER JNL SRC ACCOUNT EFF DATE JNL DESC REF 1 REF 2 REF 3	ACCOUNT DESC LINE DESC	T	OB	DEBIT	CREDIT
2026 12 125635					
BUA 1195-001-0000-359000-350-00-000-000-359009- 09/30/2026 SWEEP95URR 216	Teen Court	T	5		794.00
BUA 1195-149-4903-581900-580-00-000-000-591008- 09/30/2026 SWEEP95URR 216	Transfer to Courts	T	5	794.00	
				.00	.00
BUA 1195-000-0000-000000-000-00-000-000-241000- 09/30/2026 SWEEP95URR 216	Appropriations				794.00
BUA 1195-000-0000-000000-000-00-000-000-171000- 09/30/2026 SWEEP95URR 216	Estimated Revenues			794.00	
	SYSTEM GENERATED ENTRIES TOTAL			794.00	794.00
	JOURNAL 2026/12/125635 TOTAL			794.00	794.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND / ACCOUNT	YEAR PER	JNL	EFF DATE / ACCOUNT DESCRIPTION		DEBIT	CREDIT
1195 Juvenile Diversion	2026 12	125635	09/30/2026			
1195-000-0000-000000-000-00-000-000-171000-			Estimated Revenues		794.00	
1195-000-0000-000000-000-00-000-000-241000-			Appropriations			794.00
				FUND TOTAL	794.00	794.00

** END OF REPORT - Generated by Michael Catalano **

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RESOLUTION 2026 - __

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, TO AMEND THE COURT INNOVATIONS FUND 1197 FOR FISCAL YEAR 2025-26 TO RECOGNIZE AND APPROPRIATE UNANTICIPATED REVENUE

WHEREAS, the Flagler County Board of County Commissioners has received additional Cort Related Fees; and

WHEREAS, Section 129.06, Florida Statutes, authorizes the Board of County Commissioners to amend, by resolution, its budget to provide for the receipt and expenditure of unanticipated funds.

NOW, THEREFORE, BE IT RESOLVED by the Flagler County Board of County Commissioners that the Court Innovations Fund 1197 is hereby amended, and the appropriation and expenditures reflected in Exhibit A, attached hereto and incorporated herein, are approved. This Resolution shall take effect upon its adoption.

DULY ADOPTED in regular session, this 16th day of November 2026.

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

By: _____
Leann Pennington, Chair

ATTEST:

_____
Tom Bexley, Clerk of the Circuit Court and Comptroller

APPROVED AS TO FORM:

Sean S. Moylan Digitally signed by Sean S. Moylan Date: 2026.11.06 11:54:40 -05'00'

Sean S. Moylan, Deputy County Attorney

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG / ACCOUNT	OBJECT / LINE DESCRIPTION	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	EFF DATE	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC	JNL-DESC	ENTITY	AMEND		
2026 12	125636	09/30/2026	218		BUA	SWEEP97URR	1	2		
1	19713810	381000		Court Innovations	Interfund Transfer In		-142,336.00	-794.00	-143,130.00	
	1197-001-0000-381000-380-00-000-000-381000-					09/30/2026				
2	19750000	598010		CourtInnov/Reserves	Reserve - Contingency		51,827.00	794.00	52,621.00	
	1197-150-5000-000000-590-00-000-000-598010-					09/30/2026				
					** JOURNAL TOTAL			0.00		

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: MCatalano

YEAR PER JNL SRC ACCOUNT EFF DATE JNL DESC REF 1 REF 2 REF 3	ACCOUNT DESC LINE DESC	T	OB	DEBIT	CREDIT
2026 12 125636					
BUA 1197-001-0000-381000-380-00-000-000-381000- 09/30/2026 SWEEP97URR 218	Interfund Transfer In	T	5		794.00
BUA 1197-150-5000-000000-590-00-000-000-598010- 09/30/2026 SWEEP97URR 218	Reserve - Contingency	T	5	794.00	
				.00	.00
BUA 1197-000-0000-000000-000-00-000-000-241000- 09/30/2026 SWEEP97URR 218	Appropriations				794.00
BUA 1197-000-0000-000000-000-00-000-000-171000- 09/30/2026 SWEEP97URR 218	Estimated Revenues			794.00	
	SYSTEM GENERATED ENTRIES TOTAL			794.00	794.00
	JOURNAL 2026/12/125636 TOTAL			794.00	794.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND / ACCOUNT	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION		DEBIT	CREDIT
1197 Court Innovations	2026	12	125636	09/30/2026				
1197-000-0000-000000-000-00-000-000-171000-					Estimated Revenues		794.00	
1197-000-0000-000000-000-00-000-000-241000-					Appropriations			794.00
						FUND TOTAL	794.00	794.00

** END OF REPORT - Generated by Michael Catalano **

Flagler County Board of County Commissioners
Consent: BOCC Departments / Agenda Item 7.g.

Meeting Date:	November 16, 2026
Department Contact:	Holly Albanese, Library Director
Subject:	**Approval of FY 2026-27 State Aid to Libraries Annual Plan of Service.**

Overview/Summary:
The State Aid to Libraries Grant is an annual program administered by the Florida Department of State, Division of Library and Information Services. State Aid is an incentive program designed to assist qualifying counties in providing adequate library services. The Annual Plan of Service for 2026-27 is due by December 1, 2026, and includes the goals, objectives and activities supported during FY 2026-27. The Library Board of Trustees has reviewed and approved the 2026-27 Annual Plan of Service.

Strategic Plan:
Goal 3 – Provide an Excellent Customer Experience
Objective EG 3.1: Create and implement best practices for customer interaction within all county departments/divisions.

Funding Information:
State Aid to Libraries Grant is budgeted in Revenue Account 1001-001-0000-334700-330-00-000-000-334700 and expended in the library budget. The amount included in the adopted FY 26-27 Budget is $20,669.

Recommendations:
Staff recommends that the Board approve and for the Chair to sign the FY 2026-27 State Aid to Libraries Annual Plan of Service.

Attachments:
1. Annual Plan 2027 final
2. Annual Plan 2027 with markup
3. fy2026-2027-state-aid-grant-estimates-august-2026

The Flagler County Public Library

Annual Plan of Service: FY 2026 – 2027

Approved by the Flagler County Board of County Commissioners:

_____

Signature and Date

This is our Annual Plan of Service for Fiscal Year 2026-2027, which is based on the goals and objectives as set forth in the Flagler County Public Library's Long-Range Plan for Fiscal Years 2024-2027.

Long-Range Plan

The Long-Range Plan was created from information collected during the planning process. This process allowed library staff to develop an understanding of the strengths and weaknesses of the library system as well as the opportunities and threats presented by the environment in which the library system operates. The Annual Plan should be read and understood in conjunction with the Long-Range Plan currently in effect. Following is the vision and mission statement, which was predicated on the collective needs of a growing and diverse community.

Vision Statement:

The Flagler County Public Library is a platform on which the community can interact, create, and learn.

Mission Statement:

The Flagler County Public Library provides a welcoming environment that encourages self-directed education, civic engagement, and instructive and enlightening experiences.

Goals for FY 2026 – 2027

Institute the Understanding and Practice of FIRST, the County's Core Values.
Improve Library Service Quality, Effectiveness and Efficiency in Service Delivery
Ensure Positive Customer Experiences
Enhance Employee Engagement
Develop Performance Indicators

Goal 1: Institute the Understanding and Practice of FIRST, The County's Core Values. *(**F**iscal Accountability, **I**nnovative Solutions, **R**esponsible Growth, **S**uperior Service, and **T**ransparent Government.)*

1.1 Create an on-boarding program for staff.

- By end of December 2027, prepare an on-boarding program for new hires to include four phases (pre-onboarding, building culture, role specific training, transition to full employee)
- New library staff will be trained to work in library departments other than their own to gain a better understanding of library offerings.

1.2 Hold annual staff briefings.

- Meet with staff annually to discuss core values.
- The Palm Coast Library team will meet quarterly.
- The Bunnell Library team will meet quarterly.
- Plan a Staff Development Day 2027 – for staff to interact and learn as a team.

1.3 Build a culture of innovation.

- Continually encourage brainstorming and collaboration, empower staff, hire diverse talent, and facilitate anonymous suggestions.
- Expand library programs to unserved/underserved areas of the county.

1.4 Provide fiscally sound, dynamic, and responsive resources, services and programs.

- Communicate with the Friends during their annual budget creation process so it includes funding for library programs, program supplies, and other departmental needs.
- Collaborate with staff of local organizations to provide free classes, workshops, or events.
- Ensure the annual passport facility and staff requirements are completed and all paperwork filed.
- Continually recruit and train volunteers to assist in various library departments.
- Complete all State Aid documents and apply for grants when feasible.

1.5 Build community trust and transparency.

- Publish the annual statistics of service on the library website and social media pages.
- Plan a public meeting to provide a presentation of finances, usage, new services, growth, and to encourage suggestions.
- Continue to post the Library Board of Trustees monthly agenda and minutes and encourage public participation.

Goal 2: Improve Library Service Quality, Effectiveness and Efficiency in Service Delivery.

2.1 Evaluate services and implement improvements.

- As funding permits, or through alternative sources such as impact fees, passport revenue, or the Friends of the Library, design and construct a 3,000-square-foot community room on the west side of the Palm Coast Library by the end of fiscal year 2028.
- Design an interior map by the end of fiscal year 2027 to assist customers with material locations.

2.2 Ensure timely acquisition, cataloging, and processing of library materials.

- Continue to evaluate cataloging and processing workflows for efficiency.
- Continue to utilize RDA (resource description and access) toolkit program to implement RDA cataloging standards.
- Continue to cross-train additional library staff on cataloging workflows to expedite the processing of library materials.
- On a continuing basis, correct existing bibliographic records and technical errors and add access points as needed.

2.3 Provide up-to-date print and electronic resources and expert assistance.

- Maintain and evaluate use of all collections to include ordering, weeding, and repairing.
- Continually evaluate the use of current electronic resources to determine effectiveness and identify alternatives, if necessary.
- Continue to provide training to all staff on the use of library subscription-based electronic resources.

- Staff will continually provide research services in-person, over the phone, via email, and through social media.

2.4 Provide outreach services.

- Library staff will continually investigate developing and presenting needed literacy classes at local learning centers, youth centers, and senior centers.
- Expand digital collections to be accessed off-site outside of library hours.
- Youth Services staff will continue to collaborate with Homeschool Cooperatives and schedule learning opportunities for students.

2.5 Promote library classes, resources, and services.

- Staff will continue to prepare in-house flyers and brochures for all services, classes, workshops, and events.
- Library staff will continually promote and advertise all resources, services, and programs through local newspapers, county press releases, local radio stations, library website, and social media pages.
- Library staff will collaborate with the Friends of the Library on a continual basis to send library events calendars via social media and email.

Goal 3: Ensure Positive Customer Experiences

3.1 Establish and implement an ongoing Customer Service Training Program.

- Continually evaluate service standards, including wait times and "getting to yes" practices.

3.2 Create an on-boarding experience for new customers.

- Review available ILS (Integrated Library System) updates for new features and implement updates as necessary.
- Continue to review and update the library welcome packet for new customers as needed.
- As time allows, investigate creating "how to" videos for various library resources to be posted on the library social media.

3.3 Deliver experiences that offer the opportunity for the community to interact, create, and learn.

- Youth Services staff will continue to provide weekly engaging and innovative programs for children that encourage STEAM (Science, Technology, Engineering, Arts, and Math) related skills.
- Youth Services staff will continue to provide weekly story classes and baby classes to help build listening skills through creative play; and a foundation for subsequent reading and writing skills to expand vocabulary and stimulate brain development.
- Youth Services staff will continue monthly Book Clubs to foster literary discussion and promote socialization around reading.
- Youth Services staff will continue to collaborate with the Flagler Humane Society to provide weekly PAWS to Read classes for beginning readers.
- Youth Services staff will maintain the "Musical Garden" at the Palm Coast Library using funding raised by the Friends of the Library.
- Youth Services staff will continue to host monthly multigenerational Family Builder Lab programs that incorporate play engineering systems (Legos, Strawbees, Brainflakes, etc); participants acquire the ability for abstract thought/symbolic representation and an understanding of rules – all of which are fundamental for linguistic processing.
- Youth Services staff will continue to work with the City of Palm Coast to provide a "Story Walk" in Linear Park. The "Story Walk" will change monthly and promotes literacy, reading, health, exercise, and movement.
- Provide a regular food education and safety program for youth at the Bunnell Library.
- Continue to offer educational and entertaining summer reading workshops and events for all ages.
- Library staff will continue to offer classes, workshops, and events annually that are multigenerational and promote critical thinking and reading comprehension.

- Palm Coast Library will create a series of monthly programs focusing on Life-Skills; Focusing on operational tasks such as financial responsibility, home care and maintenance, health and safety, and time management.
- Palm Coast Library will create a Military Speaker Series, inviting a special guest speaker quarterly to speak about personal experience, military history, or local military operations.
- Continue to host an annual Veterans Resource Fair at the Palm Coast Library to highlight community partners and their services available to veterans.
- Library staff will continue to expand adult literacy initiatives through collaboration with various local organizations to provide educational or informational classes and workshops.
- Continue to offer instructor led wellness classes as funding and room availability allows.
- Continue to host monthly movie showings to encourage all-ages library engagement through the selection of Box Office hits, educational documentaries, and book-to-movie screenings.
- Continue the Annual “Flagler Reads Together” program in March, which engages the community through programming and discussions based on themes in a staff-chosen novel.
- Continue to utilize the Palm Coast Library Meeting Room and Bunnell Library Innovation Lab to offer educational technology programs taught by library staff.
- Continue to host an annual “Earth Day Celebration” at the Bunnell Library with multiple presenters, interactive programs, music, and other events for all ages.
- Present an “Art Fest” at the Bunnell Library, showcasing local artists and their works.
- Continue to host an annual “Book Fest” at the Palm Coast Library, showcasing local authors and their works.
- Partner with the Flagler County Humane Society to host an annual “Dog Show” with adoptable at-risk dogs at the Bunnell Library.

- As budget allows, the Bunnell Library will continue to host monthly large-scale events and presentations for the community.

3.4 Improve and enhance technology.

- Evaluate the need and interest to procure new and innovative technology to enhance service delivery and budget accordingly.
- Collaborate with the Flagler County Innovation Department to ensure all current computer hardware, software, and peripherals are working effectively as well as to plan for replacements.
- Library staff will continually update the library website and events calendar as-needed to ensure information is current and accurate.
- Library staff will continuously create content and marketing to share on various social media platforms.

3.5 Provide safe, clean and inviting facilities.

- Evaluate any renovation needs for library facilities and add them to the Capital Improvement Plan if the need is determined.
- Ensure carpet/floors are cleaned twice a year and upholstery is cleaned as necessary.
- Library staff will continuously ensure the buildings and sidewalks are cleaned and properly maintained.

3.6 Create collections to support community priorities and needs.

- Continually evaluate the need for reference material in print format, reduce if needed and replace with digital access.
- Develop the collection through use of various professional publications, online resources, and staff/public suggestions to purchase.
- Continue to systematically cull items from the collection to make the best use of space, to provide current accurate information and quality library materials.
- Annually review the standing-order lists and adjust quantities and author selection based on customer demand and as budget allows.
- Youth Services staff will continually review summer reading lists and purchase materials in various formats to support the local schools.

3.7 Annually review and update as needed all planning and policy documents.

- Per the Library Policy Schedule, prepare revisions for review and present at the next scheduled Library Board of Trustees meeting.
- Maintain policy of providing open access to all materials, displays, and programs.
- Evaluate the Food for Fines Program during 2027 and determine if need is still warranted and if dates of the program need to be adjusted.
- Start the planning and documentation process to revise the Long Range Plan in 2027 to cover the years 2028-2032.

Goal 4: Enhance Employee Engagement.

4.2 Build Trust.

- Management staff will solicit feedback on a continuous basis via surveys and meetings.

4.3Encourage Professional development and growth.Empower employees to be brand ambassadors of the Flagler County Public Library.

- Evaluate the feasibility of procuring some team apparel to encourage participation in brand building; purchase if budget allows or with alternative funding such as the Friends of the Library.

4.4 Provide staff training and continued educational opportunities.

- Staff will take advantage of training opportunities through local multi-type cooperatives and other professional organizations.
- Provide all staff opportunities to attend annual state and national conferences.

Goal 5: Develop Performance Indicators.

5.1 Gather customer data about the library.

- Update the “Library User Survey” and annually distribute to customers in-person, through social media, and the library website – review results and adjust library policies and procedures as necessary.

- Continue to create and provide short feedback forms at all classes, workshops, or events to improve quality of future programming.
- By the end of 2026, implement an anonymous suggestion box to allow for comments about library staff, facilities, services, or programs.

5.2 Return on Investment.

- Gather monthly usage statistics and report to the Library Board of Trustees.
- Prepare an annual report of usage statistics to share on the website and social media.
- Prepare a monthly report for the County Administrator as part of the updates to the Board of County Commissioner's.
- Prepare the State Aid annual statistics sheets by December 1st.
- Gather the monthly "you saved" totals provided by the Polaris ILS and share this data with the public through the website and social media.

The Flagler County Public Library

Annual Plan of Service: FY 2026~~5~~ – 2027~~6~~

Approved by the Flagler County Board of County Commissioners:

_____

Signature and Date

This is our Annual Plan of Service for Fiscal Year 2026~~5~~-2027~~6~~, which is based on the goals and objectives as set forth in the Flagler County Public Library's Long-Range Plan for Fiscal Years 2024-2027.

Long-Range Plan

The Long-Range Plan was created from information collected during the planning process. This process allowed library staff to develop an understanding of the strengths and weaknesses of the library system as well as the opportunities and threats presented by the environment in which the library system operates. The Annual Plan should be read and understood in conjunction with the Long-Range Plan currently in effect. Following is the vision and mission statement, which was predicated on the collective needs of a growing and diverse community.

Vision Statement:

The Flagler County Public Library is a platform on which the community can interact, create, and learn.

Mission Statement:

The Flagler County Public Library provides a welcoming environment that encourages self-directed education, civic engagement, and instructive and enlightening experiences.

Goals for FY 2026~~5~~ – 2027~~6~~

Institute the Understanding and Practice of FIRST, the County's Core Values.
Improve Library Service Quality, Effectiveness and Efficiency in Service Delivery
Ensure Positive Customer Experiences
Enhance Employee Engagement
Develop Performance Indicators

Goal 1: Institute the Understanding and Practice of FIRST, The County's Core Values. *(**F**iscal Accountability, **I**nnovative Solutions, **R**esponsible Growth, **S**uperior Service, and **T**ransparent Government.)*

1.1 Create an on-boarding program for staff.

- By end of December 2027~~5~~, prepare an on-boarding program for new hires to include four phases (pre-onboarding, building culture, role specific training, transition to full employee)
- New library staff will be trained to work in library departments other than their own to gain a better understanding of library offerings.

1.2 Hold annual staff briefings.

- Meet with staff annually to discuss core values.
- ~~Meet with the library management team quarterly.~~
- The Palm Coast Library team will meet quarterly.
- The Bunnell Library team will meet quarterly.
- Plan a Staff Development Day 2027~~6~~ – for staff to interact and learn as a team.

1.3 Build a culture of innovation.

- Continually encourage brainstorming and collaboration, empower staff, hire diverse talent, and facilitate anonymous suggestions.
- Expand library programs to unserved/underserved areas of the county.

1.4 Provide fiscally sound, dynamic, and responsive resources, services and programs.

- Communicate with the Friends during their annual budget creation process so it includes funding for library programs, program supplies, and other departmental needs.
- Collaborate with staff of local organizations to provide free classes, workshops, or events.
- Ensure the annual passport facility and staff requirements are completed and all paperwork filed.
- Continually recruit and train volunteers to assist in various library departments.
- Complete all State Aid documents and apply for grants when feasible.

1.5 Build community trust and transparency.

- Publish the annual statistics of service on the library website and social media pages.
- Plan a public meeting to provide a presentation of finances, usage, new services, growth, and to encourage suggestions.
- Continue to post the Library Board of Trustees monthly agenda and minutes and encourage public participation.

Goal 2: Improve Library Service Quality, Effectiveness and Efficiency in Service Delivery.

2.1 Evaluate services and implement improvements.

- ~~As the budget allows, and/or with alternative funding sources, add a 2-4 person study booth at the Bunnell Library @ NEXUS.~~
- ~~Look into the feasibility of adding HoldIT lockers to the Bunnell Library @ NEXUS .~~
- As funding permits, or through alternative sources such as impact fees, passport revenue, or the Friends of the Library, design and construct a 3,000-square-foot community room on the west side of the Palm Coast Library by the end of fiscal year 2028.
- Design an interior map by the end of fiscal year 2027~~6~~ to assist customers with material locations.

2.2 Ensure timely acquisition, cataloging, and processing of library materials.

- Continue to evaluate cataloging and processing workflows for efficiency.
- Continue to utilize RDA (resource description and access) toolkit program to implement RDA cataloging standards.
- Continue to cross-train additional library staff on cataloging workflows to expedite the processing of library materials.
- On a continuing basis, correct existing bibliographic records and technical errors and add access points as needed.
- ~~Research a replacement vendor program for the current cataloging utility software that is no longer offered.~~
- ~~Research a replacement vendor for print materials and begin transition as the largest library book vendor will cease operations in January 2026.~~

2.3 Provide up-to-date print and electronic resources and expert assistance.

- Maintain and evaluate use of all collections to include ordering, weeding, and repairing.
- Continually evaluate the use of current ~~online~~electronic resources to determine effectiveness and identify alternatives, if necessary.
- Continue to provide training to all staff on the use of library subscription-based electronic resources.
- Staff will continually provide research services in-person, over the phone, via email, and through social media.

2.4 Provide outreach services.

- Library staff will continually investigate developing and presenting needed literacy classes at local learning centers, youth centers, and senior centers.
- Expand digital collections to be accessed off-site outside of library hours.
- Youth Services staff will continue to collaborate with Homeschool Cooperatives and schedule learning opportunities ~~classes~~ for students.
- ~~Continue to use the Food for Fines program items and donation materials for the "Food for Thought" kiosk program, promoting the library and literacy in under-served areas of the county.~~p
- ~~Staff will collaborate with Flagler County Senior Services to provide identified needed services at the Nexus Center congregate meal site.~~

2.5 Promote library classes, resources, and services.

- Staff will continue to prepare in-house flyers and brochures for all services, classes, workshops, and events.
- Library staff will continually promote and advertise all resources, services, and programs through local newspapers, county press releases, local radio stations, library website, and social media pages.

- Library staff will collaborate with the Friends of the Library on a continual basis to send library events calendars ~~send their membership updates on~~ via social media and ~~via~~ email.

Goal 3: Ensure Positive Customer Experiences

3.1 Establish and implement an ongoing Customer Service Training Program.

- Continually evaluate service standards, including wait times and "getting to yes" practices.

3.2 Create an on-boarding experience for new customers.

- Review available ILS (Integrated Library System) updates for new features and implement updates as necessary.
- Continue to review and update the library welcome packet for new customers as needed.
- As time allows, investigate creating "how to" videos for various library resources to be posted on the library social media.

3.3 Deliver experiences that offer the opportunity for the community to interact, create, and learn.

- Youth Services staff will continue to provide weekly engaging and innovative programs for ~~tweens and teens~~children that encourage STEAM (Science, Technology, Engineering, Arts, and Math) related skills.
- Youth Services staff will continue to provide weekly story classes and baby classes to help build listening skills through creative play; and a foundation for subsequent reading and writing skills to expand vocabulary and stimulate brain development.
- Youth Services staff will continue monthly Book Clubs to foster literary discussion and promote socialization around reading.
- Youth Services staff will continue to collaborate with the Flagler Humane Society to provide weekly PAWS to Read classes for beginning readers.

- Youth Services staff will maintain the "Musical- Garden" at the Palm Coast Library using funding raised by the Friends of the Library.
- Youth Services staff will continue to host monthly multigenerational Family Builder Lab programs that incorporate play engineering systems (Legos, Strawbees, Brainflakes, etc); participants acquire the ability for abstract thought/symbolic representation and an understanding of rules – all of which are fundamental for linguistic processing.
- Youth Services staff will continue to work with the City of Palm Coast to provide a "Story Walk" in Linear Park. The "Story Walk" will change monthly and promotes literacy, reading, health, exercise, and movement.
- Provide a regular food education and safety program for youth at the Bunnell Library.
- Continue to offer educational and entertaining summer reading workshops and events for all ages.
- ~~Celebrate the Grand Opening of the Bunnell Library @ Nexus Center in December 2025 with a ceremony and activities for both adults and children.~~
- Library staff will continue to offer classes, workshops, and events annually that are multigenerational and promote critical thinking and reading comprehension.
- Palm Coast Library will create a series of monthly programs focusing on Life-Skills; Focusing on operational tasks such as financial responsibility, home care and maintenance, health and safety, and time management.
- Palm Coast Library will create a Military Speaker Series, inviting a special guest speaker quarterly to speak about personal experience, military history, or local military operations.
- -Continue to ~~H~~host an annual Veterans Resource Fair ~~in 2026~~ at the Palm Coast Library to highlight community partners and their services available to veterans.

- Library staff will continue to expand adult literacy initiatives through collaboration with various local organizations to provide educational or informational classes and workshops.
- Continue to offer instructor led wellness classes as funding and room availability allows.
- Continue to host monthly movie showings to encourage all-ages library engagement through the selection of Box Office hits, educational documentaries, and book-to-movie screenings.
- Continue the Annual "Flagler Reads Together" program in March, which engages the community through programming and discussions based on themes in a staff-chosen novel.
- ~~Research staff will continue to utilize the mobile laptop lab to provide instructional classes and workshops to promote adult digital literacy.~~
- Continue to utilize the Palm Coast Library Meeting Room and Bunnell Library Innovation Lab to offer educational technology programs taught by library staff.
- ~~As budget allows, or with alternative funding from the Friends of the Library, continue to offer newly established "seed library" to promote gardening and support food security in the community.~~
- Continue to host an annual "Earth Day Celebration" at the Bunnell Library with multiple presenters, interactive programs, music, and other events for all ages.
- Present an "Art Fest" at the Bunnell Library, showcasing local artists and their works.
- Continue to host an annual "Book Fest" at the Palm Coast Library, showcasing local authors and their works.
- Partner with the Flagler County Humane Society to host an annual "Dog Show" with adoptable at-risk dogs at the Bunnell Library.
- As budget allows, the Bunnell Library will continue to host monthly large-scale events and presentations for the community.
- ~~In 2026, implement a Tech Tuesday's digital literacy program utilizing the Innovation Lab at the Bunnell Library @ NEXUS Center.~~

- ~~Continue collaborating with the Flagler County UF/IFAS Extension Master Gardeners to provide monthly plant clinics and programming to promote Florida friendly landscaping.~~
- ~~Starting Fall 2025 and throughout 2026, in partnership with the Master Gardeners & UF/IFAS Extension, offer a series of programs to address food scarcity through urban horticulture practices.~~

3.4 Improve and enhance technology.

- Evaluate the need and interest to procure new and innovative technology to enhance service delivery and budget accordingly.
- Collaborate with the Flagler County Innovation Department to ensure all current computer hardware, software, and peripherals are working effectively as well as to plan for replacements.
- ~~If budget allows or with alternative funding, purchase podcasting equipment for the Bunnell Library @ NEXUS podcasting room.~~
- Library staff will continuallye ~~to~~ update the library website and events calendar as-needed to ensure information is current and accurate.
- Library staff will continuously create content and marketing to share on various social media platforms.

3.5 Provide safe, clean and inviting facilities.

- Evaluate any renovation needs for library facilities and add them to the Capital Improvement Plan if the need is determined.
- Ensure carpet/floors are cleaned twice a year and upholstery is cleaned as necessary.
- Library staff will continuously ensure the buildings and sidewalks are cleaned and properly maintained.
- ~~By the end of 2025, complete the transfer of materials, equipment, and staff from the Bunnell Library at the Marvin's Garden location to the Bunnell Library @ NEXUS Center.~~

3.6 Create collections to support community priorities and needs.

- Continually evaluate the need for reference material in print format, reduce if needed and replace with digital access.

- Develop the collection through use of various professional publications, online resources, and staff/public suggestions to purchase.
- Continue to systematically cull items from the collection to make the best use of space, to provide current accurate information and quality library materials.
- Annually review the standing-order lists and adjust quantities and author selection based on customer demand and as budget allows.
- Youth Services staff will continually review summer reading lists ~~by April 2026~~ and purchase materials in various formats to support the local schools.

3.7 Annually review and update as needed all planning and policy documents.

- Per the Library Policy Schedule, prepare revisions for review and present at the next scheduled Library Board of Trustees meeting.
- Maintain policy of providing open access to all materials, displays, and programs.
- Evaluate the Food for Fines Program during 2027 and determine if need is still warranted and if dates of the program need to be adjusted.
- Start the planning and documentation process to revise the Long Range Plan in 2027 to cover the years 2028-2032.

Goal 4: Enhance Employee Engagement.

~~4.1~~4.2 Build Trust.

- Management staff will solicit feedback on a continuous basis via surveys and meetings.
- Encourage Professional development and growth.~~.~~

~~4.2~~4.3 ~~-~~Empower employees to be brand ambassadors of the Flagler County Public Library.

- Evaluate the feasibility of procuring some team apparel to encourage participation in brand building; purchase if budget

allows or with alternative funding such as the Friends of the Library.

4.34.4 Provide staff training and continued educational opportunities.

- ~~Hold bi-monthly Passport Team meetings to keep staff apprised of updated procedures and to share experiences/ideas.~~
- Staff will take advantage of training opportunities through local multi-type cooperatives and other professional organizations.
- Provide all staff opportunities to attend annual state and national conferences.

Goal 5: Develop Performance Indicators.

5.1 Gather customer data about the library.

- Update the "Library User Survey" and annually distribute to customers in-person, through social media, and the library website – review results and adjust library policies and procedures as necessary.
- Continue to create and provide short feedback forms at all classes, workshops, or events to improve quality of future programming.
- By the end of 2026, implement an anonymous suggestion box to allow for comments about library staff, facilities, services, or programs.

5.2 Return on Investment.

- Gather monthly usage statistics and report to the Library Board of Trustees.
- Prepare an annual report of usage statistics to share on the website and social media.
- Prepare a monthly report for the County Administrator as part of the updates to the Board of County Commissioner's.
- Prepare the State Aid annual statistics sheets by December 1st.
- Gather the monthly "you saved" totals provided by the Polaris ILS and share this data with the public through the website and social media.

Fiscal Year 2026-2027 State Aid to Libraries Grant ESTIMATES

County/Municipality	Operating Grant	Equalization Grant	Total Grant
Alachua County	$259,872	N/A	$259,872
Baker County	$2,126	$39,100	$41,226
Bay County	$36,988	N/A	$36,988
Bradford County	$5,377	$197,825	$203,202
Brevard County	$311,471	N/A	$311,471
Broward County	$999,381	N/A	$999,381
Calhoun County	$5,731	$212,812	$218,543
Charlotte County	$73,025	N/A	$73,025
Citrus County	$58,501	N/A	$58,501
Clay County	$53,110	N/A	$53,110
Collier County	$115,317	N/A	$115,317
Columbia County	$17,820	$428,016	$445,836
Desoto County	$3,834	$69,713	$73,547
Dixie County	$2,877	$106,693	$109,570
Duval County	$559,238	N/A	$559,238
Escambia County	$102,349	N/A	$102,349
Flagler County	$23,805	N/A	$23,805
Franklin County	$4,637	$83,609	$88,246
Gadsden County	$9,004	$328,875	$337,879
Gilchrist County	$3,002	$55,294	$58,296
Glades County	$1,404	$25,961	$27,365
Gulf County	$2,826	$50,773	$53,599
Hamilton County	$7,773	$286,946	$294,719
Hardee County	$2,476	$45,025	$47,501
Hendry County	$8,701	$155,152	$163,853

Hernando County	$39,946	$428,016	$467,962
Highlands County	$11,609	$198,095	$209,704
Hillsborough County	$785,424	N/A	$785,424
Holmes County	$2,095	$77,788	$79,883
Indian River County	$57,331	N/A	$57,331
Jackson County	$5,555	$101,379	$106,934
Jefferson County	$5,073	$187,416	$192,489
Lafayette County	$1,447	$53,893	$55,340
Lake County	$139,819	N/A	$139,819
Lee County	$399,850	N/A	$399,850
Leon County	$85,148	N/A	$85,148
Levy County	$4,349	$78,636	$82,985
Liberty County	$1,126	$20,966	$22,091
Madison County	$8,049	$296,933	$304,982
Manatee County	$134,328	N/A	$134,328
Marion County	$114,642	N/A	$114,642
Martin County	$81,448	N/A	$81,448
Miami-Dade County	$1,189,584	N/A	$1,189,585
Monroe County	$51,072	N/A	$51,072
Nassau County	$23,377	N/A	$23,377
Okaloosa County	$64,220	N/A	$64,220
Okeechobee County	$7,004	$125,009	$132,013
Orange County	$661,815	N/A	$661,815
Osceola County	$109,428	N/A	$109,428
Palm Beach County	$745,683	N/A	$745,683
Pasco County	$145,658	N/A	$145,658
Pinellas County	$525,536	N/A	$525,536
Polk County	$166,737	N/A	$166,737
Putnam County	$10,581	$182,468	$193,049

Saint Johns County	$106,333	N/A	$106,333
Saint Lucie County	$83,543	N/A	$83,543
Santa Rosa County	$39,248	N/A	$39,248
Sarasota County	$209,975	N/A	$209,975
Seminole County	$114,675	N/A	$114,675
Sumter County	$42,777	N/A	$42,777
Suwannee County	$23,758	$428,016	$451,774
Taylor County	$3,226	$59,333	$62,559
Union County	$2,452	$91,308	$93,760
Volusia County	$279,853	N/A	$279,853
Wakulla County	$7,000	$127,524	$134,524
Walton County	$19,223	N/A	$19,223
Washington County	$7,001	$257,830	$264,831
Altamonte Springs	$5,264	N/A	$5,264
Apalachicola	$2,221	N/A	$2,221
Boynton Beach	$36,704	N/A	$36,704
Delray Beach	$29,103	N/A	$29,103
Fort Myers Beach	$26,360	N/A	$26,360
Hialeah	$30,152	N/A	$30,152
Lake Park	$7,433	N/A	$7,433
Lake Worth Beach	$8,647	N/A	$8,647
Lantana	$2,374	N/A	$2,374
Maitland	$11,426	N/A	$11,426
New Port Richey	$16,323	N/A	$16,323
North Miami	$17,299	N/A	$17,299
North Miami Beach	$22,851	N/A	$22,851
North Palm Beach	$13,518	N/A	$13,518
Oakland Park	$11,092	N/A	$11,092

Riviera Beach	$14,139	N/A	$14,139
Sanibel	$24,200	N/A	$24,200
West Palm Beach	$78,584	N/A	$78,584
Winter Park	$58,383	N/A	$58,383
Total	**$9,603,761**	**$4,800,404**	**$14,404,120**
Multicounty Grants			
Heartland Library Cooperative			$450,000
New River Public Library Cooperative			$327,205
Northwest Regional Library System			$350,000
PAL Public Library Cooperative			$350,000
Panhandle Public Library Cooperative System			$350,000
Suwannee River Regional Library System			$350,000
Three Rivers Regional Library System			$372,747
Wilderness Coast Public Libraries			$350,000
Total			**$2,899,952**
Grand Total			**$17,304,072**

Flagler County Board of County Commissioners
General Business / Agenda Item 8.a.

Meeting Date: November 16, 2026
Department Contact: Daniel Nicholas, Risk Manager
Subject: **Consideration of Adjustment to the Capital Improvement Program (CIP).**

Overview/Summary:
Staff is requesting a realignment of the Capital Improvement Plan by retiring several legacy projects that are no longer necessary, no longer feasible, or have been re-scoped. By releasing the remaining funds from these projects, resources can be reallocated to other higher priority projects. Funds not allocated to another project will go to reserves in their respective funds. Two additional projects will be added: the GSB Carpet Flooring 1st Floor (Tax Collector's Office) and the Wadsworth Park Field Rehab. The proposed adjustments include the following:

Fund	Amount	Project	Reason
Preservation (1187)	-237,000	PC Library Roof Replacement	Rescope to PC Library Roff Coating
Preservation (1187)	-392,919	PPP Pool Preservation	Fenced in rather than restored
Preservation (1187)	-200,000	Lehigh Trail Resurface Colbert to Old Kings Rd	Rescope: Change name from Resurface to Improvements
Preservation (1187)	-75,000	PPP Green Train Bridge	Current structure is not repairable and was used infrequently
Preservation (1187)	-229,000	HHS David Siegel Center	Project cancelled
Preservation (1187)	-75,000	HHS Repaving Parking Lot	Project cancelled
Preservation (1187)	**77,735**	**GSB Carpet Flooring 1st Floor**	**GSB Flooring for Tax Collector**
Preservation (1187)	**50,000**	**Wadsworth Park Field Rehab**	**Recent field deterioration requiring urgent attention**
	-1,081,184	Reserve	
Fund 1316	-350,000	Fire Flight Hangar Office Expansion	Project not possible with current funding and scope
Fund 1316 (Rental Rev)	-120,000	Graham Swamp Improvements	Project has permitting and utility connectivity issues
Fund 1135	-110,444	Hidden Trails Playground Expansion	Project cancelled
Fund 1311	-137,611	Training Tower Fence & VSB	Property not suitable for upgrades
Fund 1307	-275,000	Malacompra Disc Golf & Restroom	Project cancelled
Fund 1307	-150,000	Beachfront County Beach Restroom	Site for new restrooms currently unidentified
Fund 1308	-75,000	Maintain & Repair Pavilions	The funds can be used for repairs without a project

Strategic Plan:
Focus Area: Effective Government
Goal 1: Maintain Financial Stability

Focus Area: Growth and Infrastructure
Goal 1: Provide Quality Fundamental Infrastructure and Assets
Goal 3: Preserve & Enhance Cultural, Recreational & Leisure Activities

Funding Information:
Funding for the additional capital projects are included in the FY 2026-27 Carryforward. Funds from canceled or rescoped projects are moved to reserves in their respective funds in the FY 2026-27 Carryforward.

Recommendations:
Staff recommends that the Board authorize the amendment to the Capital Improvement Plan.

Attachments:
1. FY 27 Amended CIP Amended 11.16.26

Capital Improvement Program
FY 2027 Project Funding Summary

Project			Funding Source					
Project Name/Description	Project #	Project Type	General Revenue	Gas Tax	1/2 Cent Sales Tax	Grant/ Contribution	Airport	Project Total
HVAC Replacement - Various Facilities	GS26CIP003	Capital Preservation	75,000					75,000
Roof Replacement - Various Facilities	GS26CIP008	Capital Preservation	150,000					150,000
ADA Projects per Transition Plan	GS26CIP010	Capital Preservation	75,000					75,000
GSB Carpet Flooring 1st Floor		Capital Preservation	77,735					77,735
Wadsworth Park Field Rehab		Capital Preservation	50,000					50,000
Energy Plant Replacement of Chillers 1&2		New Construction	1,348,000		3,652,000			5,000,000
Ballfield Fence Replacement		New Construction	352,000					352,000
Wildlife Perimeter Fence - Construction (Airport)	AP23004	New Construction				29,790		29,790
Disaster Resilience Staging Site Grant	Pending	New Construction	126,000			274,000		400,000
Total			**$ 2,253,735**	**$ -**	**$ 3,652,000**	**$ 303,790**	**$ -**	**$ 6,209,525**

Note: Prior Year Funding to be Appropriated via Carryforward Process

Flagler County Board of County Commissioners
General Business / Agenda Item 8.b.

Meeting Date: November 16, 2026
Department Contact: Simone Kenny, Senior Planner, Hannah Lademann, Planner
Subject: **Consideration of Planning and Development Board Appointments.**

Overview/Summary:
Two of the Planning and Development Board Member's terms are expiring on December 4, 2026 - Anthony Lombardo and Timothy Conner. Both Anthony Lombardo and Timothy Conner have ~~has~~ submitted a Reappointment Request~~, but Timothy Conner has not~~. Following social media advertising, the Commission has received numerous New Appointment Applications to fill one or both memberships. Due to the volume of applications received, and the various criteria that must either be met or waived through a super-majority vote, a summary chart of all the applicants is provided in Attachment 1.

Per LDC Sec. 2.02.02, members of the Planning and Development Board must be registered voters, full-time permanent and homesteaded residents of unincorporated Flagler County, and located within the identified geographic areas. Any of these requirements may be waived by the County Commission through a super-majority vote.

Function:

- Review and act upon applications for development pursuant to the county Land Development Code and other applicable ordinances;
- Monitor and oversee the operation, effectiveness and status of the county Land Development Code and recommend amendments to the County Commission that are consistent with the Comprehensive Plan;
- Obtain and maintain information on population, property values, the land economy, land use and other information necessary to assess the amount, direction and type of development to be expected in the county;
- Advise on the land use policies of the county through their regular meetings and ad hoc scheduled workshops;
- Conduct public hearings to gather information necessary for the drafting, establishment, amendment, and maintenance of various elements of the county Comprehensive Plan and Land Development Code; and
- Review redevelopment plans prepared under Chapter 163, Part III, Florida Statutes.

Membership: Consists of seven members residing in specific geographic areas of the County and filling certain fields/professions (see Land Development Code Sec. 2.02.02).
Term: 3-year term

Meeting: Second Tuesday of the month at 6:00 p.m., GSB, Board Chambers
Staff Liaisons: Simone Kenny, Principal Planner (386) 313-4067 and Hannah Lademann, Senior Planner (386) 313-4069

Appointment – Expiration Member
09/21/2024 – 09/21/2027 Mark Langello – Between US1 and the Intracoastal Waterway
03/04/2024 – 03/04/2027 Dan Wilcox – At-Large (in lieu of West of US 1 and North of SR 100 through super-majority vote)
02/05/2024 – 02/05/2027 Michael Goodman – East of Intracoastal Waterway
12/04/2023 – 12/04/2026 Timothy Conner – Between I-95 and Intracoastal Waterway, South of SR 100
12/04/2023 – 12/04/2026 Anthony Lombardo – At-Large
01/13/2025 – 01/13/2028 Michael C. Boyd – West of US 1 and South of SR 100
01/13/2025 – 01/13/2028 Ron Long - At-Large (in lieu of Between US 1 and I-95, South of SR 100 through super-majority vote)

Timothy Conner was selected for the area between I-95 and Intracoastal Waterway, South of SR 100. ~~Because he did not request to be reappointed, this area is open for a new member.~~ Anthony Lombardo was selected for the At-Large membership. ~~However, he is also a qualified resident of Timothy Conner's~~ Mr. Conner and Mr. Lombardo are both qualified residents of the area between I-95 and the Intracoastal Waterway, South of SR 100. ~~Should the Board vote to reappoint Anthony Lombardo, they may vote to keep his membership in his current At-Large position, or the Board may vote to shift him to Timothy Conner's previous area, thus leaving the At-Large position open to a New Appointment. Alternatively, the Board may vote to not reappoint Anthony Lombardo, thus leaving both areas open to a New Appointment.~~ The Board may vote to reappoint both current members to their respective current areas, vote to reappoint both current members and switch their respective areas, vote to reappoint only one current member to the At-Large area and vote to appoint a New Appointment to the area between I-95 and the Intracoastal Waterway, South of SR 100, vote to reappoint only one current member to the area between I-95 and the Intracoastal Waterway, South of SR 100 and vote to appoint a New Appointment to the At-Large area, or vote to not reappoint either of the current members and vote for two New Appointments to the At-Large area and area between I-95 and the Intracoastal Waterway, South of SR 100.

Strategic Plan:
Focus Area: Effective Government
Goal 2 – Build & Maintain Relationships to Support Effective & Efficient Government
Objective 2.2: Pursue policy, fiscal and legislative options to provide county leaders with the flexibility and tools needed to respond to the challenges associated with a growing community.
Objective 2.3: Establish compatible policies, procedures, and other means to operate across county and municipal boundaries.

Funding Information:

N/A

Recommendations:
Staff requests that the Board consider the reappointment application of Mr. Lombardo, Mr. Conner, and/or the new appointment applications and select two to serve on the Planning and Development Board for a three-year term.

Option 1: Reappoint Mr. Lombardo to the At-Large membership area AND ~~select one new appointment to the Between I-95 and Intracoastal Waterway, South of SR 100 membership area.~~ reappoint Mr. Conner to the area between I-95 and the Intracoastal Waterway, South of SR 100.

Option 2: Reappoint and shift Mr. Lombardo to the Between I-95 and Intracoastal Waterway, South of SR 100 membership area AND ~~select one new appointment to the At-Large membership area.~~ reappoint and shift Mr. Conner to the At-Large Area.

Option 3: Reappoint either Mr. Lombardo OR Mr. Conner to the At-Large area AND select one New Appointment to the between I-95 and the Intracoastal Waterway, South of SR 100 membership area.

Option 4: Reappoint either Mr. Lombardo OR Mr. Conner to the between I-95 and the Intracoastal Waterway, South of SR 100 membership area AND select one New Appointment to the At-Large Membership area.

Option ~~3~~ 5: Deny the Reappointments of both Mr. Lombardo and Mr.Conner, select one new appointment to the Between I-95 and Intracoastal Waterway, South of SR 100 membership area AND select one new appointment to the At-Large membership area.

Attachments:

1. Summary Table of Applicants (revised)
2. App - Anthony Lombardo
3. App - Timothy Conner
4. App - Teresa Rizzo
5. App - Charles Thaddeus Crowe
6. App - Brady Araujo
7. App - Alexander Spiller
8. App - Carla Amaral
9. App - James J. Albano
10. App - John Kvederis
11. App - Kevin L Geddings
12. App - Cindy Blanton
13. App - Allison Nobles
14. App - Joel Ortiz
15. App - John Racin
16. 2026 PD Board Membership

PLANNING AND DEVELOPMENT BOARD APPLICANT SUMMARY

Name	Registered Voter	Homestead	Unincorporated Resident	Residency Area	Field/ Profession	Growth Management and Land Use Experience	Is super-majority waiver required
Cindy Blanton	Yes	Yes	No	East of the Intracoastal Waterway	Real Estate / Construction	No	Yes
Allison Nobles	Yes	No	Yes	West of US 1 and South of SR 100	Accountant/ Activist	No	Yes
Joel Ortiz	No	Yes	Yes	West of US 1 and South of SR 100	Construction	No	Yes
John Racin Jr.	Yes	Yes	Yes	West of US 1 and South of SR 100	Construction	No	Yes
James Albano	Yes	Yes	No	Between US 1 and the Intracoastal Waterway, North of SR 100	Construction	Yes	Yes
Carla Amaral	Yes	Yes	No	Between US 1 and the Intracoastal Waterway, North of SR 100	Finance / Construction	No	Yes
Kevin Geddings	Yes	Yes	No	Between US 1 and the Intracoastal Waterway, North of SR 100	Communi-cation/Radio	No	Yes
John Kvederis	Yes	No	No	Between US 1 and the Intracoastal Waterway, North of SR 100	Business	No	Yes
Alexander Spiller	Yes	Yes	No	Between US 1 and the Intracoastal Waterway, North of SR 100	Engineer	Yes	Yes
Brady Araujo	Yes	Yes	No	Between US 1 and I-95, South of SR 100	Logistics/ Construction	No	Yes
Timothy Conner (Area 6)	Yes	Yes	Yes	Between I-95 and the Intracoastal Waterway, South of SR 100	Legal	Yes	No
Charles Thaddeus Crowe	Yes	Yes	No	Between I-95 and the Intracoastal Waterway, South of SR 100	Urban Planner	Yes	Yes
Anthony Lombardo (At-Large)	Yes	Yes	Yes	Between I-95 and the Intracoastal Waterway, South of SR 100	Real Estate	Yes	No
Teresa Rizzo	Yes	Yes	Yes	Between I-95 and the Intracoastal Waterway, South of SR 100	Education	No	No

Area 1: East of the Intracoastal Waterway

Area 2: West of US 1 and South of SR 100

Area 4: Between US 1 and the Intracoastal Waterway, North of SR 100

Area 5: Between US 1 and I-95, South of SR 100

Area 6: Between I-95 and the Intracoastal Waterway, South of SR 100

Incumbents seeking reappointment**

* No applications were submitted for Area 3: West of US 1 and north of SR 100

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Anthony (Reappointment request)

Applying for: Planning and Development Board

Submitted Time: October 25, 2026 12:18 AM

Creation Time: October 25, 2026 12:18 AM

Personal Information

Full name	Anthony
Date	October 24, 2026
Mailing address	18 Willow Trace Flagler Beach
Physical address	
County of residence	Flagler
Are you a registered voter?	Yes
Email	Anthony@FLateam.com
Phone 1	(386)-931-5379 - Cell
Phone 2	-

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?
I currently serve on the Flagler County Planning and Development Board because I want to play an active role in shaping the future of our community while preserving the qualities that make Flagler County such a desirable place to live, work, and raise a family.
Describe your training and/or experience that would make you a good fit for this position
I've been a real estate broker associate in Flagler County for over 25 years with experience in new construction, real estate development and general real estate.
What contributions do you feel you could make to this Board/Committee should you be selected?
I contribute strong attendance to the meetings scheduled every month and bring in depth knowledge of real estate and county knowledge from being a resident since 1991.

Have you ever served on a Flagler County appointed Board/Committee?	
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	Some college, no degree
List each school and the degree(s) earned	
Are you currently employed?	Yes
First employer	
Name of current employer	Coastal Gateway Real Estate Group
Business/Employment type	Finance, Insurance, & Real Estate
Employer address	2 Camino Del Mar
Business/Employer phone	(386) 338-5000
Position	Broker Associate
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

Applicable professional organization memberships
Member of the Flagler County Association of Realtors since 2005 Member of the Flagler County Planning and Development Board since 2016
List any additional information you wish to share
In all the years I've been on this board I feel we currently have the most well rounded Planning and Development Board to date. I truly enjoy working with each and every board member.

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date
October 24, 2026

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Timothy Conner (Reappointment request)

Applying for: Planning and Development Board

Submitted Time: November 10, 2026 3:53 PM

Creation Time: November 10, 2026 3:53 PM

Personal Information

Full name	Timothy Conner
Date	November 10, 2026
Mailing address	7 Trail Run
Physical address	7 Trail Run
County of residence	Flagler
Are you a registered voter?	Yes
Email	tjconner.planboard@connerlawpa.com
Phone 1	(386)-445-9322 - Office
Phone 2	(386)-931-0432 - Cell

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?
I believe in balance planning and development in accordance with the Flagler Code
Describe your training and/or experience that would make you a good fit for this position
I have been and resident and involved in community development in Flagler County for 45 years
What contributions do you feel you could make to this Board/Committee should you be selected?
I am a lawyer practicing in Florida

Have you ever served on a Flagler County appointed Board/Committee?	
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	Professional degree (e.g., MD, JD)

List each school and the degree(s) earned	Florida Technological University BA University of Florida JD
Are you currently employed?	Yes
First employer	
Name of current employer	Conner Law P.A.
Business/Employment type	Professional, Scientific, & Technical Services
Employer address	4488 North Oceanshore Blvd
Business/Employer phone	(386) 445-9322
Position	Lawyer
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

Applicable professional organization memberships
Florida Bar
List any additional information you wish to share

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date
November 10, 2026

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Teresa Rizzo (New application)

Applying for: Planning and Development Board

Submitted Time: October 26, 2026 5:02 PM

Creation Time: October 26, 2026 5:02 PM

Personal Information

Full name	Teresa Rizzo
Date	October 26, 2026
Mailing address	40 Eagle Lake Dr
Physical address	40 Eagle Lake Dr
County of residence	Flagler
Are you a registered voter?	Yes
Email	rizzot@flaglerschools.com
Phone 1	(386)-503-7287 - Cell
Phone 2	-

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?
I am interested in serving on the Flagler County Planning Board to help guide responsible growth, economic development, and long-term community sustainability. As Executive Director of the Flagler County Education Foundation, I recognize the important connection between thoughtful planning, education, workforce development, and economic opportunity. I am particularly interested in balancing growth with infrastructure needs, preserving our natural resources, and maintaining the quality of life that makes Flagler County special. Through my leadership and community involvement, I value strategic planning, collaboration, and responsible decision-making. I welcome the opportunity to contribute a forward-thinking perspective that supports thriving businesses, strong families, and a sustainable future for Flagler County.
Describe your training and/or experience that would make you a good fit for this position
My experience in executive leadership, strategic planning, financial oversight, and community engagement has prepared me to serve effectively on the Flagler County Planning Board. As Executive Director of the Flagler County Education Foundation, I oversee operations, manage resources, and build partnerships with business leaders, government officials, and community stakeholders. My involvement with the Palm Coast-Flagler Regional Chamber of Commerce has strengthened my understanding of economic development, workforce needs, and responsible growth. I bring experience in governance, collaborative decision-making, and balancing diverse perspectives while focusing on long-term community priorities. I am committed to thoughtful planning that supports economic opportunity, protects our quality of life, and ensures a sustainable future for Flagler County.
What contributions do you feel you could make to this Board/Committee should you be selected?
I would bring a strategic, collaborative, and community-focused perspective to the Flagler County Planning Board. My experience in executive leadership, organizational governance, and community partnerships allows me to evaluate complex issues,

consider diverse viewpoints, and make thoughtful, informed decisions. I offer a unique perspective on the connections between responsible growth, economic development, education, workforce readiness, and quality of life. My established relationships across the business, education, nonprofit, and government sectors would help foster meaningful collaboration. I am committed to balancing progress with preservation, ensuring that development decisions reflect both current community needs and long-term sustainability. Above all, I would contribute strong leadership, sound judgment, accountability, and a genuine commitment to Flagler County's future.

Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	Master's degree (e.g., MA, MS, MBA)
List each school and the degree(s) earned	Mars Hill University BS Stetson University Med Liberty University DSL (currently enrolled)
Are you currently employed?	Yes
First employer	
Name of current employer	Flagler County Education Foundation
Business/Employment type	Education
Employer address	1769 East Moody Blvd
Business/Employer phone	(386) 437-7526
Position	Executive Director
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

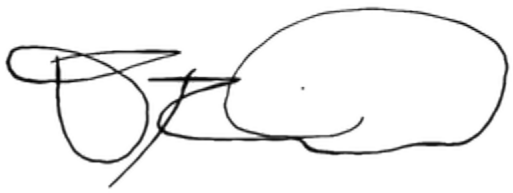
Applicable professional organization memberships

Leadership Florida Palm Coast Flagler Chamber of Commerce Flagler Tiger Bay Florida Consortium of Education Foundations
List any additional information you wish to share

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date

October 26, 2026

October 26, 2026

Flagler County Board of County Commissioners
Flagler County, Florida

RE: Application for Appointment to the Flagler County Planning Board

Dear Honorable Commissioners,

I am writing to express my sincere interest in serving on the Flagler County Planning Board. As a dedicated community leader and Executive Director of the Flagler County Education Foundation, I welcome the opportunity to contribute my professional experience, strategic perspective, and commitment to the long-term success of Flagler County.

Throughout my career, I have focused on building meaningful partnerships, fostering collaboration, managing resources responsibly, and developing initiatives that strengthen our community. My leadership experience has provided me with a strong understanding of the connections between education, workforce development, economic growth, and community sustainability.

As Flagler County continues to grow, I believe thoughtful planning is essential to balancing economic opportunity, infrastructure needs, environmental preservation, and the quality of life our residents value. I am particularly interested in supporting responsible development that respects our county's unique character while preparing for the needs of future generations.

I would bring to the Planning Board a collaborative leadership style, sound judgment, an appreciation for diverse perspectives, and a commitment to making informed, objective decisions in the best interests of our community.

Serving on the Planning Board would be both an honor and a meaningful opportunity to give back to a community in which I am deeply invested. Thank you for considering my application. I would welcome the opportunity to contribute to Flagler County's continued success.

Sincerely,

Teresa Rizzo
Executive Director
Flagler County Education Foundation

Teresa M. Rizzo

40 Eagle Lake Drive Flagler Beach, Florida, 32136
386-503-7287
rizzot@flaglerschools.com

Education

University of Florida **GPA: 4.0**

Dyslexia Graduate Certification
Complete December 2020

Stetson University **GPA: 4.0**

Masters of Education
Graduated December 2019
Master of Education degree in Educational Leadership.

Mars Hill University

Bachelor of Science
Graduated May 1999
Bachelor of Science degree in Physical Education with a concentration in Sports Medicine.

Professional Experience

Flagler County Education Foundation
Executive Director
January 2022-Present

- Governance oversight, strategic decision-making, policy development, and performance review.
- Ensure regulatory adherence, conduct audits, implement training, and manage reporting.
- Define vision/mission, set goals, develop action plans, and measure performance.
- Identify and maintain partnerships, foster collaborations, and recognize contributions.
- Plan and execute campaigns, engage donors, write grants, and manage events.
- Budget development, financial reporting, expense control, audit and risk management.

Florida Department of Education
State Regional Literacy Director
January 2021-2022

- Engage cross-divisional experts (Reading, ESE, ELL, etc.) to support and reinforce professional development and evidence-based literacy coaching models being deployed statewide.
- Report directly to the Just Read, Florida! Office at the Florida Department of Education (FDOE)
- Work in an identified region in the state to provide targeted services and supports to schools and districts with the largest reading achievement gaps, emphasizing services and supports for pre-kindergarten through grade 12 classrooms.

Wadsworth Elementary School, Flagler County, FL
Instructional Coach/Media Specialist/School Leader of Technology and Innovation
June 2018-December 2020

- Instructional coaching and collaboration with classroom teachers and specialists to design and implement standards-based lessons, including the assessment of student learning for instructional effectiveness.
- Student data analysis for the implementation of effective intervention and instructional needs.
- Creating and implementing a new teacher mentor program.
- Instructional leader on the leadership team during the 2018-2019 school year, implementing systems that resulted in our school improvement from a C to a B for the school year.

Old Kings Elementary School, Flagler County, FL
K-6th Grade Teacher
August 2010 - June 2018

Flagler Palm Coast High School, Flagler County, FL
9-12th Grade Teacher
August 2000 - June 2004

Professional Attributes

Presenter International Society of Technology for Education Conference, 2019
Presenter Action Research Project at the Institutional Review Board Conference, Feb 2020 and Feb 2021
Nominee for Vibrant Leader Award 2020, Stetson University, May 2020
Selected by Stetson University faculty to be the commencement speaker for 2019 graduation, Dec 2020
Published author with Stetson Faculty and other educational leaders on the Effects of COVID on Education, Jan 2021
UF Dyslexia Certificatel board member, 2021-Present
Graduate of Leadership Florida Education Class 8

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Charles Thaddeus Crowe (New application)

Applying for: Planning and Development Board

Submitted Time: October 26, 2026 8:21 PM

Creation Time: October 26, 2026 8:21 PM

Personal Information

Full name	**Charles Thaddeus Crowe**
Date	**October 26, 2026**
Mailing address	**113 Pine Tree St, Flagler Beach, FL**
Physical address	**Same**
County of residence	**Flagler**
Are you a registered voter?	**Yes**
Email	**crowet6@gmail.com**
Phone 1	**(904)-382-8938 - Cell**
Phone 2	**-**

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?	
Upholding, properly enforcing, & improving the Comprehensive Plan and Land Development Code.	
Describe your training and/or experience that would make you a good fit for this position	
40 years of experience working as a professional community planner for Florida counties, cities, and private firms. AICP Certified Planner. Nine years of past service on this board, including five years as Vice-Chairman.	
What contributions do you feel you could make to this Board/Committee should you be selected?	
I can provide the perspective of a longtime community planner who has worked for multiple local governments around the state. I would be a board member who reads the packet, front to back, and comes prepared for meetings. As a certified planner, I would strive to protect the public and carry out the policy goals of the County Commissioner as set forth in the Comprehensive Plan & Land Development Code.	
Have you ever served on a Flagler County appointed Board/Committee?	Yes
Advisory Board/Committee 1	**Planning & Development Board** Served from January 10, 2006 to February 10, 2015
Advisory Board/Committee 2	**Flagler Co. Charter Review Ad-Hoc Committee** Served from to
Advisory Board/Committee 3	**Flagler County Land Development Code Rewrite Committee** Served from to

Career Information

Education	
Highest education level completed	Master's degree (e.g., MA, MS, MBA)
List each school and the degree(s) earned	University of Georgia, BA in Geography Georgia Institute of Technology, MA in Urban Planning
Are you currently employed?	No
First employer	
Name of current employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

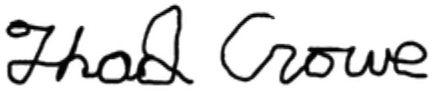
Applicable professional organization memberships

Applicable professional organization memberships
American Planning Association, Member since 1987 American Institute of Certified Planners, Member since 1989
List any additional information you wish to share
Flagler County has a wealth of natural resources that greatly enhance quality of life. Established community character can be degraded by a lack of foresight and back-door development practices that evade Code compliance. Along with the County Commission, the Planning and Development Board is the gatekeeper for good development that will benefit future generations, hopefully including my two-year old grandson who will not leave the area as so many of our young people do. Thank you for your consideration.

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date
October 26, 2026

Thad Crowe, AICP
Community Planner
113 Pine Tree St.
Flagler Beach, FL 32136
Crowet6@mail.com

Flagler County Staff and Board of County Commissioners
1769 E. Moody Blvd.
Bunnell, FL 32110

RE: Application for Flagler County Planning & Development Board Member Position

To Whom it May Concern:

I have applied online for this board position and have also attached my resume. I previously served on this Board for nine years between 2006 and 2015, including several years as Vice Chairman.

I am a professional planner, board certified by the American Institute of Certified Planners (AICP) since 1989. I recently retired from a full-time planner position after 39 years as a public and private sector planner, including 15 years as a county planning director.

During my previous time as a board member, I strove to act in the interest of County Commission policies as set forth in the Comprehensive Plan and Land Development Code while working to protect the public from impactful development that deviated from adopted policies and standards. I can promise you that if appointed I will continue on that same path, and will come prepared to meetings, reading every packet from front to back.

I appreciate your consideration and look forward to hearing from you.

Sincerely,

Thad

Thad Crowe, AICP

Thad Crowe, AICP
Community Planner
Crowet6@mail.com

PROFESSIONAL EXPERIENCE

Community Planner, *Thad Crowe, AICP.* Planning consulting services.

Senior Planner, *St. Lucie County Board of County Commissioners, February 2023 to October, 2026.* Prepare staff reports for comprehensive plan amendment, plat, rezoning, variance, and other development applications. Deliver presentations to Planning & Zoning Commission, County Commission, and Special Master (for variances). Review site and landscape plans.

Planning Director, *Nassau County Board of County Commissioners, April 2020 to November 2022.* Developed transect master plan and parks and recreation master plan that won awards of excellence from Florida APA, Florida Planning and Zoning Association, and Northeast Florida Regional Council. Directed another award-winning plan, the American Beach Cultural Heritage Master Plan, for the historic African-American community located on Amelia Island. Reviewed development applications including comprehensive plan amendments, plats, rezonings, variances. Reviewed site and landscape plans, and staffed multiple boards.

Senior Planner, *WGI, Inc*, *2018 to 2020*. Local government consulting including updates to land development codes, comprehensive plan amendments, and site development applications for multiple Florida jurisdictions.

Planning Director, *City of Palatka*, *2011 to 2017*. Directed City's planning, zoning, and historic preservation programs, and interpretated and updated Comprehensive Plan and Land Development Code. Reviewed site plans and other development applications. Oversaw special events review and facility rentals. Staffed Planning Board, Historic Preservation Board, and Zoning Board of Appeals. Developed the City's first Downtown Master Plan, which received awards from the Florida Planning and Zoning Association.

Planning Manager, *City of Daytona Beach*. *2008 to 2010*. Interpreted and updated Comprehensive Plan and Land Development Code, staffed Planning Board and Historic Preservation Board, processed development applications, directed historic preservation program, and reviewed site and landscape plans. Streamlined operations and instituted project tracking system.

Director of Planning, *WGI, Inc*. *2006 to 2008*. Directed WGI's planning function in Jacksonville branch office. Developed Development of Regional Impact applications, provided planning services including site planning, development applications, and expert testimony for variety of private and public sector clients.

Planning and Zoning Director, *Clay County, Green Cove Springs, FL, 2001 to 2006.* Interpreted Comprehensive Plan and Zoning Code, reviewed development plans, instituted urban design and long-range transportation planning programs. Developed two award-winning smart-growth master plans and land development regulations for the rapidly growing Branan Field and Lake Asbury districts, areas comprising over 45,000 acres. Applied for and received over $5 million dollars of Florida Communities Trust funds for park acquisition projects. Implemented school impact fee program, and initiated road and park impact fee studies. Worked closely with community stakeholders, citizen groups, county staff, and elected officials in maximizing citizen participation in planning efforts. Working with a citizen and technical committee, developed a model tree preservation and planting ordinance.

Senior Planner, *Prosser, Inc (Jacksonville), 1998 to 2001.* Developed a variety of rezonings, comprehensive plan amendments for private sector clients. Project manager for major Development of Regional Impact (Nocatee DRI) and accompanying comprehensive plan map and text amendments and PUD. Managed successful development approvals and site designs for residential subdivisions, office parks, veterinary clinics and other uses, and assisted the City of Jacksonville as expert planner for various legal challenges.

Other Experience: Planner, *Landers-Atkins Planners* (Jacksonville), 1996-1998; **Management Analyst,** *Savannah Housing Authority,* 1994 to 1995*;* **Chief Neighborhood Planner,** *City* of *Savannah*, 1992 to 1994; **Comprehensive Planner,** *City* of *Jacksonville*, 1990 to 1992*; and* **Historic Preservation, Current, and Comprehensive Planner,** *City* of *Gainesville,* 1987 to 1990.

EDUCATION AND CERTIFICATION

Member American Institute of Certified Planners (AICP), 1989 # 006674

Masters Degree in Urban and Regional Planning, Georgia Institute of Technology, 1987

Bachelors Degree in Geography, University of Georgia, 1982

Ongoing AICP and other training through American Planning Association and Florida Planning and Zoning Association. Proficient in research, report writing, and development review software.

RECOGNITION

- 2022 Award of Excellence for the Nassau County SR 200 Corridor Master Plan from the Northeast Florida Regional Council.
- 2022 Award of Excellence for the Nassau County Parks and Recreation Master Plan from the Florida chapter of the American Planning Association.
- 2022 Sustainability Award for the SR 200 Corridor Master Plan from the Florida Planning and Zoning Association state board.
- 2022 Public Participation Award for the American Beach Cultural Heritage Master Plan from the Florida Planning and Zoning Association, 1st Coast Chapter.
- 2014 Outstanding Plan Award for the Downtown Palatka Overlay Zoning and Design District from the Florida Planning and Zoning Association.
- 2013 George W. Simons, Jr. Award (lifetime achievement award from the Florida Planning and Zoning Association).
- 2012 FOCUS Award (lifetime achievement award from the First Coast Chapter, Florida Planning and Zoning Association).
- 2010 Outstanding Planning Study Award for Daytona Beach Seabreeze Historic District Design Guidelines from Florida Planning and Zoning Association, Surfcoast Chapter.
- 2007 Award of Honor, J*axPride Community Planning Charrettes* (American Society for Landscape Architects [ASLA], Florida Chapter).
- 2005 Regional Award for Excellence in Planning & Growth, *Branan Field Master Plan* (Northeast Florida Regional Council).
- 2005 Regional Award for Excellence in Environmental Stewardship for *Lake Asbury Master Plan* (Northeast Florida Regional Council).
- 2001 Outstanding Innovation Award for *Nocatee Plan* (FPZA).
- 2001-2014 Leadership and Recognition Awards (FPZA).
- 1985 AICP Student Project of the Year, awarded at Montreal APA National Conference.

REPRESENTATIVE WORK PRODUCTS

- *Amelia Island Tree Protection and Replacement Ordinance* (2021-2022).
- *American Beach Zoning Overlay* (1998).
- *A1A Scenic Highway (Flagler County) Overlay Zoning Standards* (2004).
- *Beach Management Plan*-Flagler County (2003).
- *Belfort Oaks Office Park (Jacksonville) Site Plan* (1999).
- *Belz Outlet Mall DRI ADA-St. Johns County* (1997).
- *Branan Field Land Development Regulations*-Clay County (2003).
- *Brent's Cove (Nassau County/Jacksonville) Development of Regional Impact Application for Development Approval and Comprehensive Plan Map Amendment* (2007).
- *Clay County 2015 Comprehensive Plan Evaluation and Appraisal Report and Comprehensive Plan Update* (2005).
- *Clay County Tree and Landscape Code* (2004).
- *Clay County Transportation Authority Feasibility Study* (2005).

- *Florida Historic Tax Exemptions Report* (2009).
- *Hammock Visioning Charrettes 2010 and 2014 (*Flagler County)
- *Julington Creek Veterinary Hospital Expansion Site Plan*-Jacksonville (1999).
- *Keystone Heights Downtown Community Redevelopment Plan* (1996).
- *Lake Asbury Master Plan and Land Development Regulations*-Clay County (2005-2006).
- *Lighthouse Point Land Development Code Update* (2018-2019)
- *Long Term Public Facilities Financing Study*-Clay County (2005).
- *Marineland Blight Study and CRA Update* (2010).
- *Marineland Evaluation and Appraisal Report and Comprehensive Plan Update* (2013-2014).
- *Nassau County Building Height Ordinance* (2021).
- *Nassau County Tree Replacement and Planting Ordinance* (2020-2021)
- *New Town Land Use Category*-St. Johns County (1999).
- *Nocatee (St. Johns County/Jacksonville) Development of Regional Impact Application for Development Approval and Comprehensive Plan Map and Text Amendment* (1998-2001).
- *Olde Mandarin (Jacksonville) Office Park Site Plan* (1995).
- *Palatka Comprehensive Plan Updates (Housing, Historic Preservation, and Economic Development Elements),* contracting with Northeast Florida Regional Council (2007).
- *Palatka Downtown Overlay Zoning* (2014).
- *Palatka Tree Preservation, Landscaping, and Buffering Ordinances Update* (2013-2014).
- *Pleasant Street (Gainesville) Local Historic Register Nomination* (first pioneer African-American historic district in state, 1988).
- *Satellite Communities and New Towns land use category*-Jacksonville (1991).
- *Savannah, GA Neighborhood Action Plans* (multiple, 1992-1994).
- *Seabreeze (Daytona Beach) Local Historic District Nomination and Historic District Design Standards (2009-2010). South Beach Street (Daytona Beach) Historic District Sign Code* (2010).
- *Southeast (Gainesville) Local Historic District Nomination* (1989).
- *Springfield (Jacksonville) Historic Overlay Zoning District* (1997).
- *Submerged Lands Density Transfer Analysis* (Daytona Beach, 2009).
- *Westgate-Belvedere Community Redevelopment Plan*-Palm Beach County (1996).

PROFESSIONAL INVOLVEMENT

First Coast Transportation Planning Organization Technical Coordinating Committee. Chairman (2006).

Florida Planning and Zoning Association. President of Northeast Chapter (1999 and 2000), state board member (1999-2018) state Vice President for Finance (2006-2007), state Vice President for Membership (2007-2008), state President Elect (2008-2009), state board President (2009-2010).

Flagler County Planning Board, Vice-Chairman (2005-to 2008 and 2009 to 2015).

Flagler County Charter Review Ad-Hoc Committee (2007-2008).

Flagler County Land Development Code Re-write Committee (2009-2010, 2012-2015).

Hammock Community Conservation Corporation, President (2007-2009).

JaxPride, A Coalition for Visual Enhancement board member (1996-2001, 2006), President (2007-2008).

Northeast Florida Regional Leadership Academy (2013).

Regional Community Institute (RCI), Board Member (2013 to present).

RCI Chairman for Regional Tourism Working Group (2018).

Riverside Avondale Preservation Board (2015 to 2020).

Scenic A1A Pride, Flagler County board member (2001-2005).

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Brady Araujo (New application)

Applying for: Planning and Development Board

Submitted Time: October 27, 2026 1:48 AM

Creation Time: October 27, 2026 1:48 AM

Personal Information

Full name	**Brady Araujo**
Date	**October 26, 2026**
Mailing address	**48 Ulmaceal path Palm coast Florida 32164**
Physical address	**48 Ulmaceal path Palm coast Florida 32164**
County of residence	**Flagler**
Are you a registered voter?	**Yes**
Email	**Araujobrady11@gmail.com**
Phone 1	**(386)-793-5534 - Cell**
Phone 2	**-**

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?	
I am a young resident of Flagler county and I want to represent the future of what my county could look like. This board helps oversee that and make sure we have the best interest at heart.	
Describe your training and/or experience that would make you a good fit for this position	
I have training in home sales and building experience. I also have a long family background in development in South Georgia. Through the aspects I plan to use my knowledge to make educated decisions on our county's future.	
What contributions do you feel you could make to this Board/Committee should you be selected?	
I think that as a younger representative I will share a voice with the younger generation. We are the fastest and one of the most prominent voices in Flagler county and are looking to be represented and I think I could accomplish just that.	
Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	Associate degree (e.g., AA, AS)
List each school and the degree(s) earned	Daytona state college, associates in accounting
Are you currently employed?	Yes
First employer	
Name of current employer	Brizo Construction
Business/Employment type	Non-Profit / NGO
Employer address	1632 old Daytona street DeLand FL
Business/Employer phone	(682) 404-1999
Position	Construction superintendent
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

Applicable professional organization memberships
Former honors society and Kiwanis member. Flagler Palm Coast Athletics alumni.
List any additional information you wish to share

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date
October 26, 2026

BRADY ARAUJO

Palm Coast, FL | 386.793.5534 | araujobrady11@gmail.com | linkedin.com/in/bradyaraujo

PROFESSIONAL SUMMARY

Results-oriented Supply Chain & Operations professional with multifaceted experience spanning warehouse operations, logistics coordination, distribution management, and customer-facing sales. Pursuing a B.S. in Supply Chain and Operations Management, complemented by hands-on leadership in high-volume retail and industrial environments. Proven ability to coordinate cross-functional teams, manage inbound/outbound logistics, optimize inventory processes, and build strong vendor and customer relationships. Certified in Warehouse Management Systems, Microsoft Office, and forklift operations.

EDUCATION

Bachelor of Science — Supply Chain & Operations Management — Western Governors University | *GPA: 4.0 | In Progress*

Bachelor of Science — Information Systems (Concentration: Supply Chain Management) — University of North Carolina Greensboro | *Greensboro, NC*

Bachelor of Science — Logistics Management — Fayetteville Technical Community College | *Fayetteville, NC*

Associate of Arts — Daytona State College | *Daytona Beach, FL*

PROFESSIONAL EXPERIENCE

Manager Trainee | 84 Lumber Company | FL *Current*

- Procure and manage material inventory for assigned area of responsibility, ensuring adequate stock levels to support operational demands.
- Lead and mentor a team of sales associates and warehouse staff, conducting performance coaching and overseeing daily workflow execution.
- Cultivate and maintain vendor and customer relationships to drive sales growth, negotiate pricing, and ensure timely product fulfillment.
- Coordinate inbound material receipts and reconcile deliveries against purchase orders to maintain inventory accuracy.

Assistant Deliveries Supervisor / Receiving Associate | The Home Depot | Gainesville, FL*May 2024 – Present*

- Coordinate daily last-mile delivery operations for a high-volume retail location, scheduling and dispatching drivers to meet customer delivery windows.
- Manage a team of 10 associates, assigning workloads, monitoring performance, and ensuring compliance with safety and operational standards.
- Utilize delivery management systems (DMS) to track shipment status, resolve delivery exceptions, and maintain real-time visibility of logistics activity.
- Oversee inbound receiving processes, verifying shipment accuracy and communicating discrepancies to distributors and vendors.

Warehouse Associate | F.A.B Defense | Palm Coast, FL *March 2024 – May 2024*

- Executed inbound and outbound distribution procedures including receiving, picking, packing, and shipping in compliance with established SOPs.
- Operated sit-down and stand-up forklifts to move, stage, and store materials throughout the warehouse facility.

- Processed large-format orders, drop-ship fulfillment, and individual parcel mailings with a strong focus on accuracy and on-time shipment.

Counter Sales Associate | Consolidated Electrical Distributors (CED) | Greensboro, NC*Aug 2023 – Dec 2023*

- Provided consultative, face-to-face sales support to electrical contractors and commercial clients, translating technical product knowledge into tailored solutions.
- Managed pricing negotiations, customer financing arrangements, and order processing to support revenue goals and customer satisfaction metrics.
- Built and maintained long-term customer relationships through proactive follow-up, order status communication, and issue resolution.

Delivery Driver | Consolidated Electrical Distributors (CED) | Fayetteville, NC *Aug 2022 – May 2023*

- Operated DOT-compliant commercial vehicles to execute timely delivery of customer orders across a 60-mile service radius.
- Utilized forklifts and motorized pallet jacks to load and unload materials at customer sites, maintaining safe handling procedures.
- Confirmed order accuracy at point of delivery and communicated discrepancies to branch operations for rapid resolution.

Warehouse Associate | Consolidated Electrical Distributors (CED) | Daytona Beach, FL*Nov 2021 – Feb 2024*

- Managed daily replenishment of warehouse inventory, ensuring proper slotting and bin location accuracy within the warehouse management system (WMS).
- Processed inbound LTL freight shipments, performing quantity verification, damage assessment, and system receipts.
- Executed annual physical inventory counts and cycle count programs to maintain high inventory accuracy levels.
- Fulfilled customer orders using a directed picking system, prioritizing accuracy and pick-rate performance.
- Performed routine building and equipment maintenance to ensure a safe and compliant warehouse environment.

Kitchen & Inventory Support | Mezzaluna Italian Eatery | Palm Coast, FL *May 2023 – Aug 2023*

- Maintained kitchen equipment sanitation standards and assisted with nightly inventory counts and supply restocking to prepare for next-day operations.

SKILLS & CERTIFICATIONS

Certifications: Microsoft Office Specialist (MOS) — Mar 2024 | Warehouse Management System (WMS) Certified — Nov 2021 | Forklift Operator Certified — Nov 2021 | Cloud-Based Systems Training — Nov 2021

Supply Chain Skills: Inventory Management, Procurement, Inbound/Outbound Logistics, Vendor Relations, Demand Coordination, LTL Receiving, Order Fulfillment, Distribution Operations

Operations & Leadership: Team Supervision (up to 10 direct reports), Delivery Scheduling, Performance Coaching, SOP Development, Safety Compliance

Technology: Warehouse Management Systems (WMS), Delivery Management Systems (DMS), Microsoft Office Suite, Cloud-Based Platforms, ERP Fundamentals

Interpersonal: Customer Relationship Management, B2B Sales, Vendor Negotiation, Cross-Functional Collaboration

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Alexander Spiller (New application)

Applying for: Planning and Development Board

Submitted Time: October 26, 2026 11:22 PM

Creation Time: October 26, 2026 11:22 PM

Personal Information

Full name	**Alexander Spiller**
Date	**October 26, 2026**
Mailing address	**8 Whispering Pine Drive**
Physical address	**8 Whispering Pine Drive**
County of residence	**Flagler**
Are you a registered voter?	**Yes**
Email	**lxspiller@yahoo.com**
Phone 1	**(386)-793-3415 - Cell**
Phone 2	**-**

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?	
I want to ensure that Flagler County is a great place to live and work in perpetuity. Balancing responsible growth while protecting our community and environment are very important to me.	
Describe your training and/or experience that would make you a good fit for this position	
I am a licensed Florida professional engineer (environmental and civil), a licensed Florida professional geologist, a botanist, and and expert in GIS. I have worked on commercial and residential development site plans/designs. Additionally, I have over 30 years of GIS experience working in planning, DRIs, environmental assessment, and land use. I also have experience in traffic modeling and rodway design review.	
What contributions do you feel you could make to this Board/Committee should you be selected?	
My skill stack allows me to see development and planning from a range of vantage points, so I feel that I can identify subtle issues that could be easily overlooked. I am deeply concerned with upholding property rights and protecting our community and the environment.	
Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	Bachelor's degree (e.g., BA, BS)
List each school and the degree(s) earned	FAU Geology BS, UCF Environmental Engineering
Are you currently employed?	Yes
First employer	
Name of current employer	Hydrogeologic, Inc.
Business/Employment type	Professional, Scientific, & Technical Services
Employer address	2100 Reston Parkway, Suite 600 Reston, VA 20191
Business/Employer phone	(817) 809-6191
Position	Senior Engineer
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

Applicable professional organization memberships
None relevant
List any additional information you wish to share

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date
October 26, 2026

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Carla Amaral (New application)

Applying for: Planning and Development Board

Submitted Time: October 29, 2026 5:16 PM

Creation Time: October 29, 2026 5:16 PM

Personal Information

Full name	Carla Amaral
Date	October 29, 2026
Mailing address	1370 Palm Harbor Parkway
Physical address	
County of residence	Flagler
Are you a registered voter?	Yes
Email	camaraljr@hotmail.com
Phone 1	(386)-569-5243 - Cell
Phone 2	-

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?
I am interested in the Planning Board's role in shaping Flagler County's future. I want to help ensure that growth is thoughtful, infrastructure keeps pace with development, and planning decisions protect the character and natural resources that make our county special. I would welcome the opportunity to listen to residents, carefully evaluate proposals, and contribute to decisions that serve the community's long-term interests.
Describe your training and/or experience that would make you a good fit for this position
I am a Realtor with experience in property management. My husband and I have owned Amaral Homes & Pools, a residential construction and pool building company, since 2016. These roles have given me a practical, hands-on understanding of real estate, housing, and the development process. Through our business, I have gained direct experience with evaluating properties, navigating permitting and development requirements, coordinating with contractors and other professionals, and managing project timelines and budgets. I have also learned how regulations, fees, zoning decisions, and land use policies affect the feasibility and cost of housing projects. I would bring this practical perspective to the Board, along with an understanding of how planning decisions affect property owners, businesses, builders, and the broader community.
What contributions do you feel you could make to this Board/Committee should you be selected?
I would bring a practical perspective from my experience in real estate, property management, and residential construction. I could help identify areas of the Land Development Code that are unclear, inconsistent, or difficult to apply and offer constructive input during the rewrite. My goal would be to support clear, workable standards that balance property rights, responsible growth, and the community's

long-term needs. I would also bring a willingness to listen to residents, carefully review proposals, ask thoughtful questions, and work collaboratively with fellow Board members and County staff.	
Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	Some college, no degree
List each school and the degree(s) earned	
Are you currently employed?	Yes
First employer	
Name of current employer	Amaral Homes & Pools
Business/Employment type	Construction & Trades
Employer address	1370 Palm Harbor Parkway
Business/Employer phone	(386) 447-5566
Position	Owner
Second employer	
Name of second employer	Amaral Property Management
Business/Employment type	Finance, Insurance, & Real Estate
Employer address	1370 Palm Harbor Parkway
Business/Employer phone	(386) 447-5566
Position	Realtor

Applicable professional organization memberships

Applicable professional organization memberships
• Affordable Housing Advisory Committee (Flagler County / City of Palm Coast) – Member since May 2025; currently serving as Vice Chair. • City of Palm Coast Citizens' Advisory Task Force (CDBG) – Member. • Santa Maria del Mar Catholic Church Parish Council – Vice Chair, September 2025-Present. • Flagler County Association of REALTORS® – Member. • Florida Realtors – Member.

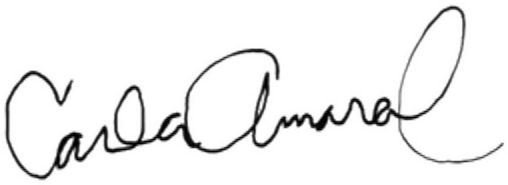
- National Association of REALTORS® – Member.
- Kiwanis – Member.

List any additional information you wish to share

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date

October 29, 2026

CARLA AMARAL

REAL ESTATE / RESIDENTIAL CONSTRUCTION / COMMUNITY SERVICE

1370 Palm Harbor Pkwy | Palm Coast, FL 32137
386-569-5243 | camaraljr@hotmail.com

October 29, 2026

Flagler County Board of County Commissioners

Dear Commissioners:

Please accept my application to serve on Flagler County's Planning Board. As a Realtor, residential construction business co-owner, and community volunteer, I would welcome the opportunity to contribute my experience to decisions that shape our county's future.

I have worked in real estate since 2011, beginning with Amaral & Associates Realty, and have been with Amaral Property Management since 2013. My husband and I have owned Amaral Homes & Pools since 2016. My experience includes evaluating properties, navigating permitting and development requirements, coordinating contractors and professionals, and managing project timelines and budgets. Together with my earlier work at Amaral Custom Homes and my property management experience, these roles have given me a practical understanding of how development requirements affect property owners, builders, businesses, and residents.

I currently serve as Vice Chair of the Affordable Housing Advisory Committee and Vice Chair of the Parish Council at Santa Maria del Mar Catholic Church. These roles reflect my commitment to community service and working with others toward shared goals.

I am particularly interested in helping with the rewrite of the Land Development Code. I would bring practical insight into areas where requirements could be clearer, more consistent, and easier to apply. My goal would be to support workable standards that respect property rights, guide responsible growth, and serve the community's long-term needs. I would approach this responsibility with careful preparation, an open mind, and a willingness to listen to residents, fellow Board members, and County staff.

Thank you for considering my application. I would be grateful for the opportunity to serve Flagler County.

Sincerely,

Carla Amaral

CARLA AMARAL

REAL ESTATE / RESIDENTIAL CONSTRUCTION / COMMUNITY SERVICE

1370 Palm Harbor Pkwy | Palm Coast, FL 32137
386-569-5243 | camaraljr@hotmail.com

PROFESSIONAL EXPERIENCE

Amaral Homes & Pools — Co-Owner | 2016–Present

- Co-own and operate a residential construction and pool building company.
- Evaluate properties and navigate permitting and development requirements.
- Coordinate contractors and professionals and manage project timelines and budgets.
- Manage accounts payable, accounts receivable, and payroll.
- Assist clients with home design, finishes, and selections.

Amaral Property Management — Realtor | 2013–Present

- Real estate sales and property management experience serving property owners and clients.

Amaral & Associates Realty — Realtor | 2011–2013

Amaral Custom Homes — Office Manager | 2004–2011

- Advanced from administrative responsibilities to office management.
- Coordinated land purchases, permitting, scheduling, invoicing, closings, and warranty service.
- Handled real estate contracts and closing procedures for Amaral & Associates Realty.
- Managed accounts payable, accounts receivable, payroll, commercial rent collection, and related state sales tax payments.
- Assisted homebuyers with selections and selected finishes for speculative homes.

COMMUNITY LEADERSHIP

Affordable Housing Advisory Committee | Flagler County / City of Palm Coast

Member, May 2025–Present | Currently serving as Vice Chair

Santa Maria del Mar Catholic Church — Parish Council Vice Chair

September 2025–Present

EDUCATION

Daytona State College

College coursework in Accounting and Culinary Studies

PROFESSIONAL LICENSES

Real Estate Sales License — Active | Issued 2011
Mortgage Loan Originator License — Active | Issued 2021

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by James J. Albano (New application)

Applying for: Planning and Development Board

Submitted Time: October 28, 2026 2:17 PM

Creation Time: October 28, 2026 2:17 PM

Personal Information

Full name	James J. Albano
Date	October 28, 2026
Mailing address	16 Birdseye Pl, Palm Coast, FL 32137
Physical address	16 Birdseye Pl, Palm Coast, FL 32137
County of residence	Flagler
Are you a registered voter?	Yes
Email	jimalbano@gmail.com
Phone 1	(386)-237-0328 - Cell
Phone 2	-

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?
I am looking forward to serve the citizens of Flagler County after serving the residents of Palm, Coast for 6 years.
Describe your training and/or experience that would make you a good fit for this position
I have been a board member of the Palm Coast Planning and Land Development Board since 2020. Furthermore I have been the Vice Chair of this board since September 2024. I also hold a Masters degree in architecture as well as a licensed building contractor since 1990.
What contributions do you feel you could make to this Board/Committee should you be selected?
I have six years of experience on the City Planning Board and have participated in hundreds of applications regarding development, variances, special exceptions and affordability. Additionally, I feel that I bring a wealth of knowledge to the board as a resident of Flagler County since 1973. I have built many projects in Flagler County over 36 years including single-family residential, multi-family, commercial, medical, and light industrial.

Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	Master’s degree (e.g., MA, MS, MBA)
List each school and the degree(s) earned	Florida State College - Bachelors Degree in Supervision & Management Academy of Art University - Masters Degree in Architecture.
Are you currently employed?	Yes
First employer	
Name of current employer	Albano Design Studios, Inc.
Business/Employment type	Construction & Trades
Employer address	25 Old Kings Rd. Suite 2b, Palm Coast, FL 32137
Business/Employer phone	(386) 237-0328
Position	Owner
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

Applicable professional organization memberships
City of Palm Coast Planning and Land Development Board City of Palm Coast Citizen's Advisory Task Force NCARB - National Council of Architectural Registration Boards
List any additional information you wish to share

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests’ conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date
October 28, 2026

JAMES ALBANO

Address: 16 Birdseye Pl
Palm Coast, FL 32137
Mobile: 386.237.0328
E-Mail: jimalbano@gmail.com

A construction and design professional with proven expertise in residential, commercial and restoration projects with over 36 years of experience. State of Florida Certified Building Contractor since 1990. Adept in the management of budgets, business processes, resources, media relations, and goal achievement. A team builder with great interpersonal and communication skills.

WORK EXPERIENCE

Owner / CEO

Albano Design Studios
June 2016 - Present — Palm Coast, FL

- *Design and build construction projects with emphasis on high-end residential.*
- *Work closely with architects and engineers to provide livable designs that can be built with a reasonable budget.*
- *Provide conceptual design to construction documents. .*
- *Prepare construction documents for permitting of residential and restoration construction*
- *Provide on-site field-dimensions and as-built drawings.*

Senior Principal

Bespoke Group Inc.
April 2018 - Present — Palm Coast, FL

- *Architecture-led construction firm.*
- *Full-service Architecture including residential, commercials, industrial, and educational facilities.*
- *Emphasis on community-minded projects.*

Architectural Designer

Railings Plus Inc.
2005 - 2018 — Palm Coast, FL

- *Design residential and commercial railings*
- *Design commercial railings for stair applications*
- *Prepare production drawings for fabrication.*

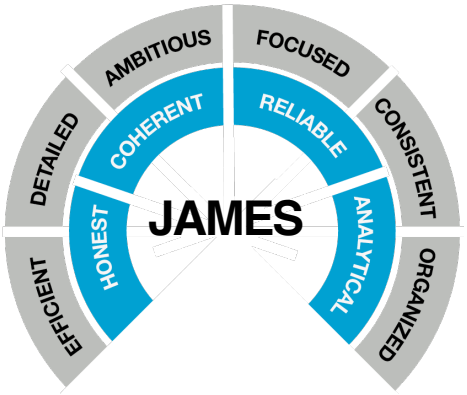
VP SALES & MARKETING

GHESA FOUNTAINS
1998 - 2004 — Madrid, Spain

Responsible for the start-up of the U.S. market for world-renowned water-features company based in Spain.

- *Developed and implemented sales strategy for U.S. division.*
- *Organized and managed 10-person sales team.*
- *Negotiated multi-million dollar contracts with major mall owners, casino operators, and foreign provincial governments.*
- *Prepared visual aids including renderings, CAD drawings and animations for sales team.*

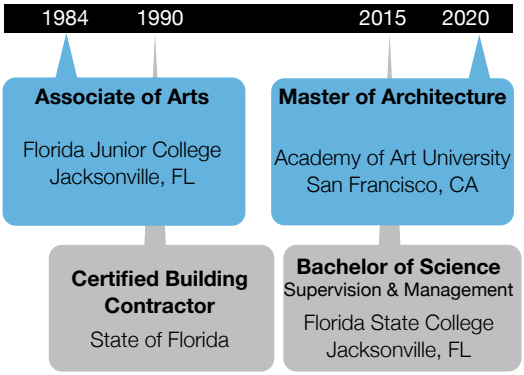
WHO AM I?



INTERNATIONAL EXPERIENCE:



EDUCATION:



INTERESTS:

SOCIAL MEDIA **ARCHITECTURE**
BRAINSTORMING **DESIGN** FOOTBALL
COMPUTING 3D PRINTING
SALES **CONSTRUCTION**
TRAVEL VIDEO EDITING **FAMILY**
MOTORCYCLES **EFFICIENCY**
TECHNOLOGY

JAMES (JIM) ALBANO

16 Birdseye Pl, Palm Coast, FL 32137
Mobile 386-237-0328 | jimalbano@gmail.com

October 28, 2026

Flagler County Board of County Commissioners
1769 East Moody Blvd
Bunnell, FL 32110

Re: Application for Appointment – Flagler County Planning and Development Board

Dear Commissioners:

I am writing to apply for appointment to the Flagler County Planning and Development Board. My application materials and résumé are enclosed.

I have 36 years of experience in residential and commercial construction in Flagler County and have been a State of Florida Certified Building Contractor since 1990 (License CBC050078). I have also been involved in architecture since 1986. In July 2021, I earned my Master of Architecture from Academy of Art University. My education also includes a Bachelor of Science in Supervision & Management from Florida State College and an Associate of Arts degree.

Flagler County has been my home since September 1973, and I have participated in the growth of Palm Coast and the surrounding community. I am a member of the National Council of Architectural Registration Boards, and the American Institute of Architects.

I understand the role a planning board plays in advising elected officials on the Comprehensive Plan and land development regulations. I am a decision-maker by nature and am prepared to serve in that capacity, not as an advocate. I will file any required financial disclosure and will consent to any required background screening.

Thank you for your consideration. I can be reached at 386-237-0328 or jimalbano@gmail.com.

Sincerely,

James (Jim) Albano
State Certified Building Contractor, CBC050078

Enclosures: [Flagler County board application form]; Résumé

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by John Kvederis (New application)

Applying for: Planning and Development Board

Submitted Time: October 27, 2026 4:07 PM

Creation Time: October 27, 2026 4:07 PM

Personal Information

Full name	John Kvederis
Date	October 27, 2026
Mailing address	14 Red Fox Pl palm coast fl 32164
Physical address	14 Red Fox Pl palm coast fl 32164
County of residence	Flagler
Are you a registered voter?	Yes
Email	Johnkvederist@gmail.com
Phone 1	(386)-569-8254 - Cell
Phone 2	-

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?
As a local small business owner with daily experience in logistics, operations, and community service, I am deeply invested in how our city balances growth with quality of life. What interests me most about this board is the opportunity to bring practical, real-world perspective to long-range planning, land-use decisions, and commercial development. Palm Coast is growing rapidly, and I want to help ensure that expansion is managed responsibly—protecting our infrastructure, preserving neighborhood character, and supporting a healthy local economy where small businesses and families can thrive together.
Describe your training and/or experience that would make you a good fit for this position
I did run for city council recently and took the citizens academy to better understand our community needs.
What contributions do you feel you could make to this Board/Committee should you be selected?
Im very hands on involved in the community and make decisions based on facts and how it will benefit our county.

Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	High school diploma or equivalent (e.g., GED)
List each school and the degree(s) earned	
Are you currently employed?	Yes
First employer	
Name of current employer	Odd job Connection (owner)
Business/Employment type	Transportation & Warehousing
Employer address	262 westhampton dr palm coast fl 32164
Business/Employer phone	(386) 569-8254
Position	Owner
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

Applicable professional organization memberships
Rec flagler Tiger Bay Club (applied)
List any additional information you wish to share
Couldnt upload resume? Can email if needed

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date
October 27, 2026

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Kevin L Geddings (New application)

Applying for: Planning and Development Board

Submitted Time: October 26, 2026 7:32 PM

Creation Time: October 26, 2026 7:32 PM

Personal Information

Full name	**Kevin L Geddings**
Date	**October 26, 2026**
Mailing address	**1 Columbus Court**
Physical address	
County of residence	**Flagler**
Are you a registered voter?	**Yes**
Email	**kevin@glkconsultants.com**
Phone 1	**(904)-495-1370 - Cell**
Phone 2	**(904)-515-6200 - Office**

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?	
Being a part of thoughtful considerations of how our County develops over the next decade or so.	
Describe your training and/or experience that would make you a good fit for this position	
My background in marketing communications, radio station ownership and on-air work and serving in government as a former state gubernatorial chief of staff and congressional aide helps me understand the intersection of business and government.	
What contributions do you feel you could make to this Board/Committee should you be selected?	
I enjoy helping to bring people together to build consensus. I enjoy learning the details about challenging issues and participating in solutions.	
Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education

Highest education level completed	Master's degree (e.g., MA, MS, MBA)
List each school and the degree(s) earned	Wofford College BA SUNY/ GWU MPA
Are you currently employed?	Yes
First employer	
Name of current employer	GLK Consultants LLC & WSOS Radio
Business/Employment type	Arts, Entertainment, & Recreation
Employer address	257 Zygmont Ct
Business/Employer phone	(904) 615-6200
Position	Owner
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

Applicable professional organization memberships
Saint Johns Co Chamber of Commerce Haven Hospice CAB BNI (past)
List any additional information you wish to share

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date
October 26, 2026

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Cindy Blanton (New application)

Applying for: Planning and Development Board

Submitted Time: October 27, 2026 8:57 PM

Creation Time: October 27, 2026 8:57 PM

Personal Information

Full name	Cindy Blanton
Date	October 27, 2026
Mailing address	2718 sunset inlet dr
Physical address	2718 Sunset Inlet Dr Flagler Beach Fl 32136
County of residence	Flagler
Are you a registered voter?	Yes
Email	cindyw411@gmail.com
Phone 1	(317)-403-1155 - Cell
Phone 2	-

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?
• Bridging Industry and Governance: I bring practical, hands-on insight into what it takes to execute a project successfully. I want to use this experience to ensure our county's development processes are collaborative, efficient, and realistic. • Advocating for Balanced Growth: I am passionate about promoting responsible, value-driven development. I look forward to helping shape a strategic vision that honors our local environmental guidelines and unique coastal aesthetics while supporting economic progress. • Deepening My Civic Commitment: As someone already invested in our local market and real estate organizations, expanding into public service is a natural next step. I am eager to collaborate with the board to ensure Flagler County remains an exceptional place to live and build.
Describe your training and/or experience that would make you a good fit for this position
• Regulatory & Permitting Knowledge: Through my active professional practice and personal residential builds, I have direct experience working with local HOA guidelines, building restrictions, and key state regulatory frameworks, such as the Florida Department of Environmental Protection's Coastal Construction Control Line (CCCL) guidelines. • Industry Collaboration: My daily work involves bringing together custom builders, trade contractors, general agents, and buyers. This gives me a unique perspective on how zoning and planning decisions directly impact local businesses, timelines, and future homeowners. • Community Integration: I am deeply rooted in our local business and industry groups, including active involvement with the Flagler Home Builders Association (FHBA).
What contributions do you feel you could make to this Board/Committee should you be selected?
I bring extensive, hands-on experience in the local real estate and new residential construction sectors, giving me a practical understanding of how development

projects move from concept to completion in Flagler County. Having spent years building strong builder-realtor relationships in this market, I have developed deep expertise in navigating inventory management, site sales, and local housing trends. This combination of structural construction insight, regulatory familiarity, and local community alignment enables me to effectively evaluate development proposals and support balanced, responsible growth for Flagler County.	
Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	Some college, no degree
List each school and the degree(s) earned	
Are you currently employed?	Yes
First employer	
Name of current employer	Riverside Homes
Business/Employment type	Finance, Insurance, & Real Estate
Employer address	6747 Southpoint Pkwy. Jacksonville, FL 32216
Business/Employer phone	(904) 503-7055
Position	New Home Consultant/ Sales trainer
Second employer	
Name of second employer	Floor Coverings International of Palm Coast
Business/Employment type	Construction & Trades
Employer address	2323 N State St Unit 72 Bunnell Fl 32110
Business/Employer phone	(386) 873-1198
Position	VP co-owner

Applicable professional organization memberships

Applicable professional organization memberships
Palm Coast Business Professionals Group Flagler Tiger Bay Club Flagler Home Builders Association NEFAR

List any additional information you wish to share
Beyond my professional credentials, my most significant driver is my investment in Flagler County as a parent, Homeowner, and local business owner. With my children attending local public schools, my dedication to our county's growth is deeply personal. I am focused on ensuring that our community develops infrastructure that is safe, sustainable, and capable of supporting families for generations to come. Joining the Planning and Development Board represents a natural extension of my civic and professional journey. I am eager to volunteer my time, real-world industry expertise, and perspective as a local parent and entrepreneur to ensure Flagler County's growth remains balanced, collaborative, and aligned with a high standard of community excellence.

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date

October 27, 2026

Cindy Rae Blanton
Flagler Beach, FL
cindyw411@gmail.com

October 27, 2026
Flagler County Board of County Commissioners
1769 E. Moody Blvd., Building 2
Bunnell, FL 32110

Subject: Application for the Flagler County Planning and Development Board

Dear Members of the Board of County Commissioners,

I am writing to formally express my strong interest in serving on the Flagler County Planning and Development Board. As a dedicated real estate professional specializing in residential new construction and a business owner deeply rooted in Palm Coast and the broader Flagler County area, I bring a unique combination of on-the-ground industry experience and a steadfast commitment to the responsible growth of our community.
Throughout my career, I have worked directly within the local housing market, cultivating vital relationships between custom home builders, trade contractors, general real estate agents, and future homeowners. Managing new construction inventory and structural project lifecycles has given me practical, first-hand insight into how zoning laws, building restrictions, and environmental policies translate into real-world developments. I have extensive working knowledge of the critical regulatory frameworks shaping our region, including municipal permitting, community HOA guidelines, and state environmental protections like the Florida Department of Environmental Protection’s Coastal Construction Control Line (CCCL) regulations.
My alignment with the Flagler Home Builders Association (FHBA) and local business groups underscores my focus on fostering service excellence and collaborative leadership. I believe that strong development policies require balancing economic progress with strict adherence to structural realism and the preservation of our county's unique coastal aesthetics.
Joining the Planning and Development Board appeals to me because it is a natural extension of my civic and professional journey. I am eager to volunteer my time to collaborate with fellow board members, ensuring that Flagler County's growth guidelines remain efficient, sustainable, and capable of delivering long-term value to all residents.
Thank you for your time, consideration, and continued leadership in our community. I look forward to the opportunity to discuss how my real-world real estate and construction background can best serve Flagler County.

Sincerely,
Cindy Rae Blanton
386-873-1198

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Allison Nobles (New application)

Applying for: Planning and Development Board

Submitted Time: October 26, 2026 6:28 PM

Creation Time: October 26, 2026 6:28 PM

Personal Information

Full name	Allison Nobles
Date	October 26, 2026
Mailing address	324 E CR 90 Bunnell Fl 32110
Physical address	324 E CR 90 Bunnell Fl 32110
County of residence	Flagler
Are you a registered voter?	Yes
Email	allisoncooke94@gmail.com
Phone 1	(386)-295-4046 - Cell
Phone 2	-

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?
What interests me most about serving on the Planning and Development Board is the opportunity to help shape Flagler County's future while preserving the rural character, agricultural lands, and natural resources that make our community unique. I believe responsible growth and preservation can coexist when development decisions are carefully evaluated for their long-term impacts on infrastructure, surrounding properties, and residents. Through my involvement in local land-use matters, I have developed a strong interest in comprehensive planning, zoning regulations, and development review processes. I have dedicated considerable time to researching development proposals and understanding their potential impacts on our community. I would welcome the opportunity to bring my dedication, research skills, and commitment to fair, fact-based decision-making to the Board.
Describe your training and/or experience that would make you a good fit for this position
I bring over 10 years of experience in accounting, financial management, property management, and leadership. My professional background has strengthened my analytical skills, attention to detail, and ability to evaluate complex information and make informed decisions. Through my involvement in local development matters, I have dedicated considerable time to researching zoning regulations, comprehensive plans, land development codes, and the potential impacts of proposed developments. I am currently pursuing my Associate of Science in Accounting at Daytona State College. I believe my professional experience, research skills, and commitment to our community would allow me to bring a thoughtful, fair, and well-informed perspective to the Board.

What contributions do you feel you could make to this Board/Committee should you be selected?	
I would bring a strong work ethic, attention to detail, and a commitment to making fair, informed decisions that serve the best interests of Flagler County. My background in accounting, financial analysis, and community management allows me to evaluate information from multiple perspectives while considering both immediate and long-term impacts. I believe in responsible growth that balances economic development with protecting our agricultural lands, natural resources, and existing communities. I would contribute a willingness to thoroughly research proposals, listen to different perspectives, and ensure recommendations are based on facts, applicable regulations, and the long-term needs of Flagler County.	
Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	Some college, no degree
List each school and the degree(s) earned	
Are you currently employed?	Yes
First employer	
Name of current employer	Southern States Management Group
Business/Employment type	Finance, Insurance, & Real Estate
Employer address	785 W Granada Blvd
Business/Employer phone	(386) 446-6333
Position	Staff Accountant
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

Applicable professional organization memberships
Flagler Federated Women ; Flagler County Young Farmers & Ranchers

List any additional information you wish to share
I have strong ties to Flagler County and a genuine interest in preserving the character of our community while supporting responsible growth and development. Beyond my professional experience, I have become actively involved in local government matters, attending public meetings, reviewing comprehensive plans, land development regulations, environmental information, and public records. Through this involvement, I have gained a greater understanding of the importance of transparency, public participation, and informed decision-making. I am committed to continuing to learn, listening to different perspectives, and dedicating the time necessary to serve our community responsibly. I would be grateful for the opportunity to contribute to the future of Flagler County through service on this Board.

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date

October 26, 2026

ALLISON NOBLES

Accounting • Financial Operations • Community & Business Management

Bunnell, Florida | 386-295-4046 | allisoncooke94@gmail.com

PROFESSIONAL PROFILE

Accounting and operations professional with more than 10 years of experience in financial management, residential community operations, administration, and team leadership. Background includes budgets, financial reporting, compliance-focused recordkeeping, vendor relations, and communication with boards, property managers, residents, and business stakeholders. Recognized for analytical problem-solving, accuracy, organization, and dependable follow-through.

PROFESSIONAL EXPERIENCE

Staff Accountant | Southern States Management Group | Mar 2025–Present

- Manage full-cycle accounting for 25 homeowners' associations, including accounts payable and receivable, assessments, budgets, and vendor payments.
- Prepare monthly financial packages and complete more than 75 bank reconciliations each month; investigate discrepancies and maintain accurate records.
- Support audits, cash flow reviews, check approvals, and annual tax reporting; work with community managers and association boards.

Accounting & Pricing Associate | S.R. Perrott, Inc. | Apr 2024–Mar 2025

- Handled accounts payable, financial records, payment preparation, invoice review, and resolution of vendor discrepancies.
- Supported pricing operations for more than 15 retail locations; communicated pricing and product updates across store teams.
- Processed up to 200 invoices weekly while maintaining accurate accounting and pricing documentation.

Operations Manager | Erick's Events Cleaning & Management | Mar 2016–Apr 2024

- Oversaw daily operations, financial reporting, payroll, budgets, forecasting, tax documentation, and vendor reconciliations.
- Led staffing, scheduling, hiring, training, and personnel administration for teams of up to 300 employees.
- Coordinated clients, employees, and vendors while addressing operational issues and maintaining business records.

Administrative Assistant | Realty Pro's Assured | Jun 2021–Jan 2023

- Coordinated scheduling, records, correspondence, data entry, document preparation, and office operations.
- Served as a point of contact for clients and assisted with communications and social media updates.

Community Manager | Peak Living, LLC | Sep 2016–May 2021

- Supported operations of two residential properties, including budgets, billing, collections, vendor services, and maintenance coordination.
- Worked directly with residents on community policies, service requests, account questions, and other property matters.
- Advanced from a temporary position to a community management role.

Note: Some positions were held concurrently.

EDUCATION

Daytona State College | Associate of Science in Accounting (in progress; expected Spring 2027)
Planned continuation: Bachelor of Science in Accounting

PROFESSIONAL SKILLS

Financial reporting • Budgeting and forecasting • Accounts payable and receivable • Bank reconciliations • Community and property operations • Records management • Leadership and staff supervision • Vendor and stakeholder communications • Microsoft Excel and Office • Vantaca • Yardi

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Joel ortiz (New application)

Applying for: Planning and Development Board

Submitted Time: October 26, 2026 4:56 PM

Creation Time: October 26, 2026 4:56 PM

Personal Information

Full name	**Joel ortiz**
Date	**October 26, 2026**
Mailing address	**1688 papaya st**
Physical address	**1688 papaya st**
County of residence	**Flagler**
Are you a registered voter?	**No**
Email	**Joelortiz727@gmail.com**
Phone 1	**(386)-237-3396 - Cell**
Phone 2	**-**

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?	
Being a part and assisting the community growth	
Describe your training and/or experience that would make you a good fit for this position	
I've been in custom and commercial building and residential building my whole life	
What contributions do you feel you could make to this Board/Committee should you be selected?	
Reliable and dependable with my experience in construction	
Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	High school diploma or equivalent (e.g., GED)
List each school and the degree(s) earned	

Are you currently employed?	Yes
First employer	
Name of current employer	Ortiz carpentry LLC
Business/Employment type	Construction & Trades
Employer address	1688 papaya st
Business/Employer phone	(386) 237-3396
Position	Owner/ carpenter
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

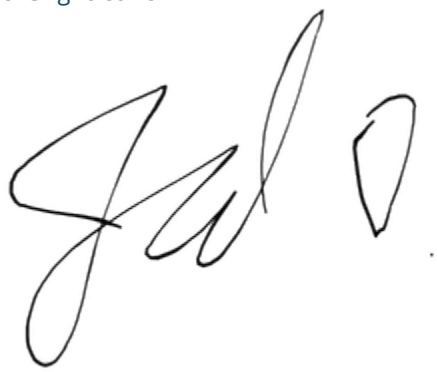
Applicable professional organization memberships

Applicable professional organization memberships
Joel ortiz
List any additional information you wish to share
I am a current business owner resident of flago county, thirty five years and would love to assist the community

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date
October 26, 2026

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by John Racin jr (New application)

Applying for: Planning and Development Board

Submitted Time: November 1, 2026 10:32 AM

Creation Time: November 1, 2026 10:32 AM

Personal Information

Full name	John Racin jr
Date	November 1, 2026
Mailing address	2560 orange st
Physical address	2560 orange st
County of residence	Flagler
Are you a registered voter?	Yes
Email	Roost2016@gmail.com
Phone 1	(330)-353-4280 - Cell
Phone 2	-

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?
Understand the magnitude of development in a unified way and meeting for progress that was involved with many allotments strip malls all I know you were able to build house here but I can't how fair is that is what I would tell neighbors that built in front of allotment most traffic goes by there hose and I was the traffic so that's how I feel about that they shut up I have experience in welding built my whole kitchen from wood I dropped toke to sawmill dryer wood milled it made 2kichens solid cherry wood redo on old farm house I lived for27 years we n know a manhol catch Basin pump station ductile iron pipe for water line mega lugs mech joints hydrants sure lock sanitary systems dirt work compaction etc I also did all welding on my truck frame was broke behind cab double frame installed bed all myself no help paint the truck with Emron and drove it all season in Ohio Massillon
Describe your training and/or experience that would make you a good fit for this position
Worked in the construction sector for 30+roads allotment Home Depot Lowe's sites I have personally been 25ft deep in a ditch laying 48" concrete pipe across frank road I know sum on water lines sewer lines pump stations grinder pump that will eat a 2x4 at summit county jail
What contributions do you feel you could make to this Board/Committee should you be selected?
Help in some diction making different look comin sense terrible spelling also I do know right from wrong more about the people we the people

Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to

Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	Other: Auto mech 11 12 grade vocational top of class
List each school and the degree(s) earned	11 12 grade auto mech top class was certified 4 areas by ASE Top80% Cadillac mech at school in Cleveland raced pro motocross 16 yers of age till 20 had paper route from 11 yers old till 15 77 daily 6days week by my self no car hulling my ass around
Are you currently employed?	No
First employer	
Name of current employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

Applicable professional organization memberships
AMA American motorcycle association red neck club of America
List any additional information you wish to share
I would like more input from community speak up if don’t like see if we can remedy problems or concerns

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests’ conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date
November 1, 2026

Flagler County Board of County Commissioners
Planning and Development
Advisory Board Membership

Established: Reference Land Development Code, Appendix C, Section 2; Resolution 2009-07 and 2009-10.

Function:

- Review and act upon applications for development pursuant to the county Land Development Code and other applicable ordinances;
- Monitor and oversee the operation, effectiveness and status of the county Land Development Code and recommend amendments to the County Commission that are consistent with the Comprehensive Plan;
- Obtain and maintain information on population, property values, the land economy, land use and other information necessary to assess the amount, direction and type of development to be expected in the county;
- Advise on the land use policies of the county through their regular meetings and ad hoc scheduled workshops;
- Conduct public hearings to gather information necessary for the drafting, establishment, amendment, and maintenance of various elements of the county Comprehensive Plan and Land Development Code; and
- Review redevelopment plans prepared under Chapter 163, Part III, Florida Statutes.

Membership: Consists of 7 members residing in specific geographic areas of the County. Wherever possible, applicants will be selected from each of the following fields/professions: (1) architect, landscape architect or urban planner; (2) neighborhood or environmental activist; (3) agricultural interest (farmer, timber/sold or cattle); (4) real estate sales or development; (5) businessman or attorney; and (6) engineer, botanist, biologist, geologist or geo-science professional.

Appointment Terms: 3- year terms following initial staggering of terms.

Meetings: 2nd Tuesday of the month @ 6:00 p.m., GSB, Board Chambers

Staff Liaison: Adam Mengel, Growth Management Director (386) 313-4065

Appointment - Expiration	Member
09/21/2024 – 09/21/2027	Mark Langello – Between US1 and the Intracoastal Waterway
03/04/2024 – 03/04/2027	Dan Wilcox – At-Large
02/05/2024 – 02/05/2027	Michael Goodman – East of Intracoastal Waterway
12/04/2023 – 12/04/2026	Timothy Conner – Between I95 and Intracoastal, South of SR100
12/04/2023 – 12/04/2026	Anthony Lombardo – At-Large
01/13/2025 – 01/13/2028	Michael C. Boyd – West of US 1 and South of SR 100
01/13/2025 – 01/13/2028	Ron Long – At-Large

Flagler County Board of County Commissioners
Planning and Development
Advisory Board Membership

Appointment - Expiration	Member
	West of US 1 and South of SR 100
09/21/2009 – 09/21/2012	**Michael C. Boyd**
09/21/2018 – 09/21/2021	P.O. Box 188, Bunnell, FL 32110
11/15/2021 – 11/15/2024	(386) 437-3221 Office; (386) 437-4000 Home
01/13/2025 – 01/13/2028	mboyd@bellsouth.net
	Between US1 and the Intracoastal Waterway
(fill term & 3yr term) 09/21/2015	**Mark Langello**
09/21/2018 – 09/21/2021	176 Westgrill Drive, Palm Coast, FL 32164
09/21/2021 – 09/21/2024	(386) 437-4111 Cell
09/21/2024 – 09/21/2027	(mark@buildmm.com
	**09/16/24 7c shifted from East of the Intracoastal Waterway to Between US1 and the Intracoastal Waterway*
	Between I95 and the Intracoastal Waterway, South of SR 100
12/04/2017 – 12/04/2020	**Timothy Conner**
12/04/2020 – 12/04/2023	7 Trail Run, Flagler Beach, FL 32136
12/04/2023 – 12/04/2026	(386) 445-9322 Home; (386) 931-0432 Cell
	tconner.planboard@connerlawpa.com or TJConner@cblpa.com
	At-Large
12/04/2017 – 12/04/2020	**Anthony Lombardo**
12/04/2020 – 12/04/2023	5 Winslow Place, Palm Coast, FL 32164
12/04/2023 – 12/04/2026	(386) 931-5279 Cell
	anthony@floridaateam.com
	At-Large
01/13/2025 – 01/13/2028	**Ron Long**
	252 Aldo Drive, Bunnell, FL 32110
	386-334-6117 Cell
	rwlongii@gmail.com
	**01/13/2025 BOCC waived through super-majority vote – At Large in lieu of Between US 1 and I95, South of SR 100*
	At-Large
03/04/2024 – 03/04/2027	**Dan Wilcox**
	65 S CR 135, Bunnell, FL 32110
	(941) 232-3075 Cell
	Dan.W@SWA-FL.com
	**03/04/2024 BOCC waived through super-majority vote – At Large in lieu of West of US 1 and North of SR 100*

Flagler County Board of County Commissioners
Planning and Development
Advisory Board Membership

Appointment - Expiration	Member
	East of the Intracoastal Waterway
02/05/2024 – 02/05/2027	**Michael Goodman** 13 Capri Court, Palm Coast FL 32137 (516) 852-4229 Cell MikeCheeseCake1@gmail.com **02/05/2024 8a BOCC waived through super-majority vote – At Large in lieu of Between US 1 & Intra-coastal Waterway, North of SR 100)* **09/16/24 7c shifted from At-Large to East of the Intracoastal Waterway*

Notes:
Mr. Lombardo and Mr. Conner terms end 12/7/2026.

Flagler County Board of County Commissioners
General Business / Agenda Item 8.c.

Meeting Date: November 16, 2026
Department Contact: Roy Sieger, Airport Director
Subject: **Consideration of Working Paper No. 2 for the Airport Master Plan Update.**

Overview/Summary:
Steady progress is being made on the Airport Master Plan Update. Working Paper No. 2 has been completed. This paper focuses primarily on the Facility Assessment and Requirements chapter, offering a detailed evaluation of the airport's facility needs across a 20-year planning horizon. It also highlights our analyses using the FAA's two newest planning tools: the Small Aircraft Runway Length Analysis Tool (SARLAT) and the Runway Exit Design Interactive Model (REDIM). Working Paper No. 2 was presented to the Airport Master Plan Working Group members on October 27, 2026.

Strategic Plan:
Focus Area: Economic Vitality,
Goal 2- Develop Competitive Advantages for New and Existing Businesses
Objective EV 2.4: Expand facilities and attract aviation-related businesses to the Flagler Executive Airport.

Funding Information:
N/A

Recommendations:
Staff recommends that the BoCC review Working Paper No. 2 and provide consensus to submit Working Paper No. 2 to the FAA and FDOT for review.

Attachments:
1. FIN MP - Working Paper #2 - 08-17-2026
2. WP#2 Presentation to BOCC 11-16-2026

FLAGLER EXECUTIVE

Airport Master Plan

Working Paper #2

Facility Assessment and Requirements

Prepared for:
Flagler Executive Airport
201 Airport Road
Palm Coast, FL 32164

DRAFT - September 17, 2026



FLAGLER EXECUTIVE

Airport Master Plan

Working Paper #2

Facility Assessment and Requirements

Prepared for:
Flagler Executive Airport
201 Airport Road
Palm Coast, FL 32164

DRAFT - September 17, 2026

AVCON
5555 E. Michigan Street, Suite 200
Suite 200
Orlando, FL 32822
407.599.1122
www.avconinc.com

Environmental Science Associates
5404 Cypress Center Drive
Suite 125
Tampa, FL 33609
813.207.7200
www.esassoc.com

D202500247.00

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CHAPTER 4

Facility Assessment and Requirements

CHAPTER 4
Facility Assessment and Requirements

4.1 Introduction

This chapter evaluates and establishes the improvements necessary at Flagler Executive Airport (FIN or the Airport) to maintain a safe and efficient facility while also accommodating the expected demand. The following sections use the appropriate design criteria to identify and define necessary facility requirements over the 20-year planning horizon.

4.2 Airport Capacity

Airport capacity is defined by the Federal Aviation Administration (FAA) as a measure of the maximum number of aircraft operations that an airfield can support with reasonable levels of delay. Estimates of airfield capacity at FIN were developed in accordance with FAA Advisory Circular (AC) 150/5060-5, Change 2, *Airport Capacity and Delay*. Methodologies from this AC were used to calculate the hourly capacity of the runway system and annual service volume (ASV) of the airfield based upon specific airfield, operational, and meteorological characteristics on a typical day.

4.2.1 Airfield Geometry

The airfield configuration is the primary factor in determining the overall airport capacity due to its direct influence on how aircraft can operate. In theory, as the number of runways and taxiways increases, so should the capacity. However, the physical orientation and proximity of the various runway and taxiway surfaces may or may not contribute to the overall airfield capacity. It should be noted that Runway 18W-36W was not included in calculating the capacity of the airfield.

Runway Configuration

Different runway configuration and use diagrams are provided in FAA AC 150/5060-5, Change 2. For FIN's two runways, the use diagrams are selected using the distances between the different runway ends relative to the intersection of the runway centerlines. These diagrams allow the capacity calculations to account for the fact that some simultaneous operations are conducted (simultaneous departures on Runways 11 and 6). Otherwise, due to the orientation of the runways, the airfield is typically limited to a single runway operation.

Exit Taxiways

The capacity of a runway system is greatly influenced by the ability of aircraft to exit the runway as quickly and safely as possible. Once an aircraft has cleared the runway environment, another is able to either land or takeoff. Therefore, the number and location of exit taxiways directly influence runway occupancy time and overall capacity of the airfield system. Capacity is also enhanced if a full-length parallel taxiway system is provided since these taxiways generally have several connector taxiways (increasing the number of runway exits) and eliminate the need to back-taxi on the runway. Both runways have a full-length parallel taxiway with multiple connectors.

The FAA methodology utilizes an exit factor based upon the number of connector taxiways within a certain range. The optimal range for exit taxiways varies for different runway configurations and is primarily based on the aircraft mix index (described in the following section) charts listed in the capacity AC. For the purposes of the capacity calculations, each exit taxiway must also be separated by at least 750 feet. Throughout the planning period, the optimal exit range for FIN is 2,000 to 4,000 feet from each landing threshold on both Runways 11-29 and 6-24. Using these criteria, the number of taxiway exits eligible for inclusion in the capacity calculations are shown in **Table 4.2-1**.

TABLE 4.2-1
ELIGIBLE TAXIWAY EXITS FOR CAPACITY CALCULATIONS

	2,000 to 4,000 Foot Range
Runway 11	2
Runway 29	2
Runway 6	1
Runway 24	1

Source: ESA analysis 2026.

4.2.2 Operational Characteristics

Operational characteristics related to airfield capacity include the aircraft mix index, the percent of aircraft arrivals, and the percent of aircraft touch and go operations. Each of these are described in the following sections based on the FAA methodology.

Aircraft Mix Index

The FAA has four aircraft categories (A through D) for capacity determinations which are based upon the maximum certificated takeoff weight, the number of engines, and the wake turbulence classifications. It should be noted that these capacity classes differ from the Aircraft Approach Categories utilized in other sections of this study. In the simplest terms, larger and heavier aircraft create more wake turbulence and require more entrail spacing to allow this turbulence to subside before another aircraft travels through the same area.

Likewise, as an aircraft's size and weight increases, so does the time typically needed for it to slow to a safe taxiing speed or to achieve the needed speed for takeoff. Therefore, larger aircraft occupy the runway longer than smaller ones. For these reasons, aircraft classifications are used to determine the aircraft mix index which is a critical component for calculating airfield capacity.

The mix index is calculated by adding the percent of Class C aircraft plus three times the percent of Class D aircraft. Class A aircraft include single-engine aircraft that are less than 12,500 pounds. While Class B aircraft include multi-engine aircraft that are less than 12,500 pounds. The percent of Class A and B aircraft is not considered to significantly affect airfield capacity because the wake turbulence generated by these smaller aircraft dissipates rapidly. Thus, the spacing can be reduced between Class A and B aircraft more than for Class C or D aircraft. Class C aircraft include multi-engine aircraft greater than 12,500 pounds, but less than 300,000 pounds with a large wake turbulence classification. Class D are multi-engine aircraft over 300,000 pounds with a heavy wake turbulence classification.

While a significant portion of aircraft operations at FIN currently fall within Classes A and B, a number of Class C operations are also present. Accordingly, the mix index for 2025 is 4. Over the next 20 years, Class C aircraft operations are projected to increase, resulting in a mix index of 8 by the end of the planning period in 2046.

Percent of Aircraft Arrivals

The percent of arrivals is simply the ratio of aircraft arrivals to total operations during a peak or average hour of operations. The FAA methodology considers a 40, 50, or 60 percent arrivals factor to compute airfield capacity. Since aircraft on final approach are given priority over departures, a higher percent of arrivals during peak periods can reduce the hourly capacity due to the longer runway occupancy times for arrivals over departures. However, this is typically only considered when estimating capacity during peaks at airports with predominately commercial airline operations. As there are no commercial operations at FIN, the percent of arrivals is assumed to equal those of departures on a typical day. A 50 percent arrivals factor was applied to all of the capacity calculations.

Percent of Touch and Go Operations

A touch and go operation refers to a training procedure in which the pilot performs a normal landing followed by an immediate takeoff, without stopping or taxiing clear of the runway. While each touch and go operation accounts for two runway operations (one landing and one takeoff), this procedure typically takes less time than two operations by separate aircraft. Therefore, airports with significant touch and go operations will have a greater airfield capacity than a similar airport with less of these training operations.

As noted in the forecast chapter, most local operations are related to flight training which primarily include touch and go maneuvers. This was confirmed with the airport traffic

control tower (ATCT) management during discussions on FIN's operational activity. Based on the 2025 Virtower data, 24 percent of all operations are touch and goes. Local operations, which accounted for 73 percent of the activity in 2025 are projected to increase slightly over the 20-year planning horizon. Therefore, the touch and go factor for calculating hourly capacity will be in the 21 to 30 range of the FAA methodology.

4.2.3 Meteorological Conditions

Different meteorological conditions influence the utilization of an airfield's runways. Variations in the weather resulting in limited cloud ceilings and reduced visibility typically lower airfield capacity, while changes in wind direction and velocity will dictate runway usage.

Ceiling and Visibility

As weather conditions deteriorate, pilots must rely on instruments to define their position both vertically and horizontally. Capacity is lowered during such conditions because aircraft are spaced further apart when they cannot see each other. For capacity calculations, FAA AC 150/5060-5, Change 2 defines three general weather categories, based upon the height of the clouds above ground level (AGL) and visibility:

Visual Flight Rules (VFR) - Cloud ceiling is greater than 1,000 feet (AGL) and visibility is at least three statute miles.

Instrument Flight Rules (IFR) - Cloud ceiling is at least 500 AGL but less than 1,000 feet AGL and/or visibility is less than three statute miles but more than one statute mile.

Poor Visibility and Ceiling (PVC) - Cloud ceiling is less than 500 feet AGL and/or visibility is less than one statute mile.

The ten years of wind, cloud ceiling, and visibility data obtained for the wind rose analysis from the FAA's online Windrose File Generator site was also utilized for the capacity analysis. For FIN, the data showed that VFR conditions occurred approximately 93.3 percent of the time, IFR conditions 6.7 percent of the time, and PVC conditions much less than one percent of the time.

Runway Utilization

The wind analysis in the forecast chapter documents that both Runway 11-29 and Runway 6-24 share equivalent all weather coverage. However, wind coverage is not the only factor that determines operational flow, especially at an airport with an ATCT. In addition to wind conditions, the type of aircraft and type of operation are also important.

The individual runway end utilization shown in **Table 4.2-2** were derived from the historic wind conditions, discussions with ATCT management, and 2025 Virtower data obtained for the study.

TABLE 4.2-2
RUNWAY END UTILIZATION

	Annual Average
Runway 11	28%
Runway 29	15%
Runway 6	33%
Runway 24	24%

Source: ESA analysis, 2026.

4.2.4 Airfield Capacity Calculations

The preceding airfield geometry, operational characteristics, and meteorological conditions were first utilized to calculate hourly capacity. These results were then applied to determine the ASV to evaluate the ability of the airfield to accommodate the projected demand.

Hourly Capacity of the Runway System

The hourly capacity for FIN was calculated by analyzing the appropriate runway-use diagrams and figures for both VFR and IFR conditions. Using these, the aircraft mix index and percent of aircraft arrivals were applied to calculate the hourly capacity base. Next, a touch and go factor was determined using the percent of touch and go operations with the aircraft mix index. Finally, the taxiway exit factor was determined by the aircraft mix index, percent of aircraft arrivals, and number of eligible exit taxiways. A weighted hourly capacity was then calculated (**Table 4.2-3**) based on the percentage that VFR and IFR conditions have historically been observed for each different operational flow. It should be noted that all the calculations are based on the existing airfield configuration.

TABLE 4.2-3
HOURLY CAPACITIES OF THE RUNWAY SYSTEM

	Average VFR Hourly Capacity	Average IFR Hourly Capacity	Weighted Hourly Capacity
Base Year			
2025	109	61	106
Forecast			
2031	108	59	104
2036	106	58	103
2046	104	57	101

Source: ESA analysis 2026.

Annual Service Volume

ASV is the overall measure of runway capacity at an airport. It represents the number of total operations that an airfield can support annually. In other words, ASV is the theoretical limit of operations that the airport can safely accommodate without unreasonable levels of delay occurring on a regular basis. To calculate ASV, first the ratio of annual demand to average daily demand, during the peak month, is calculated. Next, the ratio of average daily demand to average peak hour demand during the same time is determined. These values are then multiplied together with the corresponding weighted hourly capacity to compute ASV. The calculated ASV is included in **Table 4.2-4** and compared to the annual operations from the approved forecasts.

TABLE 4.2-4
AIRFIELD CAPACITY ANALYSIS – EXISTING AIRFIELD

	Annual Operations	Annual Service Volume (ASV)	Capacity Level
Base Year			
2025	180,927	199,100	91%
Forecast			
2031	199,000	196,100	101%
2036	215,400	192,900	112%
2046	252,200	190,000	133%

Source: ESA analysis 2026.

A demand that exceeds ASV can result in delays on the airfield. However, no matter how substantial an airport's capacity may appear, it should be realized that delays can occur

even before an airport reaches its stated capacity. In fact, according to FAA Order 5090.5, *Formulation of the NPIAS and ACIP*, capacity enhancing projects need sufficient lead times so that the improvements can be properly planned, environmentally reviewed, designed, and constructed before the resulting delays become critical. For most types of airfield capacity enhancing project, the FAA recommends planning for such improvements when activity levels reach 60 percent of the annual capacity so that improvements can be developed before the 80 percent threshold is reached. For additional exit taxiways, the activity level trigger is 50 percent of the annual capacity in order to implement improvements before 70 percent occurs.

As shown in **Table 4.2-4**, the airfield is already operating at approximately 90 percent of its practical capacity, approaching the upper limit for efficient operational performance. At this level of utilization, the airfield begins to experience constrained conditions in which minor fluctuations in demand, weather, or operational sequencing can result in disproportionate increases in delay and reduced system reliability. Forecast activity levels indicate that demand will continue to grow throughout the planning period, resulting in sustained operations at or above acceptable capacity thresholds.

Given these conditions, the capacity analysis indicates that the existing runway system will become increasingly constrained during the planning period and is projected to exceed its practical capacity during the short-term forecast horizon. At the levels anticipated, the airport can be expected to experience increasing delays, reduced operational flexibility, diminished efficiency during peak periods, and a limited ability to accommodate additional growth.

Consistent with FAA planning guidance, airfields operating above approximately 85 to 90 percent of their practical capacity are considered to be experiencing congestion that may warrant capacity improvements. Based on this analysis, the existing runway system is not expected to adequately accommodate future operational demand without increasing levels of delay and reduced flexibility in airfield operations. Accordingly, the development of additional airfield capacity, including the potential construction of a new runway, should be considered to maintain acceptable levels of service and support long-term aviation activity.

Input obtained from ATCT personnel further corroborates the findings of the capacity analysis. On a daily basis, controllers implement traffic management measures that limit the number of aircraft entering the Class D airspace due to runway constraints. Training activities such as touch and go operations and practice instrument approaches are frequently restricted or deferred to prioritize full stop landing aircraft and departure traffic. These operational limitations provide qualitative evidence of capacity constraints currently affecting the airfield and demonstrate that the system is already operating at or near its practical limits during peak demand conditions.

As such, airport capacity calculations were re-analyzed with a new parallel runway offset between 700 and 2,499 feet from the existing Runway 11-29 and with the same

operational considerations and assumptions. The results in **Table 4.2-5** indicate that with a new parallel runway, airfield capacity could be improved significantly.

TABLE 4.2-5
AIRFIELD CAPACITY ANALYSIS - NEW PARALLEL RUNWAY

	Annual Operations	Annual Service Volume (ASV)	Capacity Level
Base Year			
2025	180,927	386,100	47%
Forecast			
2031	199,000	374,200	53%
2036	215,400	364,800	59%
2046	252,200	345,900	73%

Source: ESA analysis 2026.

The implementation of a parallel runway would fundamentally transform the airport's long-term capacity outlook. Annual service volume would nearly double, eliminating the projected capacity deficiency identified under the existing configuration. In fact, the capacity could be slightly higher given a new parallel runway could also be combined with maximizing the exit factor for landings on all of the runways. The benefits of a parallel runway extend beyond the increase in annual service volume. As a high-activity flight training airport, FIN is particularly sensitive to airfield congestion because training operations involve repeated takeoffs, landings, touch and goes, and pattern work that can create runway occupancy conflicts and limit throughput. A parallel runway would allow aircraft operations to be distributed more efficiently across the airfield, reducing conflicts between arrivals and departures, improving traffic flow during peak training periods, and enhancing operational flexibility for both local and transient users. The additional runway would also provide greater opportunities to segregate slower training aircraft from faster turbine and business aviation traffic, improving overall efficiency and reducing delays for all airport users.

The capacity enhancement also supports the airport's evolving role within the regional aviation system. Runway 11-29 was recently extended to 5,500 feet to better accommodate turbine-powered aircraft and midsize business jets while continuing to serve a substantial flight training population. As operations continue to increase, maintaining a single-runway configuration would likely constrain the airport's ability to accommodate both training activity and business aviation growth. In contrast, a parallel runway would provide the operational flexibility necessary to support these diverse user groups while maintaining acceptable levels of service throughout the planning period.

From a long-range planning perspective, the proposed parallel runway would not simply address a future capacity shortfall; it would establish a sustainable airfield configuration capable of accommodating forecast demand well beyond the 2046 planning horizon. The analysis demonstrates that a parallel runway represents the most effective long-term solution for preserving operational efficiency, enhancing safety, supporting continued flight training activity, and ensuring that the airport can accommodate future growth without capacity-related restrictions.

The airport is also obligated to address existing and forecast capacity constraints to fulfill its responsibilities under FAA Grant Assurances 19 (Operation and Maintenance) and 22 (Economic Nondiscrimination), which require the sponsor to provide safe, adequate facilities and reasonable access for all aeronautical users. The airport currently experiences recurring congestion that requires the ATCT to delay or restrict aircraft operations because demand exceeds available runway capacity. These limitations affect all users but have a particularly significant impact on the airport's extensive flight training activity, which depends on reliable access to the airfield and surrounding airspace. As congestion increases, delays and operational restrictions reduce the airport's ability to efficiently accommodate existing and projected demand. The proposed new runway is needed to relieve these capacity constraints, improve operational efficiency and safety, reduce delays, and ensure continued access for corporate, general aviation, and flight training operators. By addressing documented capacity deficiencies, the project supports the airport's federal obligations and advances FAA objectives to maintain safe, efficient, and equitable access within the National Airspace System.

Therefore, runway length requirements for a new parallel runway will be modeled in Section 4.3 and the alternatives will evaluate placement options on the airfield.

4.2.5 Runway and Taxiway Flow Analysis

In addition to the FAA airfield capacity calculations, evaluations of the different airfield arrival and departure flows were made to help identify any inefficient areas on the airfield. This evaluation focused on the following conditions:

- Runway 11-29 Movements – Southeast and Northwest Flows
- Runway 6-24 Movements - Northeast and Southwest Flows

Assessing the different flows individually provides the simplest way to observe how aircraft movements typically occur on the current taxiway system. Through meetings with ATCT management, the most common taxi routes utilized to access or exit the runway environment were documented. Detailing how the airfield is operated ultimately helps identify where future improvements should be considered, especially given the taxiway design guidance in FAA AC 150/5300-13B, Change 1, *Airport Design* was established well after the last master plan that was completed in 2015.

Runway 11 Movements – Southeast Flow

Typical aircraft arrival and departure movements for Runway 11 in a southeast flow are illustrated on **Figure 4.2-1**. Taxiway F provides access to the approach end of Runway 11. The figure also depicts the FAA's optimal taxiway exit range described as part of the capacity calculations. The primary observations include:

Arrivals

1. Taxiway D is occasionally used by small general aviation aircraft as the exit is located just 1,500 feet from the landing threshold. Less than 12 percent of aircraft can utilize this location.

2. Most general aviation exit the runway onto Taxiway E which is approximately mid-point the runway with occasional exit at the Runway 6-24 intersection.

3. Larger jet aircraft exit at the end of the runway on Taxiway G. Based on ATCT, occasionally larger jet aircraft also exit at the Runway 6-24 intersection.

Departures

4. Most general aviation aircraft use Taxiway A to Taxiway F and hold short as required. Alternatively the Runway 11 end can be accessed via Taxiways B or G to Taxiway F.

5. Larger jet aircraft use Taxiways A1, G, and F for departures on Runway 11.

Runway 29 Movements – Northwest Flow

Typical aircraft arrival and departure movements for Runway 29 in a northwest flow are illustrated on **Figure 4.2-2**. The figure also depicts the FAA's optimal taxiway exit range described previously. The primary observations include:

Arrivals

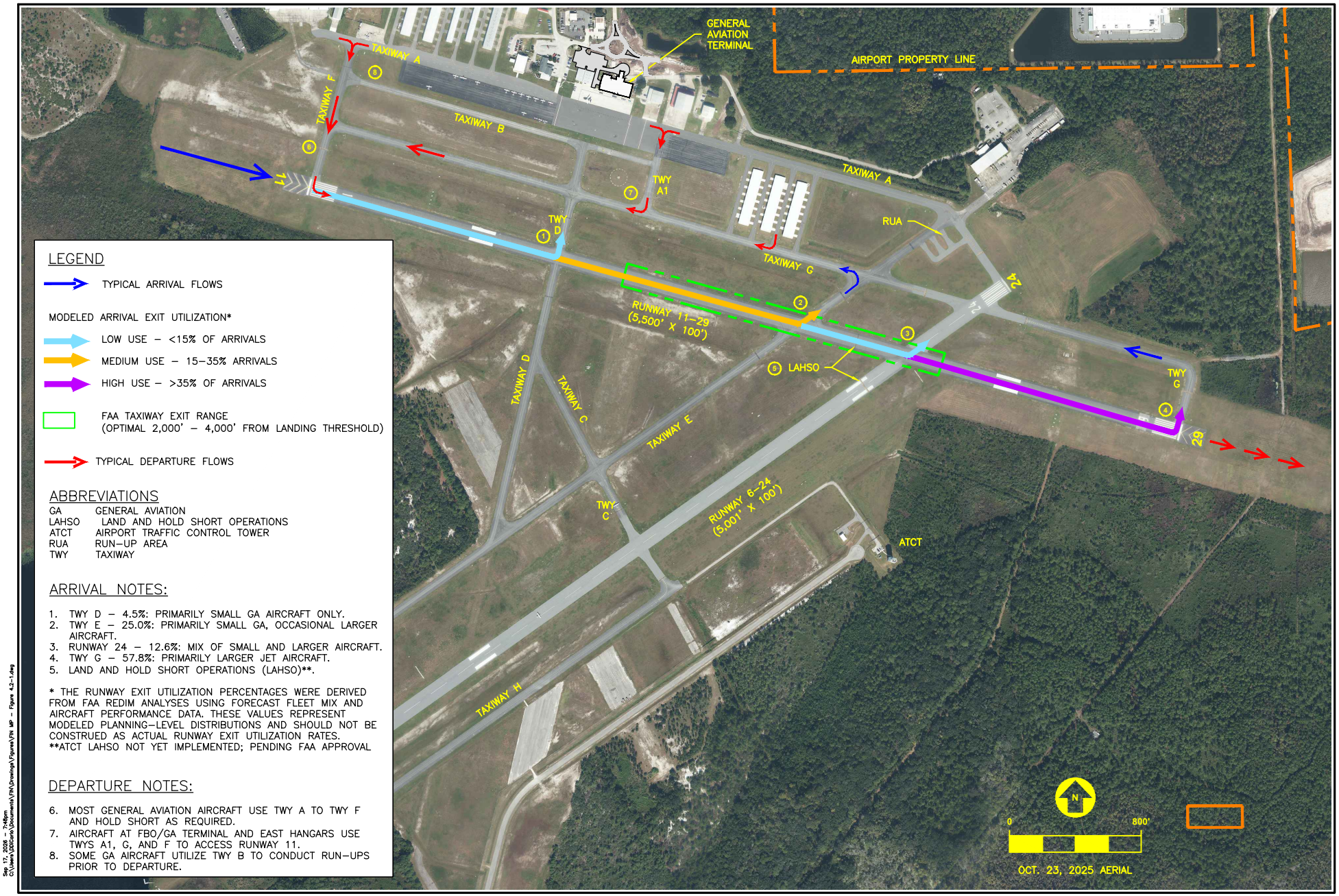
1. Taxiway E is located 2,400 feet from the landing threshold; therefore, only about 10 percent of small general aviation aircraft can use this exit.

2. Taxiway D is used by most general aviation aircraft and occasional use by the larger jet aircraft.

3. Aircraft requiring additional distance exit at the end of the runway onto Taxiway F.

Departures

4. Taxiway G is used by all aircraft for departures on Runway 29.



LEGEND

- TYPICAL ARRIVAL FLOWS

MODELED ARRIVAL EXIT UTILIZATION*

- LOW USE – <15% OF ARRIVALS
- MEDIUM USE – 15–35% ARRIVALS
- HIGH USE – >35% OF ARRIVALS
- FAA TAXIWAY EXIT RANGE (OPTIMAL 2,000' – 4,000' FROM LANDING THRESHOLD)
- TYPICAL DEPARTURE FLOWS

ABBREVIATIONS

GA	GENERAL AVIATION
LAHSO	LAND AND HOLD SHORT OPERATIONS
ATCT	AIRPORT TRAFFIC CONTROL TOWER
RUA	RUN–UP AREA
TWY	TAXIWAY

ARRIVAL NOTES:

1. TWY D – 4.5%: PRIMARILY SMALL GA AIRCRAFT ONLY.
2. TWY E – 25.0%: PRIMARILY SMALL GA, OCCASIONAL LARGER AIRCRAFT.
3. RUNWAY 24 – 12.6%: MIX OF SMALL AND LARGER AIRCRAFT.
4. TWY G – 57.8%: PRIMARILY LARGER JET AIRCRAFT.
5. LAND AND HOLD SHORT OPERATIONS (LAHSO)**.

* THE RUNWAY EXIT UTILIZATION PERCENTAGES WERE DERIVED FROM FAA REDIM ANALYSES USING FORECAST FLEET MIX AND AIRCRAFT PERFORMANCE DATA. THESE VALUES REPRESENT MODELED PLANNING–LEVEL DISTRIBUTIONS AND SHOULD NOT BE CONSTRUED AS ACTUAL RUNWAY EXIT UTILIZATION RATES.
**ATCT LAHSO NOT YET IMPLEMENTED; PENDING FAA APPROVAL

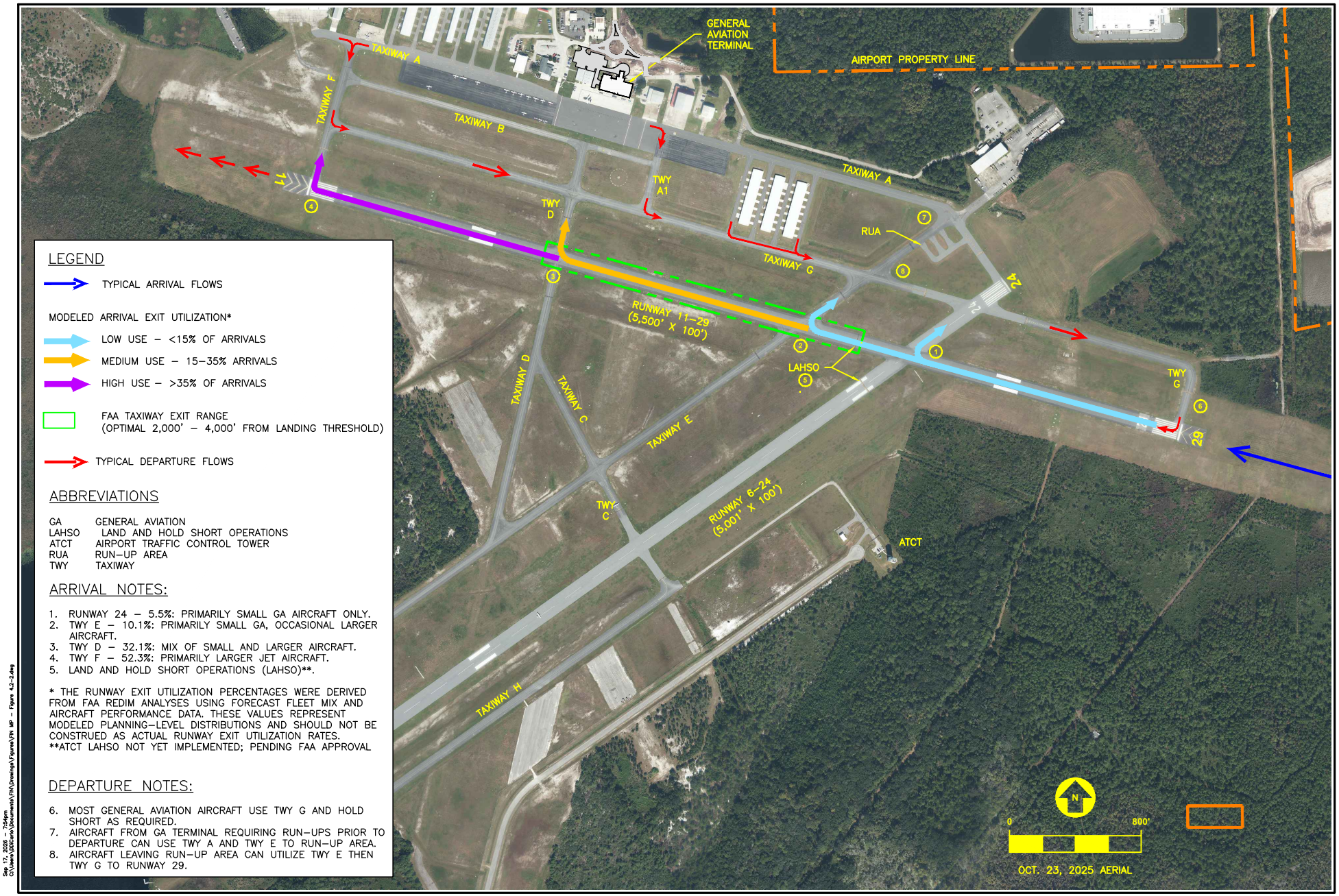
DEPARTURE NOTES:

6. MOST GENERAL AVIATION AIRCRAFT USE TWY A TO TWY F AND HOLD SHORT AS REQUIRED.
7. AIRCRAFT AT FBO/GA TERMINAL AND EAST HANGARS USE TWYS A1, G, AND F TO ACCESS RUNWAY 11.
8. SOME GA AIRCRAFT UTILIZE TWY B TO CONDUCT RUN–UPS PRIOR TO DEPARTURE.

Sep 17, 2026 – 7:48pm
C:\Users\JDiCarlo\Documents\FKI\Drawings\Figures\FKI MP – Figure 4.2-1.dwg

Source: ESA, 2026.

FIGURE 4.2-1
RUNWAY 11 MOVEMENTS - SOUTHEAST FLOW



Source: ESA, 2026.

FIGURE 4.2-2
RUNWAY 29 MOVEMENTS - NORTHWEST FLOW

Runway 6 Movements – Northeast Flow

Typical aircraft arrival and departure movements for Runway 6 in a northeast flow are illustrated on **Figure 4.2-3**. Taxiway E provides access to both ends on the north side of Runway 6-24. The figure also depicts the FAA's optimal taxiway exit range described as part of the capacity calculations. The primary observations include:

Arrivals

1. Taxiway C is used predominantly by small general aviation aircraft as this exit is only 2,200 feet from the threshold.

2. Aircraft that require longer landing distance typically exit at Runway 11-29, Taxiway G or at the end of the runway onto Taxiway A.

Departures

3. Taxiway E is a full parallel taxiway that connects to the Runway 6 threshold. Accessing Taxiway E from the General Aviation Terminal area requires using Taxiway D.

Runway 24 Movements – Southwest Flow

Typical aircraft arrival and departure movements for Runway 24 in a southwest flow are illustrated on **Figure 4.2-4**. The figure also depicts the FAA's optimal taxiway exit range described previously. The primary observations include:

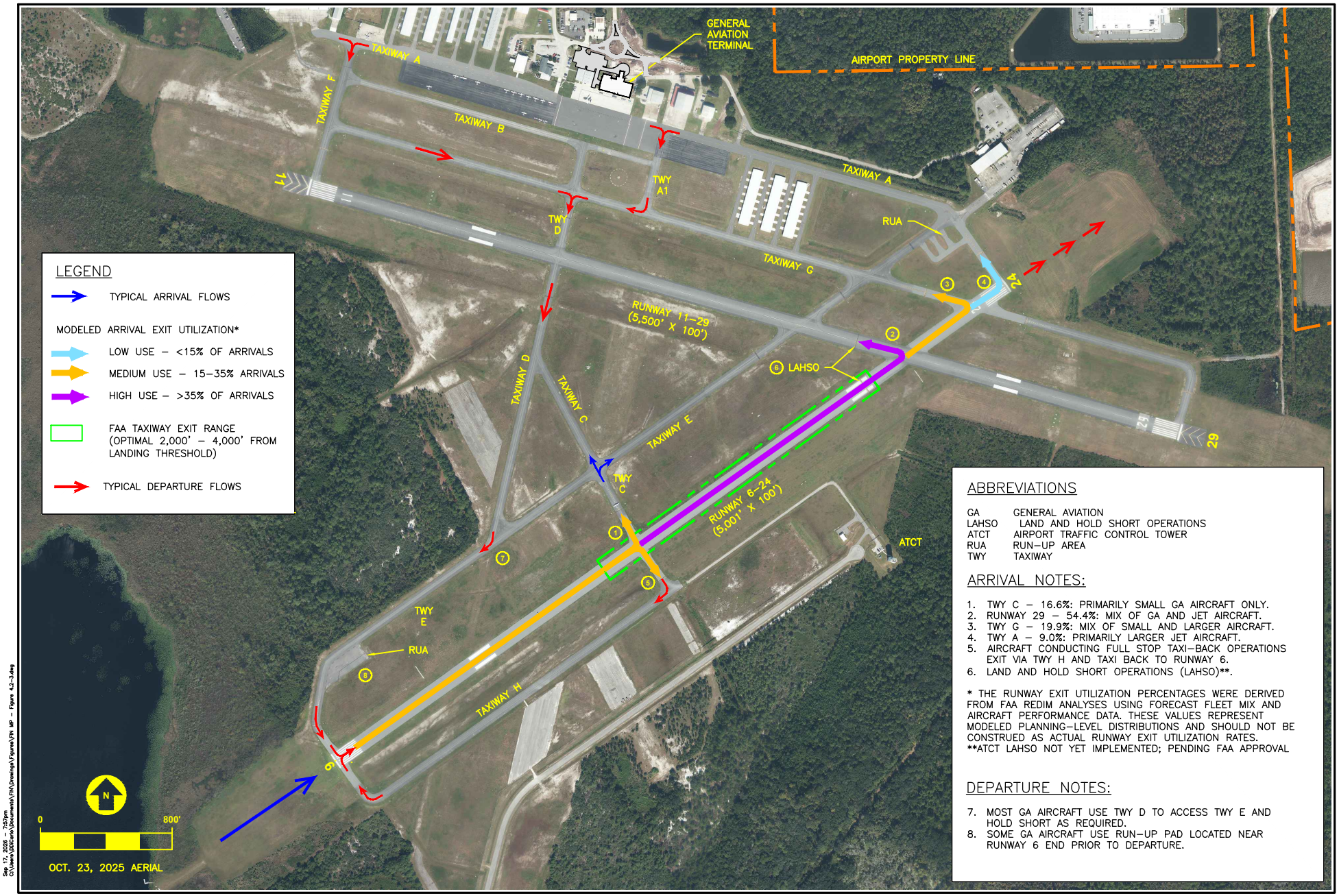
Arrivals

1. Taxiway C is used predominantly by small general aviation aircraft.

2. Jet aircraft predominantly exit at the end of the runway onto Taxiway E.

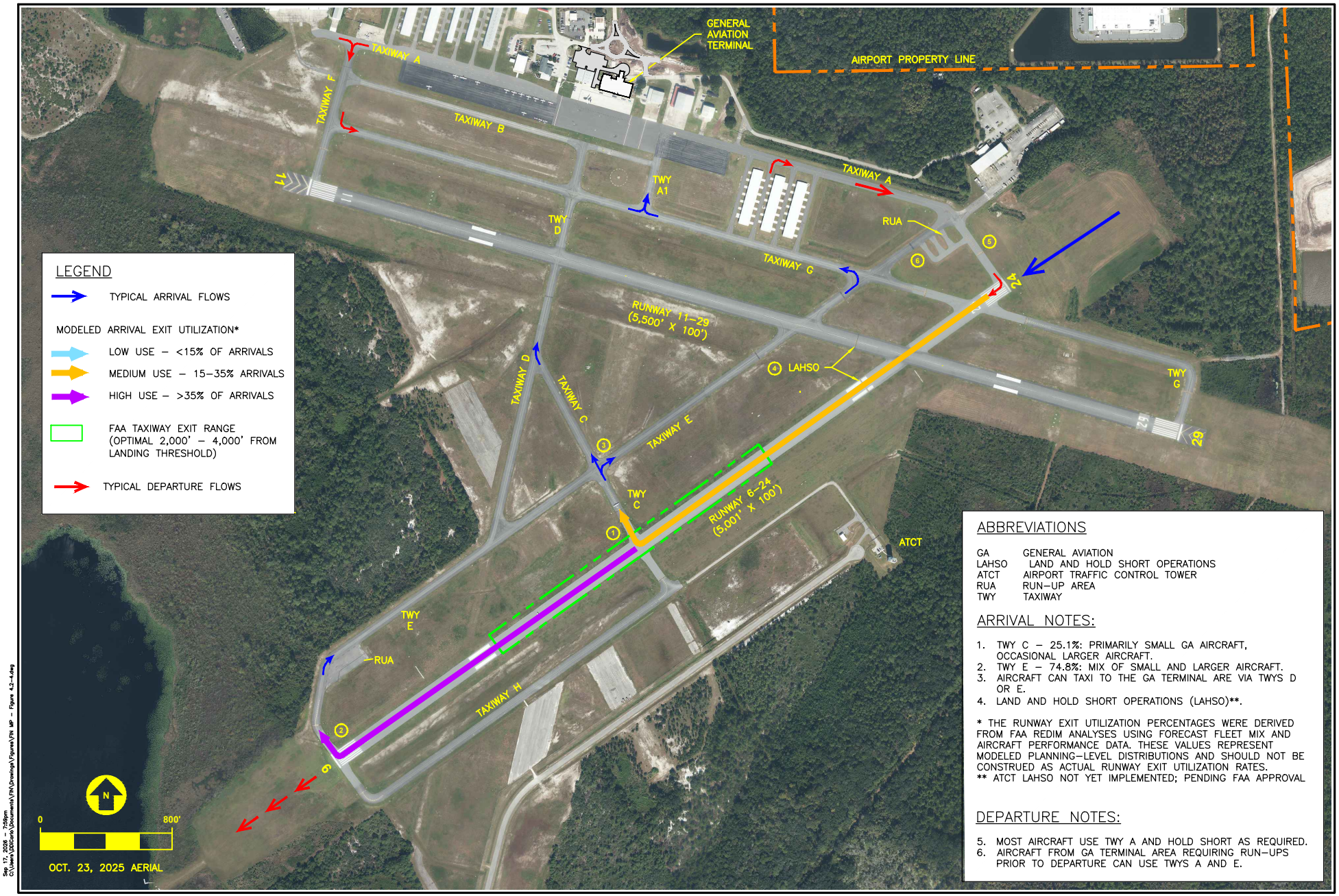
Departures

3. Taxiway A connects the General Aviation Terminal area to Runway 24.



Source: ESA, 2026.

FIGURE 4.2-3
RUNWAY 6 MOVEMENTS - NORTHEAST FLOW



Source: ESA, 2026.

FIGURE 4.2-4
RUNWAY 24 MOVEMENTS - SOUTHWEST FLOW

4.3 Runway Requirements

As the primary airfield component, a runway must have the proper length, width, and strength to safely accommodate the existing and future critical aircraft. In addition to the physical characteristics of a runway, there are a number of other safety related design standards that must be met, including the Runway Safety Area, Runway Object Free Area, Runway Protection Zones, and Obstacle Free Zones. Each of these, as well as other runway requirements, are described in this section. A separate description of the requirements for Runway 18W-36W is included at the end of this section.

Per FAA Order 5100.38D, *Airport Improvement Program Handbook*, runways are categorized into four groupings:

> **Primary Runway -** is typically designated as the main landing and takeoff surface oriented to achieve greater than 95 percent wind coverage for the design aircraft. It is typically the longest and most equipped runway for instrument approach capability. Runway 11-29 is the primary runway at FIN.
>
> **Crosswind Runway -** is a runway that is not parallel to the primary runway and is needed because the primary runway alone has less than 95 percent wind coverage.
>
> **Secondary Runway -** applies when there is more than one runway at the airport and that runway does not meet crosswind criteria because the primary runway is operating at 60 percent or more of its annual capacity or when the FAA has made a specific determination that the runway is required for operation of the airfield.
>
> **Additional Runway -** designation occurs when there is more than one runway at the airport and that runway does not meet the requirements of being designated a crosswind runway or as a secondary runway.

Recent revisions to AC 150/5300-13B Change 1 clarified that the 95 percent wind coverage requirement must be evaluated under all-weather conditions. Earlier guidance allowed wind coverage analyses to be based on IFR, VFR, or all-weather conditions independently. For example, the 2015 Master Plan determined that Runway 11-29 provided 88 percent coverage under IFR (10.5-knot crosswind component) and 91 percent under VFR, which supported the designation of Runway 6-24 as the crosswind runway by the FAA. Under the updated AC, however, IFR coverage alone is no longer sufficient to justify crosswind runway designation; instead, wind coverage must be evaluated using all-weather conditions exclusively.

In 2020, the FAA began assigning runway classifications to all federally obligated airports to implement Airport Improvement Program (AIP) handbook provisions. As a result, airports that historically received AIP funding for runways functioning as crosswind runways (but whose primary runways already met or exceeded the 95 percent wind coverage requirement) were reclassified as not meeting the FAA's true crosswind runway

definition. These airports consequently lost eligibility for AIP funding for those runways, requiring sponsors to fully fund any improvements. Runway 6-24 is currently designated as a crosswind runway by the FAA and remains eligible for federal funding. However, as noted in the forecast chapter, Runway 11-29 provides 97 percent all-weather wind coverage, which may prompt a reclassification of Runway 6-24.

The FAA Reauthorization Act of 2024 revised the treatment of previously funded crosswind runways by formally recognizing a new category known as legacy crosswind runways. This change acknowledged that many airports had historically received federal funding for secondary or crosswind functioning runways under prior FAA standards, even if those runways were not required to satisfy the 95 percent wind coverage requirement. Under the revised approach, these legacy crosswind runways retain eligibility for certain federal funding considerations based on their historical role and prior investment, rather than being penalized by newer classification criteria. The policy shift restored regulatory consistency, protected past federal investments, and relieved airport sponsors from automatically bearing the full financial responsibility for maintaining runways that were previously deemed federally justified.

Under current guidance outlined in FAA Reauthorization Program Guidance Letter (R-PGL) 25-01, legacy crosswind runways are limited to a maximum Runway Design Code (RDC) of A-I/B-I. For a rehabilitation project, the ADO may fund to current dimensions, or lesser right-sized dimensions, as permitted by the AIP Handbook. It should be noted that the airport sponsor may use local funding to exceed standards and develop the runway to a higher RDC or longer runway length. Forthcoming policy changes may further restrict eligibility. Current updates under consideration for the AIP Handbook indicate that legacy crosswind runway projects could be capped at RDC A-I/B-I (small aircraft), further limiting federal participation for facilities serving larger aircraft.

Operational data highlights the limitations of relying on a legacy crosswind designation for Runway 6-24. Virtower data from 2025 indicates more than 600 annual operations by B-II aircraft, exceeding both current and proposed legacy crosswind runway design thresholds. This level of utilization demonstrates that Runway 6-24 serves a broader operational function than a traditional crosswind runway and plays an important role in accommodating airport activity. Maintaining a legacy crosswind designation would limit eligibility for certain federal investments needed to support this level of demand, potentially constraining the airport's ability to address capacity and operational needs at a time when congestion and flight training activity continue to increase.

Accordingly, subsequent sections of this study assume Runway 6-24 will retain the eligibility for federal funding and the potential of being reclassified as either a legacy crosswind or secondary runway. Reclassification would better align the runway's designation with its operational role as a capacity-relief asset, support more efficient distribution of aircraft operations across the airfield, reduce reliance on the primary runway, and strengthen the Airport's ability to accommodate future demand. This dual-

scenario approach ensures development alternatives remain flexible, fiscally responsible, and aligned with evolving FAA policy while supporting the safe accommodation of current and future Group II operations.

4.3.1 Runway Length Analysis

FAA AC 150/5325-4B, Runway Length Requirements for Airport Design, provides the current standards and methods for computing recommended runway lengths. Use of this AC is required when a runway extension project is intended to request or receive federal funding. Depending on the critical aircraft's maximum takeoff weight (MTOW), the AC provides different methods for calculating runway length. They are based on the MTOW ranges of 12,500 pounds or less (small aircraft); over 12,500 pounds, but less than 60,000 pounds; and 60,000 pounds or more. It should be noted that depending on the aircraft manufacturer, MTOW may also be referred to as the maximum certificated takeoff weight, maximum allowable takeoff weight, or maximum design takeoff weight.

While the procedures and design rationale vary depending on the weight category, each still require some basic airfield data. This data is used in adjusting how an aircraft's takeoff and landing performance might be influenced by the characteristics at a specific airport. For FIN these include the established airfield elevation of 33 feet above mean sea level (AMSL) and the mean daily maximum temperature of the hottest month, which is 89°F.

Runway length requirements were calculated for both runways using the existing and future critical aircraft approved by the FAA as part of the aviation activity forecasts. Each aircraft will be modeled using charts from the AC with the exception of the Gulfstream 450 as that aircraft has a maximum takeoff weight greater than 60,000 pounds and requires the use of the performance manual from the aircraft manufacturer.

4.3.2 Length Required for Small Aircraft

Small aircraft are defined as those that have a MTOW of 12,500 pounds or less. The small aircraft group includes almost all single- and multi-engine (piston and turboprop) aircraft. The charts in FAA AC 150/5325-4B for determining the length required for small aircraft (such as the single-engine Cessna 172) were not utilized for the existing runways at FIN since operations data demonstrated historical use of aircraft greater than 12,500 pounds on both runways. As described in a later section these charts were utilized to compare with results from the FAA's newer small aircraft methodology for calculating the length of a future parallel runway.

Requirements for Large Aircraft up to 60,000 Pounds

Using approved aircraft flight manuals, FAA AC 150/5325-4B provides performance curves to determine the runway length required for large aircraft weighing between 12,500 and 60,000 pounds. In addition to the airfield elevation and mean daily maximum temperature, information on the useful load factors, effective runway gradient, and typical weather conditions are required.

Useful load is defined as the difference between an aircraft's maximum takeoff weight (MTOW) and its empty weight, representing the combined weight of passengers, cargo, and fuel. The useful load factor therefore indicates the proportion of this capacity utilized during a given operation. FAA runway design charts provide options for either a 60 percent or 90 percent useful load factor, with higher percentages corresponding to heavier aircraft and increased runway length requirements.

To determine the appropriate factor for FIN operations, average stage length data was compared to aircraft range. Typical trip distances are approximately 350 nautical miles (nm) for the Dassault Falcon 900, 450 nm for the Bombardier Challenger 300, and 500 nm for the Gulfstream G450. Thess trips are substantially lower than their maximum ranges which are 3,600 nm, 3,100 nm, and 4,400 nm respectively. Because trips departing FIN are generally 500 miles or less, this indicates that aircraft operate well below their maximum range capability. As the stage lengths are 500 miles or less for the Falcon, Challenger, and Gulfstream aircraft operating out of FIN, these trips are considered short-haul trips; meaning, the aircraft would likely not operate at maximum takeoff weight. As such, 60 percent useful load charts were applied for determining runway length requirements.

The FAA performance curves for jet aircraft weighing 12,500 to 60,000 pounds are also split into the categories of 75 and 100 percent of the fleet. FAA AC 150/5325-4B provides lists of the general aviation jet aircraft that represent 75 percent of the fleet flying in the U.S. This list combined with a second list represents 100 percent of the general aviation jet fleet in this weight range. The FAA's 100 percent of the fleet table includes the larger Beechcraft Hawker, Bombardier Challenger, Bombardier Learjet, Cessna Citation, and some larger Dassault Falcon series business jets. It should be noted that certain Falcon and Challenger aircraft are also specified in the 75 percent fleet charts. As the Falcon 900 and Challenger 300 are specifically listed in the 75 percent chart, this will be used for determining runway length.

Applying local conditions to these performance curves yields an initial runway length requirement of 4,650 feet based on no wind, a dry runway surface, and zero effective runway gradient for a 60 percent useful load. Adjustments are then made for either takeoff or landing operations, but not for both, as the increases are not cumulative. Takeoff adjustments are based on the maximum difference in centerline elevation of the runway being considered while landing adjustments are only made for runways serving jet aircraft operations. For takeoffs, since the initial lengths are adjusted for a specific runway's effective gradient, the centerline elevation difference for the most critical runway was applied as both runways accommodate the critical aircraft in this weight range.

At 3 feet, Runway 6-24 has the greater difference in centerline elevation between the high and low points of the runway. Per FAA methodology, runway length is increased at a rate of 10 feet for every foot of elevation differences between the high and low points of the centerline. As such, the adjusted runway length is 4,680 feet. For landings conducted by

turbojet-powered aircraft performance values also are increased by 15 percent or up to 5,500 feet for wet and slippery runways. Applying this formula results in 5,348 feet.

Specific Lengths for Aircraft Greater than 60,000 Pounds

FAA Advisory Circular (AC) 150/5325-4B specifies that Airport Planning Manuals (APMs) provided by aircraft manufacturers should be used to determine takeoff and landing distances for large aircraft weighing more than 60,000 pounds. The future critical aircraft for Runway 11-29 is the Gulfstream G450 which has a maximum takeoff weight (MTOW) of 74,600 pounds and is therefore not included in the FAA's runway length charts. As such, manufacturer performance data were used to calculate required takeoff distances either at maximum certificated takeoff weight, or, for a typical short-haul operation at a reduced weight. APM data was also used to determine landing distances based on wet runway conditions and the aircraft's maximum landing weight (MLW).

In accordance with AC 150/5325-4B, the typical stage length (or trip distance) of the critical aircraft must be considered when assessing takeoff performance for federally funded projects. For this analysis, an average trip length of 525 nm was utilized for Gulfstream G450 aircraft. A representative takeoff weight of 58,000 pounds was selected as this reflects a realistic weight profile for the G450 to perform a short-haul trip from FIN.

Using the APM chart of 58,000 pounds at 33 feet MSL, 89°F, and 20 degrees of flaps results in a runway length of 4,700 feet. Per FAA methodology, runway length is increased at a rate of 10 feet for every foot of elevation differences between the high and low points of the runway centerline. Since the elevation change for Runway 11-29 is 2 feet, the final runway length for takeoff is 4,720 feet.

For the Gulfstream G450, AC 150/5325-4B requires the use of APM data at maximum landing weight. At 66,000 pounds, 33 feet MSL, zero wind, and a dry runway (no spoilers), the unfactored landing distance is 3,200 feet. Applying the FAA-required wet runway correction increases the landing distance to approximately 6,133 feet. However, FAA guidance caps landing distance at 5,500 feet. As this value exceeds the aircraft's takeoff requirement, 5,500 feet governs as the final runway length requirement for the Gulfstream G450.

New Parallel Runway

As a new parallel runway is needed to address the capacity shortfall driven by the extensive amount of flight training activity conducted by single-engine aircraft. In 2022, the Airport Cooperative Research Program (ACRP) released the Small Aircraft Runway Length Analysis Tool (SARLAT), which was funded by the FAA, to help augment challenges with FAA AC 150/5325-4B regarding updated performance data and aircraft that are not reflected in the charts.

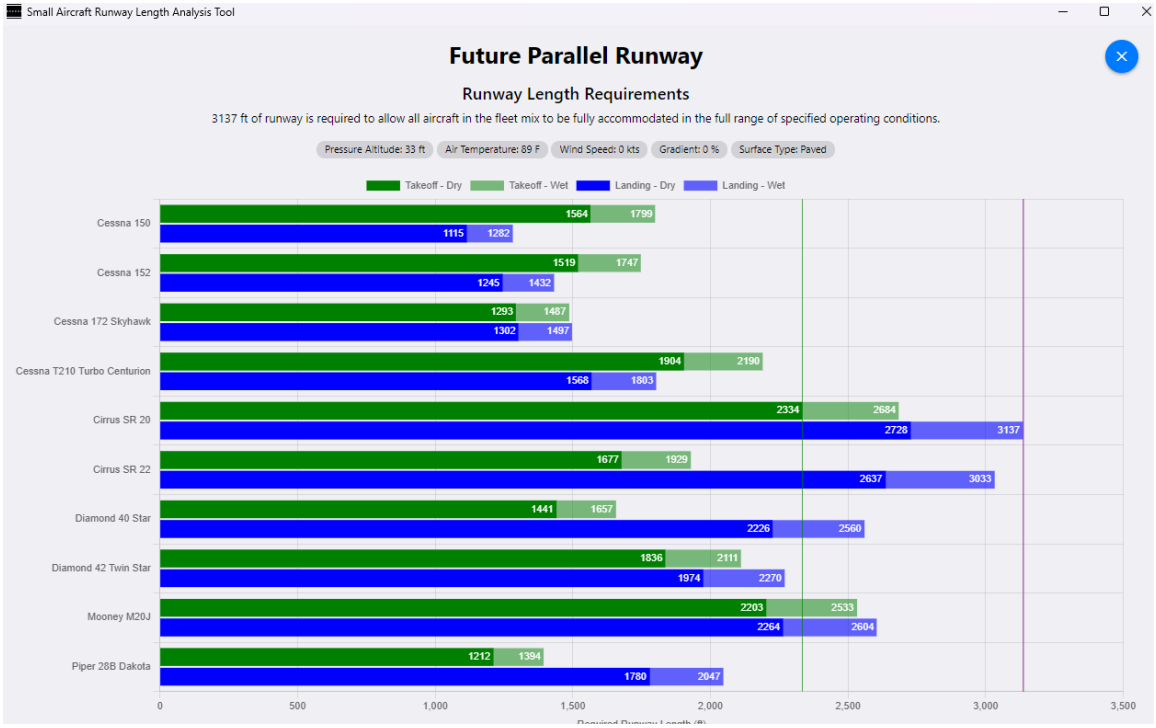
The SARLAT tool allows users to select from 42 different aircraft type (28 piston engine, 2 light sport aircraft, 9 turboprop, 5 twin engine turbofan with maximum takeoff weights

less than 20,000 pounds), payload analysis and parameters for air taxi operations; all of which offer an enhanced method for runway length design.

Using the Runway Design Mode in SARLAT, aircraft performance was selected from a representative mix of single-engine aircraft with documented operational history at FIN. Among the evaluated aircraft, the Mooney M20, Cirrus SR20 and Cessna 210 demonstrated the most demanding runway length as identified by **Figure 4.3-1.**

The runway length analysis was conducted using a mean daily maximum temperature of 89°F, an airport elevation of 33 feet MSL, zero wind conditions, a zero-percent runway gradient, and a useful load equal to 75 percent of the aircraft's maximum useful load. A zero-percent runway gradient was assumed because any proposed runway would be designed and constructed in accordance with current FAA design standards, which seek to minimize longitudinal slope and associated performance impacts.

FIGURE 4.3-1
FUTURE PARALLEL RUNWAY LENGTH ANALYSIS



Source: SARLAT and ESA Analysis 2026.

A 75-percent useful load factor was selected to reflect typical operating conditions for flight training aircraft. These aircraft rarely conduct training missions at maximum gross weight with full fuel, passenger, and cargo loads. Instead, a typical training flight often consists of three occupants; the flight instructor, student pilot, and an additional student observer. Under these conditions, fuel loads are commonly reduced to ensure compliance with aircraft weight and balance limitations, as training aircraft are particularly sensitive to

changes in loading. As a result, the use of a 75-percent useful load factor represents a realistic and operationally representative assumption for SARLAT runway length calculations.

SARLAT analysis specifies a recommended runway length of 2,334 feet for a new parallel runway based on dry takeoff performance criteria for the Cirrus SR-20. Although the analysis produced a required takeoff runway length of 2,684 feet under wet conditions, dry conditions prevail for the majority of the year, and the additional 350 feet of runway length would not materially affect aircraft departure capability. Furthermore, runway length requirements are typically based on dry takeoff performance rather than wet takeoff conditions.

For landing operations, however, SARLAT indicates that the Cirrus SR-20 requires 3,137 feet of runway under wet conditions, which is a standard consideration in aircraft landing performance analyses. Because the wet landing requirement is more restrictive than the dry takeoff requirement, the 3,137 foot runway length will govern for the final required length and be carried forward into the alternatives analysis. This runway length will provide an acceptable length for all training aircraft queried in the model. Additionally, for comparison purposes, the runway length charts published in the FAA runway length AC indicate a requirement of approximately 3,100 feet for small aircraft (fewer than 10 passenger seats) at a 95 percent load factor at 89°F, providing independent validation of the SARLAT-derived runway length estimate.

Based on the existing airfield configuration, siting of the new runway will also need to account for its proximity to the existing ATCT structure and Fin Way, which currently ends at the ATCT. Preliminary discussions with ATCT personnel indicated that any planned parallel runway should provide greater separation standards from the runway to the ATCT to ensure an adequate safety buffer exists given the extensive training environment that takes place. The alternatives will evaluate the ideal location of a new runway based on the spacing requirements and existing airfield infrastructure.

Recommended Runway Lengths

The current length of Runway 11-29 is 5,500 feet. As shown in the analysis above, no additional length is required on Runway 11-29 during the course of the planning period as the future critical aircraft (Gulfstream G450) only requires 5,500 feet.

Runway 6-24 currently measures 5,001 feet in length. Extending the runway to 5,400 feet (rounded up from the calculated 5,348 feet) is recommended to fully support the general aviation business jets that regularly utilize this facility. The existing and future critical aircraft are both represented on the same FAA runway length curves, thereby eliminating the need for separate runway length determinations and avoiding the requirement for the future critical aircraft to independently demonstrate regular use.

The new parallel runway would be constructed to a length of 3,200 feet (rounded up from the calculated 3,137 feet). The following sections identify other characteristics of the

future parallel runway that also need to be considered to evaluate its configuration on the airfield.

TABLE 4.3-1
EXISTING AND FUTURE RUNWAY LENGTH REQUIREMENTS

Runway	Critical Aircraft	Required Runway Length	Current Runway Length	Additional Length Required
11-29 (existing)	B-II (Dassault Falcon 900)	5,500’	5,500’	None
11-29 (future)	D-II (Gulfstream G450)	5,500’	5,500’	None
6-24 (existing)	B-II (Dassault Falcon 900)	5,400’	5,001’	399’
6-24 (future)	C-II (Bombardier Challenger 300)	5,400’	5,001’	399’
Future Parallel	A-I Small Aircraft (Cirrus SR20)	3,200’	n/a	3,200’

Source: FAA AC 150/5325-4B, Runway Length Requirements for Airport Design, FAA Small Aircraft Runway Length Analysis Tool (SARLAT), and ESA analysis, 2026.

4.3.3 Runway Width Requirements

Runway width requirements are based on the runway design standards of the most critical aircraft defined in the forecast chapter. The minimum requirements for each runway are listed in **Table 4.3-2** along with the corresponding runway shoulder width and blast pad dimensions. For the shoulders and blast pads, only runways with an Airplane Design Group (ADG) of IV and higher require paving; otherwise, they can be stabilized.

Runway 11-29 provides the 100 foot pavement width and paved blast pads (measuring 120 feet wide by 150 feet long) at both runway ends required to accommodate the future critical aircraft. Beyond the edges of the runway the soil is stabilized to provide the required 10 foot shoulders.

Runway 6-24 currently provides a 100 foot pavement width, which is adequate for both the existing and future critical aircraft. Beyond the pavement edges, the adjacent soil has been stabilized to provide the required 10 foot shoulders. Off each end of Runway 6-24 the soil has been graded and turf maintained to provide a stabilized blast pad.

For the future parallel runway a width of 60 feet is required for the A-I small aircraft intended to use it under visual conditions. The future parallel runway will require a minimum separation distance of 700 feet from one of the other runways in order to conduct simultaneous independent takeoffs and landings under visual conditions. If the future parallel runway will ultimately support instrument flight operations, additional runway separation criteria must be considered.

TABLE 4.3-2
MINIMUM RUNWAY WIDTH, SHOULDER, AND BLAST PAD REQUIREMENTS

Runway	Runway Design Code	Pavement Width	Shoulder Width	Blast Pad Width	Blast Pad Length
11-29 (Existing)	B-II-5000	75’	10’	95’	150’
11-29 (Future)	D-II-5000	100’	10’	120’	150’
6-24 (Existing)	B-II-4000	75’	10’	95’	150’
6-24 (Future)	C-II-4000	100’	10’	120’	150’
Future Parallel	A-I-VIS[1]	60’	10’	80’	60’

Notes: 1. VIS indicates visibility minimums limited to visual conditions only.

Source: FAA AC 150/5300-13B, Change 1, Airport Design.

4.3.4 Runway Pavement Strength and Condition

Pavement strength requirements for each runway at an airport are predicated upon the most demanding aircraft’s weight and how that weight is distributed through the landing gear. The Pavement Condition Index (PCI) documented in the 2024 Florida Department of Transportation (FDOT) pavement evaluation report provides an indication of the degree of maintenance, repair, rehabilitation, or reconstruction required to ensure airfield pavements are maintained properly.

In 2024 Runway 11-29 had a weighted PCI of 90 (good) as the pavement was constructed in 2017 when the primary runway was shifted to the south 400 feet and extended from its original length of 5,000 feet to 5,500 feet. The last major rehabilitation to Runway 6-24 was in 2021 and the pavement was documented as having an area weighted PCI of 94 (good) in the 2024 pavement report.

In the AIP Handbook, the FAA defines the minimum useful life of pavement rehabilitations as 10 years and 20 years for reconstructed or new pavement surfaces. However, since pavement conditions depend on the use and the environment, projects to rehabilitate airfield pavements are routinely conducted every 15 to 20 years after the previous major rehabilitation, strengthening, or new construction. These projects, which repair damage to the runway pavement resulting from normal wear, need to be conducted even at airports with regular pavement maintenance programs, including crack sealing and surface seal coats.

Typically, pavements are eligible for rehabilitation when the PCI reaches 70 (fair) and reconstruction when the PCI is 55 (poor). The 2024 pavement report forecast PCI ratings out to 2029. For Runway 11-29 the pavement is expected to be at 81 (satisfactory) and

for Runway 6-24 at 85 (satisfactory). Projects to rehabilitate both runways should be programmed before the end of the 20-year planning horizon to avoid their pavement surfaces from getting to a condition where reconstruction would be required.

The pavement for the future parallel runway should be designed to support the forecast single-engine aircraft fleet identified in SARLAT. As the project progresses into final design, pavement strength requirements will be determined using the FAA's Aircraft Classification Rating-Pavement Classification Rating (ACR-PCR) methodology. The analysis will be performed using FAARFIELD 2.1, the FAA's standard software for airport pavement design, evaluation, and pavement strength reporting, consistent with the procedures outlined in AC 150/5320-6G, *Airport Pavement Design and Evaluation* and AC 150/5335-5D, *Standardized Method of Reporting Airport Pavement Strength - PCR*.

4.3.5 Runway Safety Criteria

The safety surfaces required to protect aircraft operations and the public include the Runway Safety Area, Runway Object Free Area, Runway Protection Zones, and Obstacle Free Zones. The FAA definitions for these surfaces as well as their dimensions at FIN are included below.

Runway Safety Area (RSA) - A defined surface surrounding the runway prepared or suitable for reducing the risk of damage to airplanes in the event of an undershoot, overrun, or veer off the runway. The RSA needs to be: (1) cleared and graded with no potentially hazardous ruts, humps, depressions, or other surface variations; (2) drained by grading or storm sewers to prevent water accumulation; (3) capable, under dry conditions of supporting the occasional passage of aircraft without causing structural damage to the aircraft; and (4) free of objects, except for those that need to be located in the safety area because of their function. It should be noted that the FAA does not allow modifications to any RSA standards and that the area must be owned and controlled by the airport.

Runway Object Free Area (ROFA) - The ROFA is centered on the runway centerline. Standards for the ROFA require clearing the area of all ground objects protruding above the RSA edge elevation. Except where precluded by other clearing standards, it is acceptable to place objects that need to be located in the ROFA for air navigation or aircraft ground maneuvering purposes and to taxi and hold aircraft in the ROFA. Objects non-essential for air navigation or aircraft ground maneuvering purposes are not to be placed in the ROFA. This includes parked airplanes and agricultural operations. As with the RSA, the ROFA must be owned and controlled by the airport.

Runway Protection Zone (RPZ) – The RPZ is trapezoidal shaped area typically beginning 200 feet from the usable pavement end of a runway. The primary function of this area is to preserve and enhance the protection of people and property on the ground. Even though there is no vertical component, airports are required to maintain control of each runway’s RPZ. Such control includes keeping the area clear of

incompatible objects and activities. While not required, this control is much easier to achieve and maintain through the acquisition of sufficient property interests in the RPZs.

Runway Obstacle Free Zone (ROFZ) - The ROFZ is a three-dimensional volume of airspace centered on the runway that supports the transition of ground to airborne operations (or vice versa). The ROFZ clearing standards prohibit taxiing, parked airplanes, and other objects, except frangible navigational aids or fixed-function objects (such as signage), from penetrating this zone. Precision instrument runways also require an Inner-transitional OFZ and Precision OFZ. If there is an approach lighting system, then an Inner-approach OFZ is also required.

Dimensions for the required RSA, ROFA, RPZ, and ROFZ shown in **Table 4.3-3** are related to the existing and future Aircraft Approach Category (AAC), ADG, and visibility minimums included in the forecast chapter.

TABLE 4.3-3
EXISTING AND FUTURE RUNWAY SAFETY CRITERIA

Runway	Runway Safety Area	Runway Object Free Area	Runway Protection Zone	Runway Obstacle Free Zone
11-29 (Existing)	150’ wide 300’ prior 300’ beyond	500’ wide 300’ prior 300’ beyond	500’ x 700’ x 1,000’	400’ wide 200’ beyond
11-29 (Future)	500’ wide 600’ prior 1,000’ beyond	800’ wide 600’ prior 1,000’ beyond	500’ x 1,010’ x 1,700’	400’ wide 200’ beyond
6-24 (Existing)	150’ wide 300’ prior 300’ beyond	500’ wide 300’ prior 300’ beyond	1,000’ x 1,510’ x 1,700’ (Runway 6) 500’ x 700’ x 1,000’ (Runway 24)	400’ wide 200’ beyond
6-24 (Future)	500’ wide 600’ prior 1,000’ beyond	800’ wide 600’ prior 1,000’ beyond	1,000’ x 1,510’ x 1,700’ (Runway 6) 500’ x 1,010’ x 1,700’ (Runway 24)	400’ wide 200’ beyond
Future Parallel	120’ Wide 240’ prior 240’ beyond	250’ wide 240’ prior 240’ beyond	250’ x 450’ x 1,000’	250’ wide 200’ beyond

Source: FAA AC 150/5300-13B, Change 1, Airport Design.

Runway Safety and Object Free Areas

Both runways have compliant RSAs and ROFAs. Based on an analysis of existing RSA terrain profiles for each runway, there are no grading violations, undulations, depressions, or hazardous ruts. However, at the approach end of Runway 6, the outermost edge of the RSA is subject to soil erosion and will need to be monitored to maintain the proper grade.

For the future Runway 11-29 RSA and ROFA, a few trees will require removal in the southwest corner of the surface at the approach end to Runway 11, in order to accommodate the increased dimensions for D-II aircraft. Similarly some trees on both sides of the future ROFA at the Runway 6 approach end will need to be cleared and some in the northernmost corner of the future RSA and ROFA at the approach end to Runway 24. Finally, the grade prior to the Runway 6 threshold will likely need to be improved when the larger RSA dimensions are required for the future C-II critical aircraft.

When evaluating the potential option of extending Runway 6-24 from 5,001 to 5,400 feet, the alternatives chapter will also assess the ability to provide the required RSA and ROFA surfaces. For the proposed parallel runway, the alternatives will evaluate the most suitable location in conjunction with the area needed for the required RSA and ROFA surfaces.

Runway Protection Zones

In 2022, the FAA updated RPZ guidance via FAA AC 150-5190-4B, *Airport Land Use Compatibility Planning*. Key elements from the AC that pertain to this effort include:

- Actively consider and evaluate available options anytime there is an Airport Layout Plan (ALP) update or master plan update, and to be vigilant for any other opportunities that may arise from time to time (especially to purchase land) to eliminate or minimize existing incompatibilities. The FAA expects airport sponsors to document their efforts to demonstrate they are complying with relevant FAA Grant Assurances.

- Projects such as runway extensions or new runways, that would result in moving the RPZ into an area that has incompatible land uses, the FAA expects the sponsor to have or secure sufficient control of the RPZ, ideally through fee simple ownership, including any off-airport property within the RPZ.

As such, the RPZs for each runway end have been evaluated to identify any existing or future incompatible uses. The Airport retains control over the existing and future RPZs off all four ends of the existing runways as the limits for each are all within the Airport's property. Additionally, there are no incompatible land uses within the limits of the current or future RPZs.

It should be noted that the existing and future RPZs prior to the Runway 6 threshold do overlap a portion of Runway 18W-36W. To support seaplane operations, a small dock and ramp are located along the shoreline of Gore Lake, both of which are sited outside the existing RPZ and future RSA/ROFA limits, but would be encompassed by the future RPZ. As these facilities are considered aeronautical in nature, no alternatives analysis is required per FAA AC 150-5190-4B, *Airport Land Use Compatibility Planning*.

Regardless of whether Runway 6-24 is extended, the future RPZ prior to the Runway 24 threshold would have two small areas that would extend beyond the current airport property line. These areas do not currently have any incompatible land uses and in lieu of acquiring additional property, an alternative would be to obtain avigation easements to

control future uses. This will be evaluated as part of the alternatives analysis as will the future RPZ requirements associated with establishing a future parallel runway.

Runway Obstacle Free Zones

Both runways have compliant ROFZs, per the dimensions included in **Table 4.3-3**, for both the existing and future conditions. As there are no precision approaches planned to any runway end, no Inner-approach, Inner-transitional, or Precision OFZ surfaces are required. The alternatives will ensure that the required ROFZ standards for a future parallel runway are met.

4.3.6 Line-of-Sight Requirements

As part of the design and safety criteria, there are also two critical line-of-sight requirements that must be considered. The first is the Runway Visibility Zone (RVZ) which protects the proper line-of-sight between both existing and future runway configurations. A clear RVZ allows aircraft operating on the airfield to verify the location and movements of other aircraft and vehicles on the ground that could create a conflict. This zone must be kept clear of any fixed or movable objects, including parked aircraft, when the ATCT is closed. While the existing RVZ has no obstructions, any changes in the runway configuration or new facilities proposed will need to be considered to ensure no future impacts are created. The alternatives analysis will evaluate RVZ requirements for the future Runway 6-24 extension and new parallel runway. The RVZ does not include Runway 18W-36W.

The other line-of-sight requirement is related to the ATCT and the ability for the controllers to have an unobstructed view of all existing and future aircraft movement areas. In addition to other setbacks and imaginary surfaces, the ATCT line-of-sight is a critical element when considering the location and height of future airport facilities, as well as the location of future aircraft movement areas. There are no published line-of-sight restrictions in the Airport Master Record, Chart Supplement, or Letters to Airmen. Based on ATCT personnel feedback, there are currently no line-of-sight limitations or concerns to any of the runways or taxiways. However, it was conveyed that future development along Taxiway H could potentially result in line-of-sight restrictions for portions of Taxiway H near the Runway 6 threshold. As such, the alternatives will evaluate the development potential in this area.

4.3.7 Runway 18W-36W Requirements

As noted previously, the current length and width established Runway 18W-36W is based on the size of Gore Lake. FAA AC 150/5300-13B references AC 150/5395-1B, *Seaplane Bases* for designing facilities serving seaplane operations. At 3,001 feet long, it is capable of supporting the operations of the critical aircraft in the A-I small aircraft category. The current 500 foot width exceeds the AC's recommendation for a width of at least 200 feet.

In order to determine future requirements, it is important to understand how Runway 18W-36W is utilized. As noted in the inventory, due to line-of-sight issues, the air traffic

controllers at FIN do not have the ability to issue instructions to any aircraft operating to or from Gore Lake. It was also noted during interviews that Runway 18W-36W is used very infrequently. The following remark is included in the current aeronautical publications:

> RWY 18W/36W SEAPLANE LNDG AREA GORE LAKE 3196 FT BY 1633 FT UNMRKD; 40 FT TREES WATER EDGE ALL QUADRANTS; ALL APCHS HDG 180 DEG OR 360 DEG PAST TREES.

The dimensions included in the current remarks are different from those established for Runway 18W-36W in the same publications. It is also not certain when or where the information about the tree heights around Gore Lake came from. Finally, because the limits of Runway 18W-36W are not marked with buoys; protective aeronautical surfaces, such as an approach surface or RPZ cannot be defined. If the water runway at FIN was marked with buoys, both a 20:1 visual approach surface and RPZs off each end need to be established. The 20:1 surface is addressed in another section of this chapter while the RPZs would have an inner width of 250 feet, an outer width of 450 feet, and 1,000 feet long.

The alternatives analysis will evaluate the difference between the operational flexibility provided with what the FAA calls an unmarked water lane versus a more formal marked water lane or water runway.

4.4 Taxiway System Requirements

Taxiway systems include parallel taxiways, entrance/exit taxiways, connector taxiways, apron taxilanes, hangar taxilanes, bypass taxiways, and run-up areas. The Airport's critical aircraft were utilized to establish the minimum taxiway system requirements. Since the last master plan was conducted, the FAA has issued newer guidance on taxiways, primarily with respect to fillet design and layouts to enhance the safety of aircraft movements. The primary design criteria for the taxiways at FIN are provided in **Table 4.4-1**. Some of the taxiway standards are based on the Taxiway Design Group (TDG) while others still remain a function of the critical aircraft's ADG.

The taxiway widths and associated standards presented are based on current FAA design criteria and reflect the ADG and TDG of the critical aircraft. Under existing conditions for both Runways 11-29 and 6-24, the Falcon 900 landing gear geometry places it within TDG 2A standards. The future critical aircraft for Runway 11-29 is the Gulfstream G450 which also falls within TDG 2A. As indicated by **Table 4.4-1**, runway offset for the future condition of both runways increases to 300 feet due to the RDC change from B-II to C/D-II.

The future critical aircraft for Runway 6-24 is the Challenger 300 which is TDG 1B, only requiring 25 feet due to a shorter cockpit-to-main gear distance and narrower main gear width. However, it should be noted that the designation of a critical aircraft may reflect a representative aircraft within a broader family of regularly operating aircraft possessing similar operational characteristics consistent with FAA AC 150/5000-17, *Critical Aircraft*

and Regular Use Determination. Within this family, aircraft can exhibit meaningful variations in landing gear geometry that directly influence TDG classification and associated taxiway design requirements.

TABLE 4.4-1
MINIMUM TAXIWAY SYSTEM REQUIREMENTS

Taxiways Serving	Airplane Design Group (ADG)	Taxiway Design Group (TDG)	Width	Taxiway Safety Area (TSA)	Taxiway Object Free Area (TOFA)	Offset to Runway
11-29 and 6-24 (Existing)	II	2A	35’	79’	124’	240’
11-29 and 6-24 (Future)	II	2A	35’	79’	124’	300’
Future Parallel	I	1A	25’	49’	89’	225’

Source: FAA AC 150/5300-13B, Change 1, Airport Design.

Because other ADG II aircraft within the Gulfstream and Dassault family currently operate on the taxiway system serving both Runways 11-29 and 6-24 which have more demanding landing gear configurations requiring a TDG 2A, it is appropriate to retain TDG 2A for the design of all taxiways and taxilanes. Designing for TDG 2A ensures the taxiway system accommodates the full range of aircraft within the applicable fleet mix, consistent with the FAA’s similar characteristics provision, rather than being governed solely by the dimensional requirements of a single representative aircraft.

All of the taxiways provide the proper widths, safety areas, and object free areas for the existing and future critical aircraft. Parallel Taxiways G and E also provide the proper offset to the centerline of the runway they serve for both existing and future conditions. A number of taxiways were updated and reconfigured as part of the Runway 11-29 shift and extension in 2017. At that time, most of the taxiways and fillets were constructed to TDG 3 standards following the approved critical aircraft at that time. Since the 2015 master plan nearly every taxiway has been rehabilitated. These pavements are included in the 2024 FDOT pavement evaluation report, which documents most areas as either good or satisfactory. Specific information is provided in the following sections for those portions of the taxiway system needing rehabilitation or other improvements.

Taxiway B

Taxiway B is used as a supplementary route for aircraft entering and exiting the ramp area. This taxiway is also used occasionally as a run-up area for piston aircraft departing on Runway 11. Taxiway B is closed to fixed wing aircraft between Taxiways A1 and D as this area has a painted H where helicopter parking occurs.

In 2024 the PCI for Taxiway B was 62 (fair) and is projected in the 2024 pavement report to be 57 (fair) by 2029, but just above the PCI of 55 (poor), when the pavement would be eligible for reconstruction. As such, a project to rehabilitate Taxiway B needs to be considered in the short-term planning horizon to coincide with the future development plans along its alignment.

Taxiway C

Small training aircraft landing in either direction on Runway 6-24 sometimes use Taxiway C as an exit while jet aircraft exit further down the runway. Training aircraft landing on Runway 6 can also exit Taxiway C on the southeast side of the runway to connect with partial parallel Taxiway H. This allows the aircraft to do full stop landings and then taxi back to the Runway 6 threshold for departure.

The pavement where Taxiway C connects to the southeast side of Runway 6-24 is currently in satisfactory condition, but is projected to decrease to a PCI of 76 by 2029. Therefore, the rehabilitation of this portion of the taxiway should be planned in the intermediate planning horizon.

Taxiway D

Similar to Taxiway C, the pavement where Taxiway D connects to the northwest side of Runway 6-24 is currently in satisfactory condition, but is projected to decrease to a PCI of 76 by 2029. Therefore, the rehabilitation of this portion of the taxiway should be planned in the intermediate planning horizon.

Taxiway E

While the area weighted condition of Taxiway E received a PCI of 86 (good), the northeast end and southwest half of the taxiway are only considered satisfactory and projected to range between a PCI of 73 and 76 (satisfactory) by 2029. As such, a project to rehabilitate these portions or potentially the entire taxiway, should be planned in the intermediate planning horizon.

The existing Taxiway E holding position marking at the Runway 6 end is not aligned at the current 90-degree standard, which limits pilots' ability to see aircraft departing Runway 24. This configuration is due to the wetland areas to the immediate northwest of the taxiway. The alternatives will evaluate re-aligning this section of the taxiway to permit aircraft to hold short perpendicular to the runway.

On the north side of the airfield, Taxiway E extends across Taxiway A into a portion of the Airport property that was previously occupied by a flight school. The portion of Taxiway E north of Taxiway A was rated a PCI of 63 (fair) in the 2024 pavement report. A project to rehabilitate or potentially reconstruct this end of Taxiway E should be considered in the short-term planning horizon.

Taxiway H

The pavement condition for Taxiway H is currently in the upper range of the satisfactory rating, but is projected to decrease to a PCI of 76 by 2029. Therefore, the rehabilitation of this portion of the taxiway should be planned in the intermediate planning horizon. An extension of Taxiway H to the northeast should also be considered to support future development along the flightline to the south of Runway 6-24.

Taxilanes

Several taxilanes exist on the airfield that serve T-hangars situated on both the north and south side of Taxiway A. The current minimum ADG I separation standards between the taxilane centerline and fixed objects is 39.5 feet to provide a 79 foot Taxilane Object Free Area (TLOFA). None of the T-hangar taxilanes on the airfield meet this dimensional requirement; however, those on the north side of Taxiway A were designed and constructed before that standard changed in 2012 (previously 75 feet was the minimum allowed). Conversely, the three T-hangars located south of Taxiway A were completed in 2024, yet still do not provide a 79 foot TLOFA between the buildings or the minimum 39.5 feet from the centerline of the taxilanes serving only one side of a T-hangar. As such a modification to standards should be pursued for this non-standard condition. Future T-hangars that are constructed adjacent to these hangars will be modeled using the current ADG I separation standards.

Of the six taxilanes serving the T-hangars on the north side of Taxiway A, the four on the east side serving T-hangar Buildings A, B, C, and D are in a deteriorated state. The 2024 pavement report rated these taxilanes with PCIs ranging from 41 (poor) to 57 (fair). A project to rehabilitate these taxilanes was underway at the time this study was being conducted.

New Taxiways and Taxilanes

Depending on the recommended development plan, there will be a need for improvements to the existing taxiway system, which will likely include extending portions of the existing taxiways and taxilanes to provide airfield access to new facilities. Additional requirements are included in the following sections.

Future Parallel Runway Access

As indicated by the capacity analysis, an additional runway will be required within the planning horizon. Implementation of this runway will necessitate reconfiguration of portions of the existing taxiway network to accommodate the ultimate airfield layout, as determined through the alternatives analysis. As shown in **Table 4.4-1**, at a minimum, the taxiways supporting the proposed parallel runway should be designed to accommodate ADG I and TDG 1A taxiway design standards; however, depending on the configuration of the parallel runway, its taxiway system may need to support the movement of the critical aircraft for Runways 11-29 and 6-24. The alternatives analysis will determine parallel

taxiway options and the optimal number and locations of taxiway exits using the FAA software described in the following section.

Taxiway Exits

The annual service volume analysis indicates that the airfield was operating at 91 percent of its capacity in 2025 and, without improvements, is projected to reach 133 percent of capacity by the end of the 20-year planning period. In addition to a future parallel runway, enhancements to the taxiway exit system should be considered to improve the short-term runway throughput and overall airfield efficiency. The runway exit factor is maximized when at least two taxiways are available within the optimal exit range, which is 2,000 to 4,000 feet from each landing threshold. While the runway system provides multiple exit opportunities, the number of exits located within the FAA's optimal 2,000 to 4,000 foot range varies by runway end. For Runway 6-24 the location and even number of exits may vary depending on the future configuration and length of the runway.

In addition to exit modelling outlined in FAA AC 150/5060-5, Change 2, *Airport Capacity and Delay*, the FAA released a software based application in 2022 called the Runway Exit Design Interactive Model (REDIM) which assists with the planning and design of runway exit locations based on runway occupancy time. REDIM can be used to evaluate existing and proposed exit configurations, quantify potential reductions in runway occupancy times, and identify opportunities to improve runway capacity and operational efficiency by optimizing exit placement for the airport's aircraft fleet mix.

REDIM utilizes data collected from recorded landing events at major U.S. airports resulting in highly accurate modeling for exit locations. Runway occupancy time is defined as the time interval from when an aircraft crosses the runway threshold until the aircraft wingtip has cleared the runway edge imaginary line. Estimations of runway occupancy time encompasses five landing phases: 1) time to touchdown, 2) one free roll time between touchdown and the initiation of braking, 3) braking time, 4) a second free roll time between the end of the braking phase and the start of the turnoff maneuver, and 5) the turnoff time. Generally, lower runway occupancy time values enable a runway to accommodate a higher number of operations increasing overall capacity. Runway occupancy time is influenced by the number, type, and placement of runway exits. REDIM can be used to model whether the removal or reconfiguration of specific exits would negatively affect runway performance.

After applying a representative fleet mix, the REDIM analysis yielded a runway occupancy time for all surface conditions (wet and dry), calculated the percent usage for each taxiway exit, and refined the planning level assessment of runway exit needs. A summary of the findings follows while more detailed information on the REDIM analysis is included in **Appendix B**.

Overall the REDIM analysis indicates that Runways 11 and 24 exhibit the strongest need for additional runway exits to support current and future airfield capacity demands. As shown in **Appendix B**, Runway 24 demonstrates the highest average modeled runway

occupancy time and the greatest dependence on a runway-end exit, with approximately 74.8 percent of modeled arrivals utilizing Taxiway E. Modeling of a proposed intermediate exit reduces average runway occupancy time from 55.7 seconds to 49.9 seconds and substantially redistributes arrivals away from Taxiway E. Similarly, Runway 11 exhibits a strong concentration of modeled arrivals at Taxiway A, particularly among business jets, and would benefit from an additional intermediate exit that reduces runway occupancy time and improves runway availability.

Runway 29 also demonstrated a measurable operational benefit from an additional exit, particularly for business jet arrivals; however, its lower overall runway utilization reduces the airport-wide benefit relative to Runways 24 and 11. Conversely, Runway 6 exhibits relatively low runway occupancy time, distributed use among several exit opportunities, and limited reliance on the runway-end exit. Accordingly, Runway 6 does not demonstrate a near-term operational need for an additional exit.

Given that the airport is currently operating around 91 percent of its annual service volume and annual operations continue to increase, the recommended strategy is to prioritize new exits on Runway 24 and then Runway 11 as near-term capacity enhancements, while preserving a Runway 29 exit as a future complementary improvement to support operational flexibility and continued growth. The alternatives analysis will further evaluate the operational benefits, feasibility, and preferred placement of additional taxiway exits.

Run-up Areas and Bypass Capability

Run-up areas are intended to serve the small general aviation piston fleet that need to perform engine checks before each departure. The FAA recommends providing run-up areas or holding bays when a runway's operations reach a level of 30 operations per hour. The activity forecasts showed that overall, the airfield supported approximately 98 operations during the peak hour of the average day in 2025. This level is expected to increase to 134 operations per hour by the end of the planning period.

As noted in the inventory, two run-up areas are currently provided at each end of Taxiway E to accommodate the airport's piston engine fleet. The run-up area at the Runway 6 end of Taxiway E is a more traditional apron configuration where aircraft can pull off the taxiway and position in any direction. The lack of entry and exit lines in the apron could result in aircraft being within ADG II TOFA for Taxiway E as there is a wide expanse of pavement between the taxiway edge markings and the TOFA line marked on the pavement. The run-up area near the approach end to Runway 24 is configured with three separate taxilane bays with designated hold lines providing ADG II separation from aircraft on Taxiway E. This run-up area can also be utilized when aircraft are departing on Runway 11. Although there is no designated run-up area adjacent to Runway 29, aircraft conduct run-ups on Taxiway B without impacting access to Runway 29 since aircraft primarily use parallel Taxiway G.

While these run-up areas adequately serve existing operations, both will be affected by the anticipated upgrade in critical aircraft from B-II to C/D-II due to the increased ROFA

width requirement from 500 feet to 800 feet. Accordingly, the run-up areas would need to be either relocated outside the protected area or reconfigured to maintain compliance while continuing to support aircraft operations. The alternatives chapter will evaluate run-up configurations and locations including options for the future parallel runway which will be used primarily by training aircraft.

4.5 Instrument Procedures

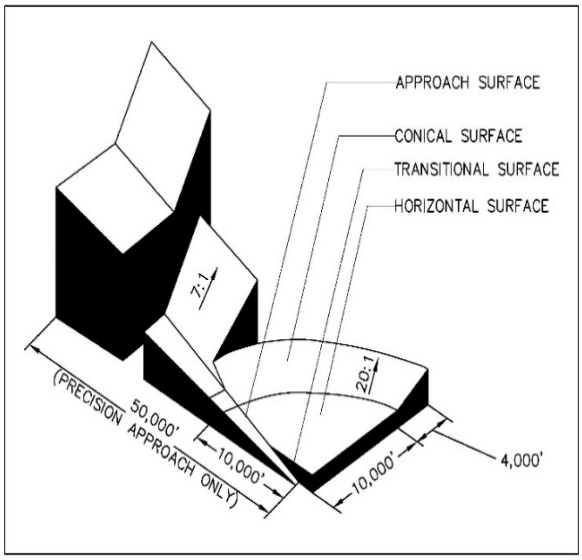
Instrument approaches enable pilots to safely descend into the airport environment for landing during times of inclement weather and/or reduced visibility. As noted in the inventory, there are three categories for instrument approaches: precision approaches, approach procedures with vertical guidance, and non-precision approaches. Currently only Runway 6 has a GPS procedure with vertical guidance also known as a Localizer Performance with Vertical Guidance (LPV) while Runway 11, 29, and 24 only have non-vertically guided GPS approaches.

The forecast chapter documented that over the past 10 years, an average of 3.9 percent of the activity at FIN was conducted as an instrument operation under an instrument flight plan. However, over the past 5 years, the average has increased to approximately 5 percent and will likely continue to increase based on the level of training activity conducted. The forecast chapter also noted that the percentage of operations under an instrument flight plan is different from the actual percentage of the year that the Airport experiences IFR conditions. As noted in the airport capacity section, over the ten years of data analyzed, the airfield was under actual instrument meteorological conditions 6.7 percent of the time. Discussions with ATCT and airport management revealed that there are virtually no instances where an aircraft had to divert due to the instrument procedures available at FIN. For these reasons and the fact that lower instrument approach procedures have much larger areas to protect and may require additional airfield equipment, no improvements to the current procedures are recommended.

4.5.1 14 CFR Part 77 Imaginary Surfaces

The airspace around airports is protected by the imaginary surfaces defined in 14 Code of Federal Regulations (CFR) Part 77. When combined, the five different imaginary surfaces of this federal regulation protect airspace and the ability for aircraft to safely fly into and out of an airport. These surfaces must be incorporated into the local planning and land use ordinances to control the height of objects in the vicinity of the airport. As such, the future surfaces are the most critical in order to protect the viability of the airfield's visual and instrument approach capabilities. **Figure 4.5-1** provides a general illustration of the five different imaginary surfaces, while the descriptions and specific dimensions as they apply to FIN are described in the following sections.

FIGURE 4.5-1: 14 CFR PART 77 IMAGINARY SURFACES



Primary Surface

The Primary Surface is a rectangular area symmetrically located about each runway centerline and extending a distance of 200 feet beyond each paved runway end. The width of the Primary Surface is based on the type of approach a particular runway has, while the elevation follows, and is the same as that of the runway centerline, along all points. Since the existing approach procedures all have visibility minimums greater than ¾ mile and no improvements are planned, the existing and future Primary Surface is 500 feet wide for both Runways 11-29 and 6-24.

For the future parallel runway, only visual approaches are planned to each end. The future parallel runway would be designated under 14 CFR Part 77 as a utility runway since it will only serve small aircraft (12,500 pounds or less). As such, the existing and future Primary Surface would be 250 feet.

For Runway 18W-36W, 14 CFR Part 77 surfaces only apply if the designated area for the landing and takeoff of seaplanes is outlined by visual markers such as buoys. If the corners of the water runway are marked in the future, 14 CFR Part 77 would require a minimum 250 foot wide Primary Surface since Runway 18W-36W only has visual approaches and is limited to aircraft under 12,500 pounds. If the width of the landing and takeoff area is marked as greater than 250 feet, then the Primary Surface would correspond with the increased width. As for the length of the Primary Surface, it would be the same as the marked water runway lengths since there is no prepared hard surface.

Horizontal Surface

The Horizontal Surface is a level oval-shaped area situated 150 feet above the established airport elevation, extending 5,000 or 10,000 feet outward from the Primary Surface, depending on the runway category and approach procedures available. For both Runways 11-29 and 6-24 the Horizontal Surfaces require a radius of 10,000 feet, now and in the future. The future parallel runway and Runway 18W-36W (if the limits are marked) would require Horizontal Surfaces with a radius of 5,000 feet.

Conical Surface

The Conical Surface extends outward for a distance of 4,000 feet beginning at the outer edge of the Horizontal Surface, and sloping upward at a ratio of 20:1. This surface is the same for both existing runways, the future parallel runway, and water runway (if the limits are marked), regardless of the types of approaches available.

Approach Surface

The Approach Surfaces begin at the end of the Primary Surface (200 feet beyond the paved runway end) and slope upward at a ratio determined by the runway category and type of instrument approach available to the specific runway end. The inner width and elevation of the Approach Surface conforms to that of the Primary Surface while the outer width and overall length is also governed by the runway category and instrument approach procedure available.

For Runways 11-29 and 6-24, the existing and future Approach Surfaces extend out 10,000 feet at a slope of 34:1 to an outer width of 3,500 feet. For the future parallel runway and Runway 18W-36W (if the limits are marked) the Approach Surfaces extend out 5,000 feet at a slope of 20:1 to an outer width of 1,250 feet.

Transitional Surface

The Transitional Surface is a sloping area beginning at the edges of the Primary and Approach Surfaces and sloping upward and outward at a 7:1 slope.

4.5.2 Approach Protection Surfaces

The criteria for establishing runway thresholds are defined in FAA AC 150/5300-13B, Change 1. These airport design surfaces, which are categorized by a number, are utilized to ensure that the required approach surface is clear of obstacles. It should be noted that these approach surfaces are different from those defined in 14 CFR Part 77 and were previously referred to as threshold siting surfaces.

Each end of Runways 11-29 and 6-24 have a Surface 4 designation where the approach end of runways support IFR circling procedures and procedures only providing lateral guidance. As the existing and future minimums are greater than 3/4 mile visibility, the 20:1

slope surface begins 200 feet prior to the landing threshold, has an inner width of 400 feet, an outer width of 3,400 feet, and extends out 10,000 feet. For the future parallel runway and Runway 18W-36W (if the limits are marked) each end would have a Surface 2 designation for visual approaches and serving aircraft with an approach speed of 50 knots or more. The 20:1 slope surface begins at the landing threshold with an inner width of 250 feet which initially extends out 2,250 feet to an outer width of 700 feet. The surface then extends an additional 2,750 feet at the same outer width.

Runway thresholds should be located such that there are no penetrations to the required approach protection surface for both the existing and future conditions. The ability to provide the proper criteria to each runway threshold is addressed in the alternatives chapter.

4.5.3 Departure Surfaces

If any single runway end at an airport has a published instrument approach procedure, the FAA applies an instrument Departure Surface (Surface 7) off all active runway ends at the airport, to include a parallel runway in the future. Section 1 of the Departure Surface begins at the departure end of the runway, at the same elevation, with an inner width equal to the runway width. It then splays out from the corners of the usable runway at 15 degree angles, and extends out to 12,152 feet (2 nm) at a 40:1 slope to end 304 feet above the runway end elevation. From the edge of the usable runway, Section 2 rises upward to 150 feet above the runway end elevation at a point 500 feet on either side of the runway centerline. Section 2 also rises upward along the extended runway centerline at the same 40:1 slope until reaching 304 feet above the runway end elevation. Upon reaching 304 feet, the surface levels out until the end of Section 1.

Both sections of the Departure Surface should be clear of all obstacles. If it is not possible, penetrations to the surface must be evaluated through the FAA's Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) process. If obstacles cannot be removed, non-standard climb gradients are published (as part of the departure procedure) which are higher than the standard 200 feet per minute that is used to clear the 40:1 surface. An airport sponsor can also request that a specific runway end be designated as Not Authorized (NA) for instrument departures, in which case the 40:1 Departure Surface would not apply. The ability to provide the current Departure Surface criteria off each runway end is evaluated as part of the new ALP drawing set.

IFR departures are permitted off all runway ends with the exception of Waterway 18W-36W as specified in the takeoff minimums published by the FAA. No non-standard climb gradients are published for any runways but there are two departure procedures established for both Runways 24 and 29 where aircraft are required to climb out on a specific heading to a certain altitude before initiating a turn to ensure adequate obstacle clearance. As such, the alternatives will evaluate any obstacles that need to be removed for the 40:1 departure surface.

4.6 Airfield Environment

A number of facilities are necessary to support the operations of the airfield environment. Airfield lighting is required for airports intended to be utilized for nighttime operations as well as for operations during less than visual meteorological conditions. These along with pavement markings, signage, and other navigational aids are addressed in the following sections.

4.6.1 Airfield Lighting

The light emitting diode (LED) medium intensity runway lights (MIRLs) on both Runway 11-29 and Runway 6-24 are considered to be in good condition; however, they will likely need to be replaced towards the end of the 20-year planning period. MIRLs are recommended for the future parallel runway as the Airport regularly supports night training operations and it is not recommended to have an unlit surface at an airfield where all the other surfaces are lit.

Most of the taxiways are equipped with LED medium intensity taxiway lights (MITLs) which are in good condition, but will also need to be replaced by the end of the 20-year planning horizon. Only Taxiway B still has incandescent MITLs which should be replaced with LED fixtures when the taxiway is rehabilitated in the short-term planning period.

4.6.2 Airfield Signage

Most of the currently illuminated airfield signage consist of LED fixtures and are in good condition. The panels, as well as the units themselves, will need to be replaced over the course of the planning period, particularly those that are not currently LED. Additionally, lighted airfield signage will be required for any new taxiway in order to maintain the efficient and safe movement of aircraft to and from the runway environment. Typically, these are placed on the left side of the taxiway but can be located on the right when necessary to meet clearance requirements or when it is impractical on the left side.

Neither runway has runway distance remaining signs. Runway distance remaining signs provide pilots with clear and continuous awareness of the runway length available during takeoff and landing operations. For training operations, these signs can enhance pilot situational awareness and reinforce runway management practices during repetitive flight training activities, including touch and go operations, short- and soft-field procedures, and go-arounds. They also benefit turbine and business jet operators who require greater awareness of runway length due to their higher approach and takeoff speeds. The signs can also be particularly valuable during night operations, adverse weather conditions, and for transient pilots who may be less familiar with the airport. For these reasons, runway distance remaining signs will be included as part of the final recommended development plan.

4.6.3 Pavement Markings

Runway pavement and displaced threshold markings are painted white, while taxilane pavement markings are painted yellow. FAA guidelines state that all taxiways should have centerline markings and runway holding position markings whenever they intersect with a runway. Many surface markings on light-colored pavements require glass reflector beads and need to be outlined in black paint without beads to enhance their conspicuity. This is true for all Portland Cement Concrete (PCC) surfaces and older asphalt pavements. In as little as two years, many asphalt surfaces (new or treated) can become 'light-colored pavements.' This is especially true in Florida; therefore, glass beads and black outlines need to be included as part of all future pavement markings at FIN.

Runways

Runway pavements are marked with painted lines and numbers to aid in the identification of the runways from the air and to provide information to the pilot during the approach phase of flight. The FAA classifies three marking schemes depending on the type of runway:

Visual – minimum requirement for landing designator markings and centerline stripe.

Non-precision – minimum requirement for landing designator markings, centerline stripe, and threshold markings.

Precision - minimum requirement for landing designator markings, centerline stripe, threshold markings, aiming point markings, touchdown zone markings, and edge markings.

Non-precision runway markings are also used on runways with approaches providing vertical guidance and visibility minimums no lower than ¾ mile. Depending on aircraft activity and pavement characteristics, additional markings may be required. As discussed in the existing conditions assessment, both runways currently have markings appropriate for the aircraft they serve and the instrument approaches they support. Landing designators and a centerline stripe are the minimum markings required on the future parallel runway with only visual approaches.

Runway pavement markings typically last for ten years; however, there are a number of variables that could significantly shorten that period, especially given the rain and sun in Florida. Therefore, at least two remarking projects will be required for the runways during the course of the planning period.

It should be noted that hold lines also extend across Runway 11 and Runway 6 prior to the runway intersection. These markings and their associated signage were added as part of the Runway 11-29 relocation and extension project to facilitate establishing Land and Hold Short Operations (LAHSO). LAHSO operations allow air traffic control to authorize an aircraft to land and stop before reaching a designated intersection, runway, or taxiway, thereby increasing airport capacity and operational efficiency. Participation is at the pilot's

discretion and may only be conducted when runway length, weather, and other operational conditions meet FAA requirements.

LAHSO infrastructure requirements include hold short lines and position signs which are installed on both sides of the runway. For night operations, a six bar in-pavement unidirectional pulsing white lights need to be installed across the runway at the hold-short point. Based on discussions with ATCT personnel, LAHSO night operations will not be implemented. As the marking and signs are already installed, the only requirements left to complete LAHSO (once approved) will include updating the chart supplement with the landing distances available from the Runway 11 and Runway 6 thresholds to the hold short points so pilots can determine stopping distance required before accepting a LAHSO clearance.

Taxiways and Taxilanes

All of the taxiways have holding position markings to identify the point where aircraft and vehicles must stop and obtain clearance before entering or crossing a runway. They help protect the runway environment by ensuring adequate separation from aircraft operating on the runway. Placement of the holding position lines for the existing B-II critical aircraft and approach procedures requires a minimum of 200 feet offset from the runway centerline. All of the holding position markings at FIN are currently offset 250 feet, including the LAHSO markings. This spacing meets the future critical aircraft design and approach procedure standards, which require 250 feet for both runways. For any taxiways which would only serve the future parallel runway, the holding position markings need at least a 125 foot offset.

The taxiways markings at FIN also include enhanced taxiway centerline markings, prior to the holding position markers. The enhanced taxiway centerline marking provides supplemental visual cues to alert pilots of an upcoming runway holding position marking in order to minimize the potential for runway incursions. Although these markings are only required for 14 CFR Part 139 airports, incorporating these at a general aviation airport provide a safety enhancement given the extensive flight training that occurs at the airport.

For consistency, this is applied to all taxiways and therefore needs to be included as part of any future taxiways connecting directly to the existing runways or future parallel runway. Any new taxiways or taxilanes should also have the appropriate centerline and holding position markings required by the FAA. And as with the runway pavements, periodic taxiway and taxilane remarking will be required at least twice during the course of the planning period due to normal weathering and wear from regular usage.

4.6.4 Takeoff and Landing Aids

Over the course of the planning period some of the takeoff and landing aids will require repair or replacement, as well as a few new ones. The following sections describe these systems.

Runway End Identifier Lights

The current runway end identifier lights (REILs) installed on all four existing runway ends are in good condition but will likely to be replaced in the second half of the 20-year planning horizon. REILs are also recommended for each end of the future parallel runway to facilitate recognition of the runway within the overall airfield environment during night and marginal weather conditions.

Visual Glide Slope Indicators

While the precision approach path indicator (PAPI) systems to each of the four existing runway ends are considered to be in good condition, it is likely they will need to be replaced before the end of the 20-year planning period. The PAPI angles for each runway end are also currently published at 3.0 degrees, which is the desired angle to provide. PAPIs are also recommended to be installed at each end of the future parallel runway since it will primarily support training operations.

Wind Indicators

Depending on its final location and configuration, at least one supplemental wind cone should be installed for the aircraft using the future parallel runway.

Compass Calibration Pad

A compass calibration pad is a designated paved area used for the calibration and verification of aircraft magnetic compasses. The facility allows aircraft to be aligned with known reference headings so that compass indications can be compared against established magnetic bearings. Since magnetic compasses reference magnetic north rather than true north, and because onboard equipment can introduce additional deviation errors, periodic calibration is required to ensure compass accuracy. Compass calibration pads support aircraft maintenance and safe navigation by enabling the identification and correction of compass errors and the development of accurate compass correction data.

Currently, the airport does not have a dedicated compass calibration pad, requiring aircraft operators to use alternate areas on the airfield for compass calibration and verification. Given the airport's significant flight training activity, growing based aircraft population, and active maintenance operations, a dedicated compass calibration pad should be considered during the planning period. The facility would enable aircraft to be aligned on known magnetic headings in an area free from magnetic interference, improving the accuracy and efficiency of compass calibration procedures.

A compass calibration pad needs to be located in an area free from magnetic interference and outside protected airport operational areas. FAA guidance recommends that the center of the pad be located at least 600 feet from large parking lots, busy roadways, railroad tracks, and high-voltage electrical transmission lines; 300 feet from buildings, aircraft, fuel lines, and utilities containing ferrous materials; and 150 feet from airfield

lighting, signage, drainage structures, and other metallic airport infrastructure. The pad should also be located outside all navigational aid critical areas, runway and taxiway safety areas, object free areas, and obstacle free zones. In addition, a magnetic survey should confirm that magnetic variation remains consistent within a 250-foot radius of the pad and that deviations do not exceed 0.5 degrees within the calibration area, ensuring accurate and repeatable compass calibration results. The alternatives will evaluate the most practical location for a compass calibration pad.

4.7 General Aviation Facilities

The following sections address facilities necessary to continue to support the general aviation operations at FIN. A number of interviews were conducted at the onset of the study to help identify future needs.

4.7.1 General Aviation Terminal

A new General Aviation Terminal was constructed during the development of this master plan. The building provides a total of 15,500 square feet (SF) of space to support passenger and pilot activity, fixed base operator (FBO) operations, airport administration space, meeting rooms, and space for aviation related businesses.

The number of passengers and pilots during the peak hour of the average day is utilized to evaluate the amount of terminal space required. The following methodology and assumptions were developed based on industry trends, site visits, and meetings with airport management. A summary of the key variables and resulting terminal space requirements are included in **Table 4.7-1**.

- The number of general aviation operations conducted during the peak hour of the average day during the peak month was calculated. This accounts for arriving, departing, local, and itinerant users.

- The number of peak hour operations were then adjusted to eliminate local operations using the local versus itinerant splits from the forecast chapter for each planning period. It is assumed that general aviation terminal facilities are primarily used by itinerant operators. The calculations also exclude training aircraft conducting touch and go operations as it is assumed these aircraft would not be using the FBO or terminal facilities.

- The adjusted peak hour operations (arriving or departing) were estimated to average three individuals for each aircraft in 2025. The assumption is that for the different sized aircraft, typically only the two pilots and one passenger (or one pilot and two passengers) utilize general aviation terminal facilities. For the larger aircraft, this assumption is reasonable given in many instances passengers are directly picked up and dropped off at the aircraft, by passing the terminal facilities. By the end of the planning period, this estimate was increased to five individuals per aircraft.

- An area of 100 SF was applied to each peak hour pilot/passenger to assess the minimum space required.

TABLE 4.7-1
GENERAL AVIATION TERMINAL SPACE REQUIREMENTS

	2025	2031	2036	2046
Peak Hour General Aviation Operations	98	106	115	134
Itinerant Peak Hour General Aviation Operations	20	24	28	39
Average Individuals Per General Aviation Aircraft	3	4	4	5
Minimum Space Required	6,000 SF	8,400 SF	11,200 SF	19,500 SF
Existing General Aviation Terminal Space	15,500 SF	15,500 SF	15,500 SF	15,500 SF
Surplus (+) / Deficit (-)	+9,500 SF	+7,100 SF	+4,300 SF	-4,000 SF

SF = Square Feet

Source: ESA analysis 2026.

As shown in the evaluation, the new General Aviation Terminal is expected to adequately accommodate projected demand through 2036. However, if itinerant operations increase as forecasted, additional space may be warranted towards the end of the 20-year planning horizon. The alternatives analysis will evaluate potential long-term terminal improvements.

4.7.2 Aircraft Storage Hangars

Because hangars provide protection from weather and security, they are one of the most desirable means for aircraft storage at any airport. Most of the hangar space at FIN is used for based aircraft, with occasional use by itinerant aircraft during maintenance or extended visits. In 2025 approximately 94 percent of the based aircraft at FIN were stored in the various T-hangars and clearspan hangars on the north side of the airfield.

T-hangars are fully enclosed buildings which have individual t-shaped stalls, each capable of storing one aircraft (typically a single-engine or a light multi-engine aircraft) in a nested, back to back configuration. Approximately 64 percent of the based aircraft at FIN were stored in T-hangars in 2025. Depending on the size, clearspan hangars are capable of holding one to multiple different aircraft and commonly have an attached office, shop, and/or storage space. The smaller clearspan hangars are sometimes referred to as private hangars while those which provide individual stalls or units are referred to as box or condo hangars. Regardless, clearspan hangars can accommodate multiple aircraft types while also serving to provide maintenance or other aviation related services. For the purposes of this analysis, clearspan hangars represent any hangar, other than T-hangars, expected to be used by based aircraft.

Given the harsh sun and rain in Florida, most aircraft owners prefer hangar space when available. As such, it is expected that at least 90 percent of the based aircraft will be stored in hangars over the planning period; presuming new hangars will be constructed. This assumption is supported by the current occupancy rate, active hangar wait list, the frequent requests the Airport receives for hangar space, and the fact there is very little hangar space available at other airports in the region. When these assumptions are considered, a minimum of 29 additional T-hangar units and a mix of both small and large clearspan hangars to accommodate at least 27 additional based aircraft will be required.

While some of the clearspan hangar space would be used for smaller aircraft, most will accommodate the larger multi-engine and jet aircraft, as well as rotorcraft. The existing and future based aircraft storage expected are summarized in **Table 4.7-2**. It should be noted that the figures include those aircraft currently leasing hangar space at FIN, which is greater than the numbers included in the FAA's National Based Aircraft Inventory Program; the difference being the FAA does not count the numerous seasonal aircraft that lease hangar space year round at FIN.

TABLE 4.7-2
EXISTING AND FUTURE BASED AIRCRAFT STORAGE FACILITIES

	T-HANGARS	CLEARSPAN HANGARS	AIRCRAFT PARKING APRON	TOTAL BASED AIRCRAFT
2025	98	37	9	144
2046	127	64	21	212
Additional Aircraft Expected to Use	**29**	**27**	**12**	-

Note: Includes seasonal aircraft leasing space at FIN, but not in the National Based Aircraft Inventory Program.

Source: ESA analysis 2026.

4.7.3 Aircraft Parking Aprons

The three main aircraft parking aprons located along the Taxiway A flightline provide a combined 23,425 square yards (SY) of paved area for both based and itinerant aircraft. Combined these areas were reported in the 2024 FDOT pavement report with PCIs ranging from 85 (satisfactory) to 100 (good). The pavement report also projected these areas to have PCIs ranging from 75 (satisfactory) to 87 (good) by 2029. As such, these areas will need to be rehabilitated in the second half of the 20-year planning horizon.

For planning purposes, the based and itinerant aircraft parking area requirements are calculated separately since they can have slightly different characteristics. Aprons for small aircraft are typically designed for ADG I size aircraft with tie-down capability. Large aircraft apron space includes the area necessary to park ADG II multi-engine and jet aircraft, as well as rotorcraft and the occasional larger ADG III aircraft. The methods used

to estimate the minimum apron space required for based and itinerant aircraft parking are provided in the following sections.

Based Aircraft Parking Area

Approximately 6 percent of the based aircraft were parked on aprons in 2025 consisting primarily of single-engine aircraft. Minimum areas of 330 to 630 square yards (SY) for the small to larger aircraft were applied to the mix of based aircraft currently parked on an apron. Then, following accepted planning criteria, this value was increased ten percent. The result is a minimum apron space of 2,000 SY for based aircraft in 2025.

As stated in the previous section, it is assumed that 90 percent of the based aircraft demand will be met through the use of hangar facilities by the end of the planning period. It was also presumed that the remaining based aircraft stored outside will continue to predominantly be single-engine aircraft. Therefore, using the same methodology described above, approximately 5,800 SY of apron space will be required for based aircraft by 2046.

Itinerant Aircraft Parking Area

Itinerant apron space is intended for relatively short-term parking, usually less than 24 hours. For planning purposes, a preferred approach is to calculate the total number of peak day itinerant general aviation aircraft that can be expected on the apron during the average day. This was performed by using the peak activity projections, local versus itinerant splits, and operational fleet mix figures from the approved aviation activity forecasts.

Based on typical space and maneuvering requirements, a minimum area of 400 SY was applied per itinerant single-engine aircraft; 760 SY for itinerant multi-engine and rotorcraft; and 1,860 SY for itinerant jets. Overall, this methodology is considered conservative, given that the space allocation per aircraft only includes a minimal area for the associated apron movement areas. When calculated, this results in 17,400 SY of itinerant apron space needed in 2025 and 35,900 SY by 2046.

Aircraft Parking Apron Requirements

Table 4.7-3 summarizes the aircraft parking apron requirements and then compares them to the apron space available in 2025 for both based and itinerant aircraft. As noted previously, this does not include the various aprons in front of the clearspan hangars, rather only the space of the three main aprons located along the Taxiway A flightline.

Although existing facilities provide a modest apron surplus of approximately 4,025 SY under current conditions, forecast growth in transient and based aircraft activity is expected to consume this available capacity, resulting in the need for additional apron space over the 20-year planning period. Any planned apron expansion should be closely coordinated with future rehabilitation efforts. Combining these projects into a single

construction phase can reduce overall costs, minimize operational disruptions, and avoid the need to reconstruct or modify newly rehabilitated pavement.

TABLE 4.7-3
AIRCRAFT PARKING APRON REQUIREMENTS

	2025	2046
Recommended Area for Based Aircraft (subtotal)	2,000 SY	5,800 SY
Minimum Area Required for Itinerant Aircraft (subtotal)	17,400 SY	35,900 SY
Combined Apron Space Requirements		
Area Required for Based and Itinerant Aircraft	19,400 SY	41,700 SY
Available General Aviation Terminal Apron Space	23,425 SY	23,425 SY
Surplus (+) / Deficit (-)	4,025 SY	-18,275 SY

SY = Square Yards

Source: ESA analysis 2026.

4.8 Heliport and Vertiport Facilities

The following sections address both existing and future facilities related to the operation of rotorcraft and the advanced air mobility (AAM) aircraft currently under development, specifically the electric vertical takeoff and landing (eVTOL) aircraft. While eVTOLs can operate to and from airport runways, operators have expressed a desire for dedicated vertiport facilities at airports.

4.8.1 Existing Facilities

Currently there is a private heliport established on the apron in front of the 4,200 SF clearspan hangar located just east of the T-hangar buildings on the north side of Taxiway A. This facility was not included in the airfield inventory, because as noted in the FAA publications, it is not available except by Flagler County emergency services. This heliport has not been used for a number of years and the markings associated with its takeoff and landing area surfaces have faded. It is recommended that the Airport or Flagler County emergency services request that the FAA and FDOT decommission this heliport so that it can be removed from their systems and the aeronautical publications.

Additionally, there is a small painted “H” located on Taxiway B, between Taxiways A1 and D, which is used for rotorcraft parking since this section of the taxiway is typically closed to fixed-wing aircraft movements. However, it should be noted that this is not an established heliport as it is not registered with FAA or FDOT, nor should it be in the future since it lies within 100 feet of the edge of the segmented circle collocated with the primary wind cone.

4.8.2 Future Facilities

A designated public heliport should be established on the airfield so rotorcraft operators can safely operate to and from a dedicated takeoff and landing area before hover taxiing to a parking area. FAA AC 150/5390-2D, *Heliport Design* provides the requirements for heliports and for FIN the Airbus AS350B was the largest helicopter conducting the 905 operations recorded in 2025. With a controlling dimension of 42.5 feet, the Airbus AS350B would not be as critical with respect to the dimensions of a dedicated heliport/vertiport takeoff and landing area for the eVTOL aircraft currently under development.

FAA Engineering Brief (EB) 105A, *Vertiport Design, Supplemental Guidance to FAA AC 150/5390-2D, Heliport Design* was released on December 27, 2024. This document provides the current standards and guidance for the development of vertiports to support eVTOL operations. Since various eVTOL aircraft continue to work toward certification, the FAA utilized the design and performance characteristics of three aircraft in development for a Reference Aircraft to create the vertiport requirements in EB 105A. The controlling dimension of the Reference Aircraft is 50 feet.

Takeoff and Landing Area Requirements

EB 105A identifies vertiports as a type of heliport, serving aircraft with three or more propulsive units (whereas the FAA's heliport criteria are based on single, tandem, or dual rotor aircraft). As such, the Reference Aircraft in EB 105A has been applied to determine the requirements for establishing a heliport/vertiport at the Airport, which include the following:

Touchdown and Lift-off Area (TLOF) = 50 feet (1 times the rotor diameter of the critical eVTOL aircraft). In this case the EB 105A Reference Aircraft has an overall controlling dimension of 50 feet, which is utilized as the rotor diameter until a specific critical eVTOL aircraft is identified. The entire TLOF should be load bearing and paved for the design aircraft. Portland Cement Concrete (PCC) is recommended for ground level facilities as asphalt surfaces are less desirable given, they may rut under the skids or wheels of a parked eVTOL. The TLOF can be square, circular, or even rectangular; however, a square is considered the preferred with respect to the visual acuity it provides for judging aircraft closure rates, altitude, attitudes, and approach angles.

Final Approach and Takeoff Area (FATO) = 100 feet (2 times rotor diameter of the critical eVTOL aircraft). The area between the TLOF and FATO should be capable of supporting the static loads of the design eVTOL aircraft. At this time the Reference Aircraft in EB 105A is limited to a maximum takeoff weight (MTOW) of 12,500 pounds or less. Regardless, if the FATO is load bearing, the portion abutting the TLOF should be continuous with the TLOF, and the adjoining edges should be at the same elevation. If it is unpaved, the FATO should be prepared to prevent loose stones and any other flying debris caused by rotor or propeller downwash and outwash.

Safety Area = 125 feet (2.5 times the controlling dimension of the critical eVTOL aircraft). The Safety Area needs to be clear of all objects except any frangible objects that must be located within due to their function. The Safety Area does not need to be load bearing and in fact, can extend over water (such as a drainage area). If at ground level, the Safety Area should be prepared to prevent loose stones and any other flying debris caused by rotor or propellor downwash and outwash.

Downwash/Outwash Caution Area (DCA) - Defined as any area around the vertiport, its taxiways and/or taxilanes, and parking positions that would be subject to wind velocities greater than or equal to 34.5 miles per hour (mph). The DCA is an operational boundary that during eVTOL operations protects people from the hazards of wind velocities equal to or greater than 34.5 mph. The size of the DCA will vary depending on the size and/or configuration of the operating eVTOL aircraft. As such, the largest eVTOL using a facility should be considered when establishing DCA limits. Additionally, the features and elements required within the DCA should be developed such that they will not be damaged by downwash and outwash or create other hazards such as flying debris.

VFR Approach/Departure and Transitional Surfaces - At least one VFR Approach/Departure Surface must be established to the vertiport. The surface starts at the edge of the FATO and slopes out and upward at an 8:1 ratio for a distance of 4,000 feet horizontal. At the outer limit, the surface is at a height of 500 feet above the established elevation of the TLOF and has a width of 500 feet.

Transitional surfaces also extend out from the edges of the FATO for a distance of 250 feet to each side of the FATO from the approach/departure surface centerline. The side transitional surfaces slope out and upward at a 2:1 ratio and are not applied to the FATO edge opposite of the approach/departure path.

Protection Zone - While not specified in EB 105A, it is fully anticipated that the next version or the eventual FAA AC including vertiport standards will also include a protection zone. The current guidance for protection zones in FAA AC 150/5390-2D, *Heliport Design* includes one for each established approach/departure surface. The surface starts at the FATO and extends out 280 feet beneath the 8:1 approach/departure surface. The size and shape of the protection zone matches the approach/departure surface but has no set elevation.

Offsets from Runway Centerlines - For on-airport facilities, EB 105A has established minimum distances from the vertiport centerline to runway centerline for simultaneous, same direction VFR operations. For both runways at FIN this offset is 500 feet.

Marking, Lighting, and Visual Aids - The public vertiport should have a white “H” marking in the center of the TLOF, oriented in the direction of the preferred approach/departure path. The standard height of the “H” is 10 feet and the width 6 feet, 8 inches. A one 1 foot wide bar should be placed 2 feet below the “H” when it is necessary to distinguish a preferred approach/departure path. The letters “VTL” should also be placed above and to the left of the “H” at a preferred height of 5 feet. Additional markings may be added to the

TLOF area to indicate size or weight limitations. The TLOF itself is marked with a solid white line around its perimeter, while a dashed white line outlines the FATO. Other optional markings may be included such as a yellow circle around the “H” marking (to designate a touchdown/positioning area) or flight path alignment markings.

At least one orange wind cone should be located within 500 feet horizontal of the TLOF. More than one wind cone may be required if a single location cannot be seen by pilots when either on the TLOF or within 500 feet of the TLOF when on the approach path.

For night operations the perimeter of the TLOF and FATO perimeters need to include elevated or flush mounted (preferred) green omnidirectional lights. The number and location of the lights depend on the shape of the TLOF and FATO surfaces as well as the type of lighting used. The wind cone should also be lighted internally or externally, while other optional lighting includes approach lighting and floodlighting to assist in the visual identification of the vertiport.

Supporting Infrastructure

There are a number of additional facilities required to support the operation of eVTOL aircraft at a vertiport. It should be noted that the number and size of these facilities will vary depending on the ultimate tempo of operations expected. Therefore, the ability to expand the initial facilities should be considered when siting a vertiport and its associated facilities.

Taxiways/Taxilanes – Much like a runway, designated taxiways and/or taxilanes are needed at a vertiport for the ground movement of eVTOLs between the takeoff and landing area(s) and the aircraft parking areas. As noted previously, the downwash and outwash will occur wherever an eVTOL is operating, including if taxiing in or out of a parking area.

eVTOL Parking Areas – In order to accommodate more than one operation at a time, an eVTOL parking area is needed; otherwise, the aircraft will have to occupy the takeoff and landing area while loading, unloading, or charging. The number of parking areas required will depend on the tempo of operations expected during peak activity periods. Considerations also need to be given to accommodate hovering or air taxiing into and out of the position, especially as it relates to the downwash and outwash created and its potential impacts on adjacent elements such as ground support equipment, ground vehicle movement areas, and passenger walkways.

Charging Systems - Even though there are other emerging energy technologies such as hybrid or hydrogen powered aircraft for AAM, the need for adequate electrical charging systems and capacity is both an essential and critical element of AAM capability. Currently there is no single charging standard for eVTOL aircraft, but most original equipment manufacturers intend to use the combined charging standard, the same charging standard widely used for electric vehicles today, and the standard endorsed by the General Aviation Manufacturers Association. The current chargers in production today can provide power

up to 350 kilowatts (kW); however, if two 350 kW chargers are used concurrently, it will require 700 kW of power or over a megawatt for three.

These charging capabilities will increase as battery and charging technologies evolve. According to the National Renewable Energy Laboratory, aircraft electrification could include 820 kilowatt-hour (kWh) batteries, which would require megawatt level charging to recharge in less than 30 minutes. As such, the megawatt charging system is in development and will allow for faster charging speeds but require more power. In addition, other methods to recharge an eVTOL may also be employed at a vertiport such as mobile charging systems or even changing out the eVTOL batteries during ground service operations. Therefore, additional space may be required to support the charging infrastructure ultimately utilized for the vertiport, which at a minimum is assumed to include a dedicated charging station for each eVTOL parking position.

Due to the high energy demand and turnaround times desired for eVTOL aircraft charging, it is critical to engage the local electric utility provider as early as possible. At a minimum, they would need to know the preliminary plans for where the chargers would be installed, the number of chargers, and the load that would be created. The local provider would then be able to assist in evaluating the options for locating any future chargers at Airport. Once an accurate plan is in place, the local provider would then be able to develop the additional infrastructure necessary. Another option is to consider on-site power generation and/or storage to ease demand, especially during peak periods.

Fire Protection – Another very critical consideration for any vertiport facility is the ability to provide the appropriate fire safety systems. The current eVTOLs under development use lithium-ion batteries, which like electric vehicles present unique challenges for firefighting when compared to traditional fuels. For this reason Flagler County Fire and Rescue needs to be included in any discussions about vertiport locations and the issues associated with fighting lithium-ion battery fires. Issues to consider include the toxic gases released during lithium-ion battery fires; the need to retain the water or foam used to fight the fire; the difficulty in cooling the higher temperatures of the fire due to thermal release from the battery; and the current tactics employed for lithium-ion fires. National Fire Protection Association (NFPA) 418: *Standard for Heliports* was revised in 2024 to include considerations for vertiports and should be referenced.

There are a number of other supporting facilities that need to be considered when developing a vertiport, which are difficult to estimate when the tempo of operations or potential passenger/cargo activity is not known. For example, there may be the need for a passenger terminal or warehousing facility and the associated automobile parking and landside access. Additionally other equipment or services may be required for weather reporting, communications, and data requirements, the latter of which would be critical in the future as the AAM industry looks towards more autonomous aircraft operations. The alternatives chapter will evaluate the most suitable location to consider establishing a heliport/vertiport facility.

4.9 Seaplane Facilities

As documented, the current seaplane facilities are limited to a small dock and ramp located on the eastern shore of Gore Lake. There is no airside or landside connection with these facilities and both are currently in a state of disrepair due to damage from Hurricane Milton. While short-term repairs to these facilities are expected, longer term plans need to look at other options. Previously it was noted that the current facilities would be encompassed by the future RPZ off the approach end of Runway 6. Current FAA criteria does not allow new public facilities to be constructed within a RPZ. Therefore, the alternatives chapter will explore options to relocate and improve the current seaplane facilities, to include the potential of providing a link to the other airfield facilities.

4.10 Support and Service Facilities

Key facilities to support the airport activity were described in the existing conditions chapter. Any improvements needed for these over the course of the 20-year planning horizon are identified in the following sections.

4.10.1 Airfield Electrical Vault

For the current runway and taxiway system, the existing airfield electrical vault is considered to be of adequate size and in relatively good condition, including the equipment to control the lighting and airfield systems. Constructed in 2022, the current vault has significant expansion capability which would easily accommodate any new equipment required, specifically as it relates to the future parallel runway electrical systems.

4.10.2 Maintenance Facilities

As noted in the inventory, all of the Airport's maintenance equipment is currently stored in three T-hangar end units and a small metal shed. A new maintenance building is needed in the short-term planning horizon. The size of the facility will depend on the ultimate needs to accommodate the existing and expected maintenance equipment, as well as to provide space for service bays, offices, work benches, storage, and restrooms. The alternatives chapter will evaluate different locations to site a facility that could provide at least 5,000 SF of building space as well as additional covered and outdoor storage areas.

4.10.3 Aviation Fuel Supply

The current aviation fuel supply is via two 12,000 gallon tanks (one 100LL Avgas and one Jet A), as well as the self-serve 100LL Avgas facility are scheduled to be replaced. During the development of this master plan, a project to design a new fuel storage and self-serve area was underway with construction expected simultaneous with the completion of this study. The new fuel storage and self-serve area will be located at the west ends of Taxiways A and B and adjacent to Taxiway F. Two new 20,000 gallon Jet A and one

10,000 gallon 100LL above ground tanks will be installed with a self-serve facility for the 100LL.

4.11 Land Acquisition

Whenever possible, the option to acquire additional property for aviation related development and to ensure future land use compatibility must be considered. Even though there are options to develop the current property, the potential for non-compatible development around the Airport will always exist. In short, as development pressure builds in the areas surrounding the airfield, the ability for airport management to acquire any additional land diminishes. For these reasons, consideration must be given to the identification of a future property envelope that the Airport should secure to address demand and development needs beyond the master planning horizon.

As a new parallel runway is needed for capacity, land acquisition may be required which will be evaluated in the alternatives.

4.12 Summary of Facility Requirements

Table 4.12-1 provides a general summary of the facility requirements that were determined necessary to satisfy the approved aviation demand forecasts. Essentially, this table includes the minimum improvements required over the 20-year planning period. Some additional facilities will also be planned and included as part of the final ALP drawing set and Capital Improvement Program to maximize the flexibility of the Airport and the ability to respond to future opportunities. The order in which these improvements are listed does not have any relation to the priority or phasing of such projects.

TABLE 4.12-1
20-YEAR FACILITY REQUIREMENTS

Category	Proposed Improvements
Runways	Construct parallel runway for capacity
	Extend Runway 6-24 to 5,400 feet
	Rehabilitate Runways 11-29 and 6-24
Taxiways	Rehabilitate Taxiway B
	Rehabilitate intersections of Taxiways C and D with Runway 6-24
	Re-align Taxiway E with Runway 6
	Rehabilitate Taxiway E north of Taxiway A
	Extend Taxiway H
	Rehabilitate T-hangar taxilanes
	Construct additional exit taxiways for Runways 24 and 11-29
	Reconfigure run-up areas for Runway 6-24
	Construct taxiway system with run-up areas for new parallel runway
	Construct taxiway or taxilane access to new facilities
Airfield	Replace MIRLs on Runway 11-29 and 6-24
	Install LED MITLs on Taxiway B
	Replace MITLs on all taxiways
	Replace incandescent airfield signage with LED fixtures
	Install distance remaining signs for Runways 11-29 and 6-24
	Periodic remarking of all airfield pavements
	Replacement of REILs and PAPIs on Runways 11-29 and 6-24
	Install PAPIs, REILs, and supplemental wind cone(s) on new parallel runway
	Construct compass calibration pad
Airport Facilities	Additional General Aviation Terminal space (4,000 SF)
	T-hangar facilities (29 additional units)
	Clearspan hangars (to accommodate 27 additional aircraft)
	Additional aircraft parking apron space (minimum 18,275 SY)
	Rehabilitate aircraft parking aprons
	Establish a heliport/vertiport and supporting facilities
	Improve facilities for seaplane operations
	Construct an airport maintenance facility

Source: ESA, 2026.

APPENDIX A

Correspondence and Outreach

AIRPORT MASTER PLAN UPDATE WORKING GROUP AGENDA

THURSDAY | OCTOBER 2, 2025 | 3:00 PM

TOURISM DEVELOPMENT CONFERENCE ROOM | 120 AIRPORT ROAD, SUITE 3 | PALM COAST, FL 32164

1. **Call to Order**

2. **Pledge to the Flag & Moment of Silence**

3. **Consent Agenda**
   a. Meeting Minutes – None

4. **Presentations & Updates**
   a. Flagler Executive Airport Overview | Roy Sieger, Airport Director
   b. Airport Master Plan Key Elements and Process | Doug DiCarlo, Project Manager
   c. Airport Master Plan Update Working Group Roles & Responsibilities | Roy Sieger, Airport Director

5. **General Business**
   a. Election of Chairperson and Vice-Chairperson
      i. Chairperson
      ii. Vice-Chairperson
   b. Discussion of Meeting Schedule and Time
   c. Discussion of Other Requirements for Future Business
      i. Public Notice of Meetings
      ii. Meeting Minutes

6. **Community Outreach:** Thirty-minute time period allocated at the end of the meeting for public comment. Each speaker will be allowed up to three minutes to address the Working Group on items not on the agenda.

7. **Working Group Member Comments**

8. **Adjournment**

Please take note that individual Commissioners of the Board of County Commissioners may attend this meeting. The Commissioners who attend, will not take any action, or take any vote at this meeting.

This is not an official meeting of the Board of County Commissioners of Flagler County. This notice is being provided to meet the spirit of the Sunshine Law to inform the public that commissioners may be present at these discussions. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in this meeting should contact the number listed above at least 48 hours prior to the meeting.

Flagler Executive Airport
Airport Master Plan Update Working Group Kick-off Meeting

October 2, 2025

Name	Representing	Phone Number	E-Mail Address
RAY Ricchi	AMPWG	214-704-8609	rricchi@rayricchi.com
Kim Carney	Self	386-846-5493	Kimcarney@cfl.rr.com
D. Faust	Self.	386-437-2968	davefaust76@gmail.com
Don Turlington	AMP WG	386-283-4604	dturlington48@gmail.com
Bill Lyon	SELF	386-283-2803	blyon@PCREFLA.COM
Rich Klumpp	Self	703-559-2814	rich@theklumppfamily.net
Colleen Conklin	Community/Self	386-569-9323	conklin4kids@gmail.com
CD Rowsell	SELF	510-303-0640	4X RAMB1 2020@HOTMAIL.COM
Coleman Cannon Jr		386-313-4241	CCannon@FlaglerCounty.gov
Bruce PARKER	self	417 480 7433	Bruce.PARKER@ITMGTGRP.com
Anna Jones			
Darlene Shelley			
Roy Sieger	Airport Director	(386) 313-4220	rsieger@flaglercounty.gov
Doug DiCarlo	MP Team	(813) 207-7215	ddicarlo@esassoc.com

AIRPORT MASTER PLAN UPDATE WORKING GROUP AGENDA

TUESDAY | DECEMBER 16, 2025 | 3:00 PM

TOURISM DEVELOPMENT CONFERENCE ROOM | 120 AIRPORT ROAD, SUITE 3 | PALM COAST, FL 32164

1. **Call to Order**

2. **Pledge to the Flag & Moment of Silence**

3. **Consent Agenda:** Request the Board accept the following:
    a. Meeting Minutes
        i. October 2, 2025, Regular Meeting

4. **Presentations & Updates**
    a. Sunshine Law | Sean S. Moylan, Deputy County Attorney
    b. Airport Project Updates | Roy Sieger, Airport Director

5. **General Business**
    a. Discussion of Meeting Schedule and Time

6. **Community Outreach:** Thirty-minute time period allocated at the end of the meeting for public comment. Each speaker will be allowed up to three minutes to address the Working Group on items not on the agenda.

7. **Working Group Member Comments**

8. **Adjournment**

Please take note that individual Commissioners of the Board of County Commissioners may attend this meeting. The Commissioners who attend, will not take any action, or take any vote at this meeting.

This is not an official meeting of the Board of County Commissioners of Flagler County. This notice is being provided to meet the spirit of the Sunshine Law to inform the public that commissioners may be present at these discussions. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in this meeting should contact the number listed above at least 48 hours prior to the meeting.

FLAGLER EXECUTIVE AIRPORT
FIN

Flagler Executive Airport
Airport Master Plan Update Working Group Kick-off Meeting

December 16, 2025

Name	Representing	Phone Number	E-Mail Address
William LYON	AIRPORT MSTR PLAN WORK GROUP	386-283-2803	blyon@PCREFLA.COM
Don Turlington	" "	386-283-4604	dturlington48@gmail.com
Charles Rowsell	" "	510-303-0640	LKRAMB12020@HOTMAIL.COM
Richard Klumpp	" "	703-559-2814	rich@theklumpfamily.net
Les Aben	N/A	386-264-8318	lesaben@sbcglobal.net
Sean Moylan	County Atty	386-313-4056	smoylan@flaglercounty.gov
Ralph S Bruner	Teens in Flight	386-804-3236	ralph.bruner@teensinflight.org
Dave Faust	citizen	386-586-8397	davefaust46@gmail
Colleen Conklin	Work Group	386-569-9323	walshcoc@erau.edu
Kim M. Carney	BOCC	386-846-5493	Kcarney@flaglercounty.gov
Anna Jones	Citizen	702 882-5914	Annaj9365@gmail.com
Bruce BARKER	Airport Planning Bd	617 480 7433	Bruce.BARKER@ITMGTGRP.com
Ray Ricchi	AMPWG	214.704.8609	rricchi@rayricchi.com

AIRPORT MASTER PLAN UPDATE WORKING GROUP AGENDA

TUESDAY | APRIL 7, 2026 | 3:00 PM

TOURISM DEVELOPMENT CONFERENCE ROOM | 120 AIRPORT ROAD, SUITE 3 | PALM COAST, FL 32164

1. **Call to Order**

2. **Pledge to the Flag & Moment of Silence**

3. **Consent Agenda:** Request the Board accept the following:
    a. Meeting Minutes
        i. December 16, 2025, Regular Meeting

4. **Presentations & Updates**
    a. Airport Master Plan Working Paper No. 1 | Doug DiCarlo, Project Manager
    b. Airport Project Updates | Roy Sieger, Airport Director

5. **General Business**
    a. None

6. **Community Outreach:** Thirty-minute time period allocated at the end of the meeting for public comment. Each speaker will be allowed up to three minutes to address the Working Group on items not on the agenda.

7. **Working Group Member Comments**

8. **Adjournment**

Please take note that individual Commissioners of the Board of County Commissioners may attend this meeting. The Commissioners who attend, will not take any action, or take any vote at this meeting.

This is not an official meeting of the Board of County Commissioners of Flagler County. This notice is being provided to meet the spirit of the Sunshine Law to inform the public that commissioners may be present at these discussions. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in this meeting should contact the number listed above at least 48 hours prior to the meeting.

Flagler Executive Airport
Airport Master Plan Update Working Group Meeting

April 7, 2026

Name	Representing	Phone Number	E-Mail Address
Douglas DiCarlo	ESA Airports	(727) 208-7326	ddicarlo@esassoc.com
Dave Faust	Self		davefaust76@gmail.com
Bruce Parker	Self	617 480 7433	BRUCE.PARKER@ITMGTCAP.com
Colleen Conklin	Self	386-569-9323	Conklin4Kids@gmail.com
Bill Lyon	Self	386-283-2803	blyon@pcrefla.com
Don Turlington	Self	386-283-4604	dturlington48@gmail.com
Ray Ricchi	Self	214-704-8609	rricchi@rayricchi.com
CD Rowsell	Self	5103030640	LHRAMB12020@HOTMAIL.COM
Ray Sieger	Flagler Exec Airport	386.931.0064	rsieger@flaglercounty.gov

U.S. Department
of Transportation
**Federal Aviation
Administration**

ORLANDO AIRPORTS DISTRICT OFFICE
8427 SouthPark Circle, Suite 524
Orlando, Florida 32819
Phone: (407) 487-7220 Fax: (407) 487-7135

July 15, 2026

Mr. Roy Sieger
Airport Director
Flagler Executive Airport
201 Airport Road
Palm Coast, FL 32164

RE: Flagler Executive Airport (FIN)
Aviation Activity Forecast Approval

The Federal Aviation Administration (FAA) has reviewed the aviation forecast for FIN dated May 8, 2026 (attached). The FAA approves these forecasts for airport planning purposes and its use in advanced planning efforts only. Our approval is based on the forecasts being supported by reasonable planning assumptions and current data as well as being developed using acceptable forecasting methodologies.

The existing critical aircraft for the primary Runway 11/29 is determined to be RDC B-II. (Falcon 900) The future critical aircraft for Runway 11/29 is expected to be RDC D-II. (Gulfstream G-450) The existing critical aircraft for the crosswind Runway 6/24 is determined to be RDC B-II. (Falcon 900) The future critical aircraft is expected to be RDC C-II. (Bombardier Challenger 300)

The approval of the forecast does not automatically constitute a commitment on the part of the United States to participate in any development recommended in advanced planning efforts, a Master Plan Update or shown on the Airport Layout Plan. Justification for future projects will be made based on activity levels at the time the project is requested for development, in accordance with criteria in FAA Orders 5090.5 and 5100.38. Documentation of actual activity levels meeting planning activity levels will be necessary to justify AIP funding for eligible projects. Further, the approved forecast may be subject to additional analyses if the fundamental rationale of the forecast or the critical aircraft changes materially.

If you have any questions, please feel free to contact me at (407) 487-7234.

Sincerely,

Jenny Iglesias-Hamann, ACE
Community Planner

Attachment

APPENDIX B

Runway Exit Design Interactive Model (REDIM) Analysis

APPENDIX B
Runway Exit Design Interactive Model (REDIM) Analysis

B.1 REDIM Inputs

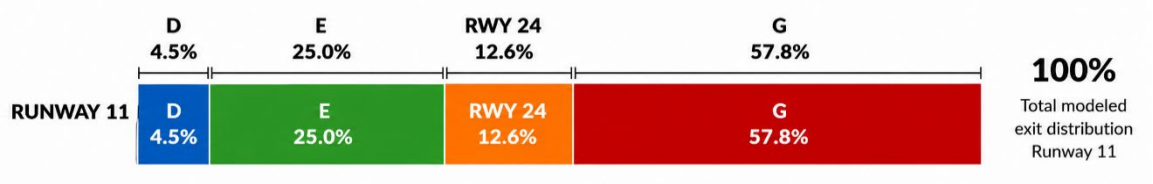
Both runways were analyzed in REDIM using Virtower operations data from 2025. The fleet utilized for Runways 11-29 and 6-24 included a representative mix of general aviation aircraft, small turboprop, and jet aircraft from the REDIM model library.

The software allows airport-specific inputs such as temperature, airport elevation, location and geometry of existing taxiway exits, and aircraft fleet mix. The model analyzes exit placement based on the point at which an aircraft begins the turn onto the exit taxiway, requiring exits to be assessed separately for each runway direction because locations are not always equidistant from the runway thresholds.

B.1.1 Runway 11 Arrivals

When arriving on Runway 11, numerous exit locations are available on the north side of the runway for access to the Taxiway A flightline using both 90 degree and 45 degree connections (Taxiways D, E, Runway 24, and Taxiway G). Two additional exit locations on the south side of Runway 11-29 serve as connectors and access to the Runway 6 threshold. The runway exit assignment analysis in **Figure B-1** indicated that 57.8 percent of arriving aircraft are projected to exit at Taxiway G, compared to 25.0 percent at Taxiway E, 12.6 percent at the Runway 24 turnoff, and 4.5 percent at Taxiway D.

Figure B-1 Runway 11 REDIM Results: Tiered Runway Exit Utilization



Source: ESA Analysis 2026.

Runway 11 exhibits an average runway occupancy time of 54.2 seconds and has relatively long and variable runway occupancy times due to differences in aircraft performance and runway exit utilization per **Table B-1**. REDIM analysis identified that aircraft exiting at Taxiway G experience the longest occupancy times, ranging from approximately 51 to 92 seconds depending on aircraft type.

Table B-1 Runway 11 Runway Occupancy Time

CONDITIONS	EXITS	EXISTING	FUTURE
ALL	RIGHT		
	LEFT	54.2	50.5
WET	RIGHT		
	LEFT	58.7	55.2
DRY	RIGHT		
	LEFT	53.7	50

The REDIM analysis indicates that, based on the representative fleet mix and aircraft performance characteristics, the largest share of modeled Runway 11 arrivals continue to Taxiway G at the runway end. This modeled exit distribution contributes to higher runway occupancy times for aircraft requiring the additional rollout distance. While many piston-engine aircraft, including the Cessna 172, are modeled to vacate the runway at Taxiway E or, in some cases, Taxiway D, approximately 86 percent of the modeled jet fleet, when weighted by the aircraft mix used in REDIM, continues to the end of the runway and exits on Taxiway G..

When modeling a proposed 90 degree exit in REDIM between the Runway 24 turnoff and Taxiway G, the exit assignment analysis indicates that more than half of Falcon 900 arrivals and a significant portion of Gulfstream IV and Citation Sovereign 680 arrivals would shift from Taxiway G to the proposed exit per **Table B-2**. As a result, Taxiway G usage would decrease from 87.8 percent to 34.8 percent for the Falcon 900, 94.8 percent to 43.5 percent for the Gulfstream IV, and 60.5 percent to 14.9 percent for the Citation Sovereign 680. This shift would reduce runway occupancy times by approximately 5 to 6 seconds per arrival for these aircraft types.

Table B-2 Runway 11 Exit Usage Utilization by Business Jet Type

Aircraft Type	Existing TWY G	Proposed New Exit 1	Proposed TWY G
Citation Sovereign 680	60.5%	45.7%	14.9%
Falcon 900	87.8%	53.0%	34.8%
Gulfstream IV	94.8%	51.3%	43.5%

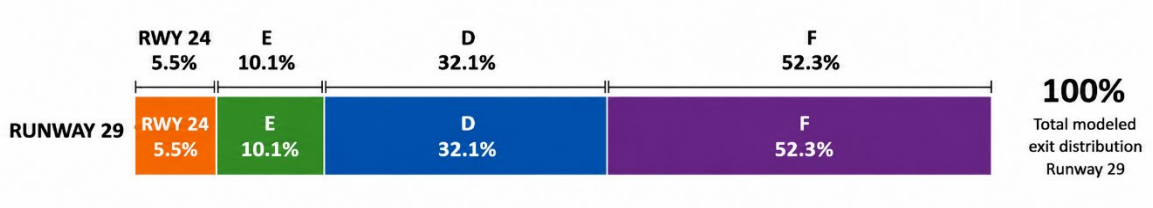
Although the per aircraft time savings are modest, turbine aircraft comprise more than half of the airport's fleet mix and account for most arrivals currently using Taxiway G. By providing an additional exit opportunity before the runway end, the proposed exit would reduce runway occupancy times, decrease reliance on Taxiway G, improve runway throughput and operational efficiency, and help accommodate future traffic growth while mitigating potential capacity constraints.

B.1.2 Runway 29 Arrivals

When arriving on Runway 29, aircraft primarily use Taxiways E, D, and F on the north side of the runway. Per **Figure B-2**, the runway exit assignment analysis indicates that 52.3 percent of arrivals exit at Taxiway F (which is at the end of the runway), followed by

Taxiway D (32.1 percent), Taxiway E (10.1 percent), and the Runway 24 turnoff (5.5 percent).

Figure B-2 Runway 29 REDIM Results: Tiered Runway Exit Utilization



Source: ESA Analysis 2026.

The REDIM analysis indicates that smaller piston aircraft are more likely to utilize Taxiway D as an earlier runway exit based on their landing performance characteristics. Under the representative fleet mix and modeled conditions, Taxiway D accounts for 46.7 percent of Cessna 172 arrivals, 62.6 percent of Diamond DA42 arrivals, and 45.3 percent of Piper PA-28 arrivals. These results demonstrate that Taxiway D provides a viable earlier exit opportunity for a substantial portion of the modeled piston fleet, while aircraft requiring additional rollout distance continue to downstream exits.

As identified by **Table B-3**, Runway 29 arrivals exhibit an average runway occupancy time of 53.7 seconds. Based on the modeled aircraft mix, business jet arrivals show strong reliance on Taxiway F, the runway-end exit, and experience runway occupancy times ranging from approximately 53 to 57 seconds. As a result, turbine aircraft have the greatest influence on Runway 29 occupancy and arrival throughput.

Table B-3 Runway 29 Runway Occupancy Time

CONDITIONS	EXITS	EXISTING	FUTURE
ALL	RIGHT	53.7	50.6
	LEFT		
WET	RIGHT	58.5	55.6
	LEFT		
DRY	RIGHT	53.2	50.1
	LEFT		

When modeling a proposed 90-degree exit in REDIM between Taxiway D and Taxiway F, the exit assignment analysis indicates that approximately 46 percent of Falcon 900 arrivals, 46 percent of Gulfstream IV arrivals, and 35 percent of Citation Sovereign 680 arrivals would shift from Taxiway F to the proposed exit per **Table B-4**. As a result, Taxiway F usage would decrease from 80.5 percent to 35.0 percent for the Falcon 900, 89.6 percent to 44.0 percent for the Gulfstream IV, and 50.1 percent to 14.8 percent for the Citation Sovereign 680. This shift would reduce runway occupancy times by approximately 6 to 10 seconds per arrival for these aircraft types and substantially reduce reliance on the runway-end exit.

Table B-4 Runway 29 Exit Utilization by Business Jet Type

Aircraft Type	Existing TWY D	Existing TWY F	Proposed TWY D	Proposed New Exit 1	Proposed TWY F
Citation Sovereign 680	49.6%	50.1%	49.6%	35.3%	14.8%
Falcon 900	19.5%	80.5%	19.4%	45.6%	35.0%
Gulfstream IV	10.4%	89.6%	10.4%	45.5%	44.0%

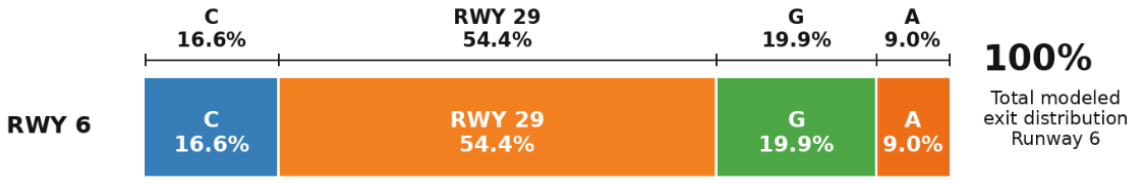
While the proposed Runway 11 exit would likely provide a greater overall airport benefit due to the higher volume of operations using Runway 11, the proposed Runway 29 exit would provide a greater benefit on a per-operation basis. Under existing conditions, the modeled business jet fleet shows a strong concentration of arrivals using Taxiway F, the runway-end exit, resulting in longer runway occupancy times for the aircraft types that dominate the airport's turbine fleet. The proposed exit would capture a substantial portion of these arrivals before they reach Taxiway F, reducing reliance on the runway-end exit and improving runway availability.

Conversely, the proposed Runway 11 exit would benefit a larger number of total operations by reducing occupancy times across a broader range of aircraft. As a result, the Runway 11 and Runway 29 exit alternatives should be viewed as complementary capacity improvements that enhance airfield efficiency under different wind conditions and runway-use scenarios.

B.1.3 Runway 6 Arrivals

When arriving on Runway 6, numerous exit locations are available on the northwest side of the runway for access to the Taxiway A flightline using Taxiway C, Runway 29, Taxiway G, and Taxiway A. Per **Figure B-3**, modeled exit utilization is distributed among Taxiway C (16.6 percent), the Runway 29 intersection (54.4 percent), Taxiway G (19.9 percent), and Taxiway A (9.0 percent).

Figure B-3 Runway 6 REDIM Results: Tiered Runway Exit Utilization



Source: ESA Analysis 2026.

The REDIM analysis indicates per **Table B-5** an average runway occupancy time of 49.9 seconds.

Table B-5 Runway 6 Runway Occupancy Time

CONDITIONS	EXITS	EXISTING	FUTURE
ALL	RIGHT		
	LEFT	49.9	N/A
WET	RIGHT		
	LEFT	53.9	N/A
DRY	RIGHT		
	LEFT	49.5	N/A

The presence of Taxiway A at the end of Runway 6 provides an additional exit opportunity for aircraft requiring longer landing rolls; however, modeled use of the runway-end exit is relatively limited at approximately 9 percent. Approximately 91 percent of arrivals are modeled to vacate the runway before reaching Taxiway A, including 16.6 percent at Taxiway C, 54.4 percent at the Runway 29 intersection, and 19.9 percent at Taxiway G. This distribution indicates that the existing exit system provides a well-spaced series of runway-clearance opportunities for the modeled fleet and limits reliance on the runway-end exit.

Small piston aircraft such as Cessna 172s and Piper PA-28s, which represent the largest group of training aircraft conducting operations at FIN, exhibit the highest use of Taxiway C (43.4 percent) and the lowest use of Taxiway A (2.0 percent), reflecting their lower landing speeds and shorter landing distances.

The business jet fleet consisting of the Citation Sovereign 680, Challenger 300, Falcon 900, and, to a lesser extent, the Pilatus PC-12 turboprop exhibits different runway exit behavior than the piston aircraft. While most arrivals continue to exit at Runway 29, these aircraft show a greater tendency to utilize downstream exits such as Taxiway G and, less frequently, Taxiway A per **Table B-6**. This pattern is consistent with the higher approach speeds, landing weights, and landing roll distances associated with these aircraft types and contributes to longer runway occupancy times.

Table B-6 Runway 6 Exit Utilization by Business Jet Type

Aircraft Type	RWY 29	Taxiway G	Taxiway A
Citation Sovereign 680	71.8%	20.5%	7.3%
Challenger 300	62.2%	27.4%	10.4%
Falcon 900	42.9%	37.2%	19.9%

The Citation Sovereign 680 is the most likely of the three business jet types to exit at Runway 29, with nearly 72 percent of arrivals using that exit. However, over one quarter of the operations continue beyond Runway 29, illustrating that a significant portion of arrivals require additional rollout distance. The Citation Sovereign 680 appears capable of consistently utilizing Runway 29 while retaining

flexibility to use Taxiway G or A when landing weight, touchdown location, or braking conditions warrant.

The Challenger 300's exit profile indicates that Runway 29 is often achievable, but Taxiway G serves as an important operational exit. The aircraft regularly requires additional rollout distance compared with lighter jet categories. More than one third of arrivals continue beyond Runway 29 and more than 10 percent require Taxiway A at the runway end.

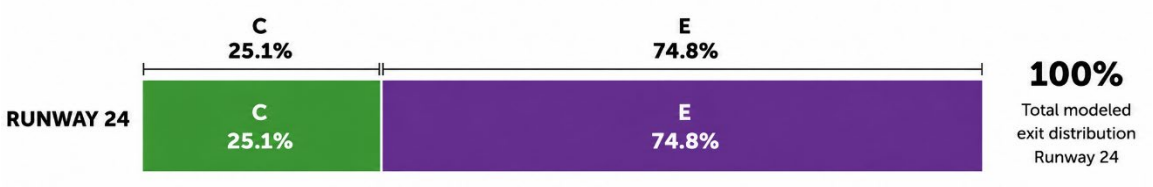
Among all aircraft modeled, the Falcon 900 demonstrates the highest use of the runway length and the greatest dependence on Taxiway A approximately 20 percent of the time. This behavior is consistent with a larger cabin-class jet operating at higher landing weights and approach speeds.

Given the relatively low average runway occupancy time of approximately 50 seconds and the balanced distribution of exit utilization, the existing exit configuration appears to be operating efficiently. Accordingly, the development of an additional runway exit is not supported by current operational demand and would likely be more appropriately considered as part of a long-term capacity enhancement strategy rather than a near-term operational requirement.

B.1.4 Runway 24 Arrivals

Unlike Runway 6, where arrivals are distributed among several exits, Runway 24 arrivals are modeled to almost exclusively utilize either Taxiway C or Taxiway E, which is located at the end of the runway per **Figure B-4**.

Figure B-4 Runway 24 REDIM Results: Tiered Runway Exit Utilization



Source: ESA Analysis 2026.

Approximately 74.8 percent of modeled arrivals utilize Taxiway E, while 25.1 percent utilize Taxiway C, with negligible use of other exits, as they are too close to the landing threshold. This distribution indicates that the majority of arriving aircraft require or prefer a rollout distance extending to the runway end before exiting. Aircraft-specific REDIM results indicate that use of Taxiway E results in approximately 29 seconds of additional runway occupancy time, on average, compared with Taxiway C.

As shown in **Table B-7**, the overall average runway occupancy time is 55.7 seconds, increasing to 59.2 seconds under wet conditions and measuring 55.3 seconds under dry conditions.

Table B-7 Runway 24 Runway Occupancy Time

CONDITIONS	EXITS	EXISTING	FUTURE
ALL	RIGHT	55.7	49.9
	LEFT		
WET	RIGHT	59.2	53.9
	LEFT		
DRY	RIGHT	55.3	49.4
	LEFT		

Business jets exhibit particularly strong reliance on the runway-end exit. REDIM indicates that 95.1 percent of Citation Sovereign 680, 99.2 percent of Challenger 300, and 99.9 percent of Falcon 900 arrivals utilize Taxiway E. These results indicate that the existing Taxiway C exit provides limited operational benefit to the modeled business jet fleet, with nearly all of these aircraft continuing to the runway-end exit.

Several piston aircraft categories make greater use of Taxiway C given the landing performance and can regularly exit before reaching Taxiway E. However, per **Table B-8** there is a significant percentage that continue to Taxiway E, suggesting that the runway geometry naturally channels a large proportion of traffic toward the runway-end exit.

Table B-8 Runway 24 Exit Utilization by General Aviation Aircraft

Aircraft Type	Taxiway C	Taxiway E
Diamond DA42	37.4%	62.6%
Mooney M20C	42.1%	57.9%
Piper PA-28	66.0%	34.0%
Piper PA-34	37.2%	62.8%
Piper PA-44	30.2%	69.8%
Pilatus PC-12	31.4%	68.6%
Cirrus SR22	37.6%	62.4%

REDIM analysis modeled a proposed exit between Taxiway C and E to determine if runway occupancy time and exit usage could be improved for both aircraft groupings. Results indicate that the runway occupancy time decreases from 55.7 seconds to 49.9 seconds and reliance on Taxiway E decreases dramatically from 74.8 percent to 29.3 percent. Per **Table B-9**, nearly half of all arrivals can utilize the new exit.

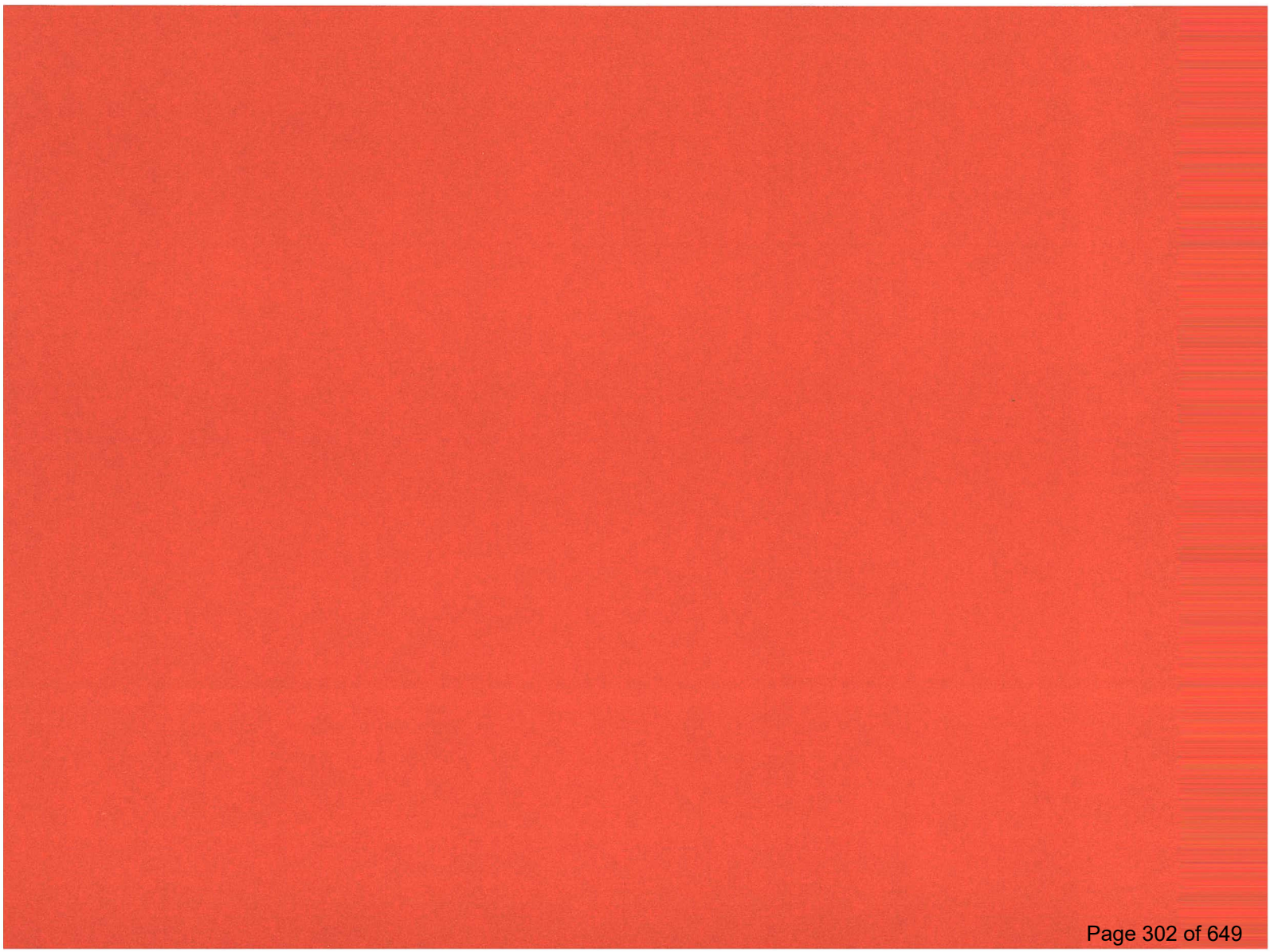
The greatest benefits are realized by the Citation Sovereign 680 and Challenger 300 fleets, which shift a majority of operations from Taxiway E to the new exit. Even the Falcon

900, the aircraft most dependent on runway-end exits, utilizes the new exit on approximately 42 percent of arrivals.

Table B-9 Runway 24 New Exit Utilization All Fleet

Aircraft Type	Existing Taxiway C	Existing Taxiway E	Proposed Taxiway C	Proposed New Exit 1	Proposed Taxiway E
Citation Sovereign 680	4.9%	95.1%	4.8%	66.8%	28.4%
Challenger 300	0.8%	99.2%	0.8%	60.7%	38.6%
Falcon 900	0.1%	99.9%	0.1%	41.9%	58.0%
Diamond DA42	37.4%	62.6%	37.7%	51.6%	10.6%
Mooney M20C	42.1%	57.9%	41.9%	47.6%	10.5%
Piper PA-28	66.0%	34.0%	65.6%	29.0%	5.3%
Piper PA-34	37.2%	62.8%	37.3%	50.4%	12.3%
Piper PA-44	30.2%	69.8%	30.4%	53.8%	15.8%
Pilatus PC-12	31.4%	68.6%	31.3%	55.9%	12.8%
Cirrus SR22	37.6%	62.4%	36.3%	50.6%	13.1%

The new exit modeled significantly redistributes traffic away from Taxiway E, reduces average runway occupancy times, decreases occupancy variability, and provides a meaningful capacity enhancement for both business jet and general aviation aircraft. Based on these results, a proposed exit on Runway 24 appears operationally justified and would likely provide measurable efficiency benefits both in current operations and under future traffic growth scenarios.



Where Service Soars

FLAGLER EXECUTIVE AIRPORT

FIN

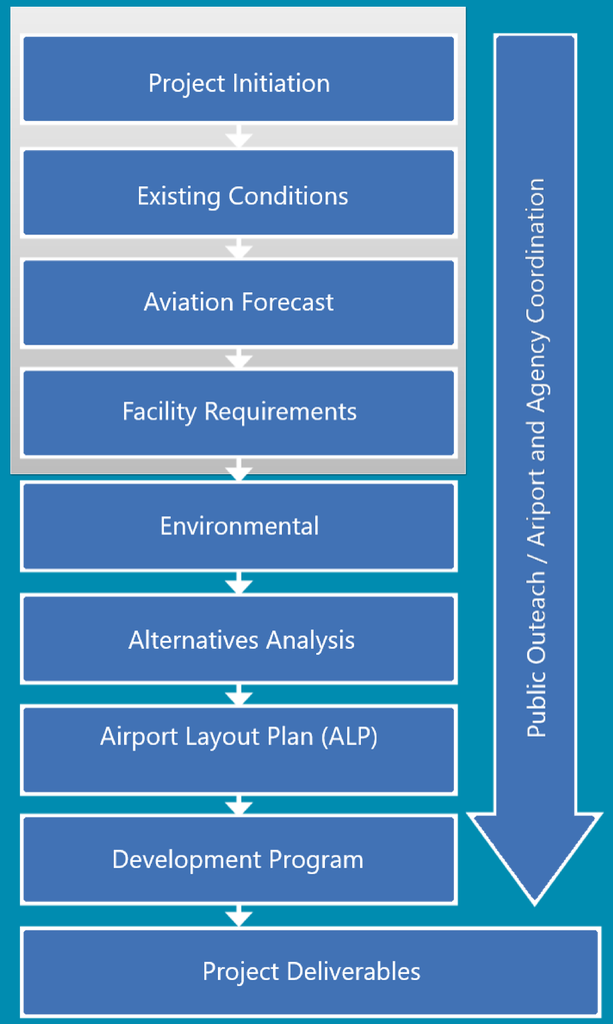
Airport Master Plan Working Paper No.2



Board of County Commissioners Presentation

November 16, 2026

Airport Master Planning Process



Project Initiation

- Stakeholder and Public Outreach
- Airport Mapping and AGIS

Existing Conditions

- Facilities, Operational, and Environmental Data
- Conduct Tenant and Customer Interviews

Aviation Forecast

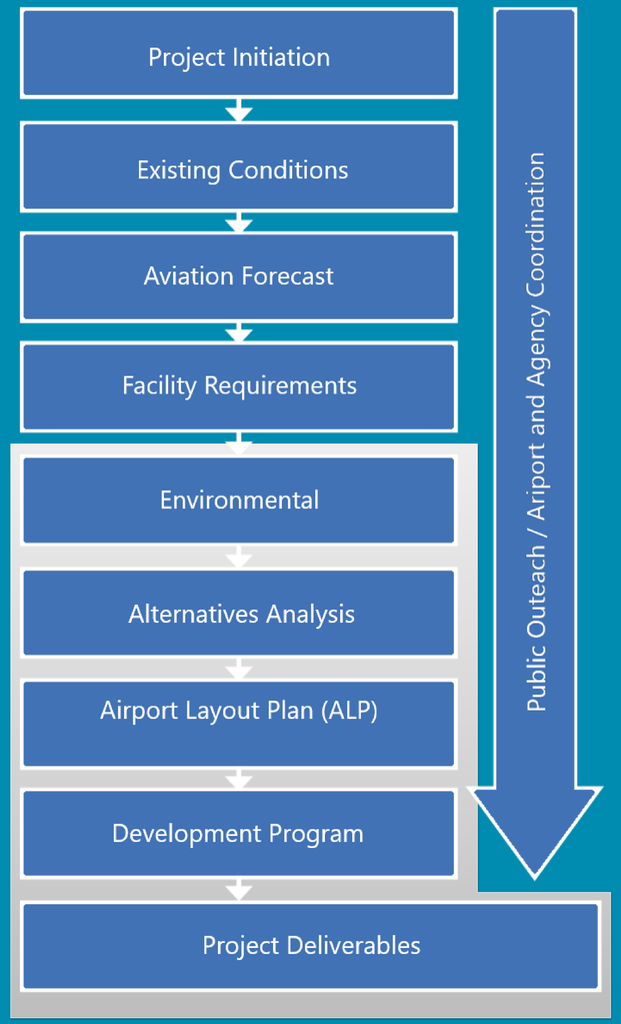
- Operations, Fleet Mix, and Based Aircraft
- **FAA and FDOT Approval**

Facility Requirements

- Capacity Assessment and Design Standards
- Airside, Facility, and Landside Needs

Where Service Soars
FLAGLER EXECUTIVE AIRPORT
FIN

Airport Master Planning Process (cont.)



Environmental

- Natural Resources and Noise Modeling
- Recycling, Reuse, and Waste Reduction Plan

Alternatives Analysis

- Develop Concepts and Evaluate Options
- Recommended Alternatives

Airport Layout Plan (ALP)

- ALP Drawing Set and Exhibit "A" Property Map
- **FAA and FDOT Approval**

Development Program

- Financial Assessment and Costs Estimating
- Capital Improvement Program

Key Deliverables

- AGIS Database
- 20-Year Aviation Forecasts
- Capital Improvement Program
- Master Plan Document
- ALP Drawing Set

Where Service Soars
FLAGLER EXECUTIVE AIRPORT
FIN

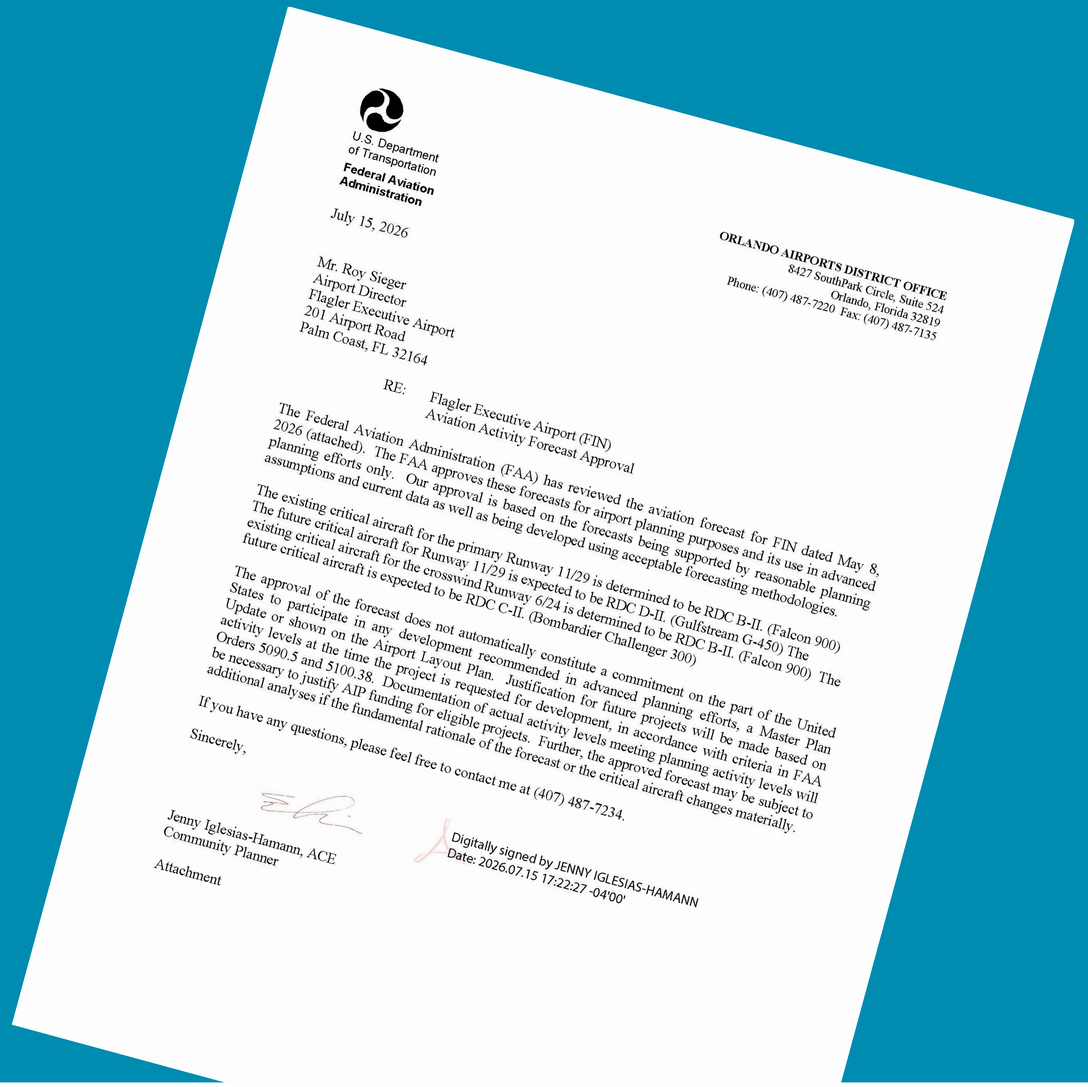
Approved Aviation Activity Forecasts

Annual Operations

2025	**180,927**
2031	199,000
2036	215,400
2046	252,500

Based Aircraft

2025	**91**
2031	99
2036	116
2046	159



U.S. Department of Transportation
Federal Aviation Administration

July 15, 2026

ORLANDO AIRPORTS DISTRICT OFFICE
8427 SouthPark Circle, Suite 524
Orlando, Florida 32819
Phone: (407) 487-7220 Fax: (407) 487-7135

Mr. Roy Sieger
Airport Director
Flagler Executive Airport
201 Airport Road
Palm Coast, FL 32164

RE: Flagler Executive Airport (FIN)
Aviation Activity Forecast Approval

The Federal Aviation Administration (FAA) has reviewed the aviation forecast for FIN dated May 8, 2026 (attached). The FAA approves these forecasts for airport planning purposes and its use in advanced planning efforts only. Our approval is based on the forecasts being supported by reasonable planning assumptions and current data as well as being developed using acceptable forecasting methodologies.

The existing critical aircraft for the primary Runway 11/29 is determined to be RDC B-II. (Falcon 900) The future critical aircraft for Runway 11/29 is expected to be RDC D-II. (Gulfstream G-450) The existing critical aircraft for the crosswind Runway 6/24 is determined to be RDC B-II. (Falcon 900) The future critical aircraft is expected to be RDC C-II. (Bombardier Challenger 300)

The approval of the forecast does not automatically constitute a commitment on the part of the United States to participate in any development recommended in advanced planning efforts, a Master Plan Update or shown on the Airport Layout Plan. Justification for future projects will be made based on activity levels at the time the project is requested for development, in accordance with criteria in FAA Orders 5090.5 and 5100.38. Documentation of actual activity levels meeting planning activity levels will be necessary to justify AIP funding for eligible projects. Further, the approved forecast may be subject to additional analyses if the fundamental rationale of the forecast or the critical aircraft changes materially.

If you have any questions, please feel free to contact me at (407) 487-7234.

Sincerely,

Digitally signed by JENNY IGLESIAS-HAMANN
Date: 2026.07.15 17:22:27 -04'00'

Jenny Iglesias-Hamann, ACE
Community Planner

Attachment

Where Service Soars
FLAGLER EXECUTIVE AIRPORT
FIN

Runway 11-29 Critical Aircraft

Existing

Dassault Falcon 900

- Wingspan 63.4’
- Length 66.3’
- Tail Height 24.8’
- MTOW 46,500 pounds
- Reference Code B-II-5000



Future

Gulfstream G450

- Wingspan 77.8’
- Length 89.3’
- Tail Height 25.2’
- MTOW 73,900 pounds
- Reference Code D-II-5000



Where Service Soars
FLAGLER EXECUTIVE AIRPORT
FIN

Runway 6-24 Critical Aircraft

Existing

Dassault Falcon 900

- Wingspan 63.4’
- Length 66.3’
- Tail Height 24.8’
- MTOW 46,500 pounds
- Reference Code B-II-4000



Future

Bombardier Challenger 300

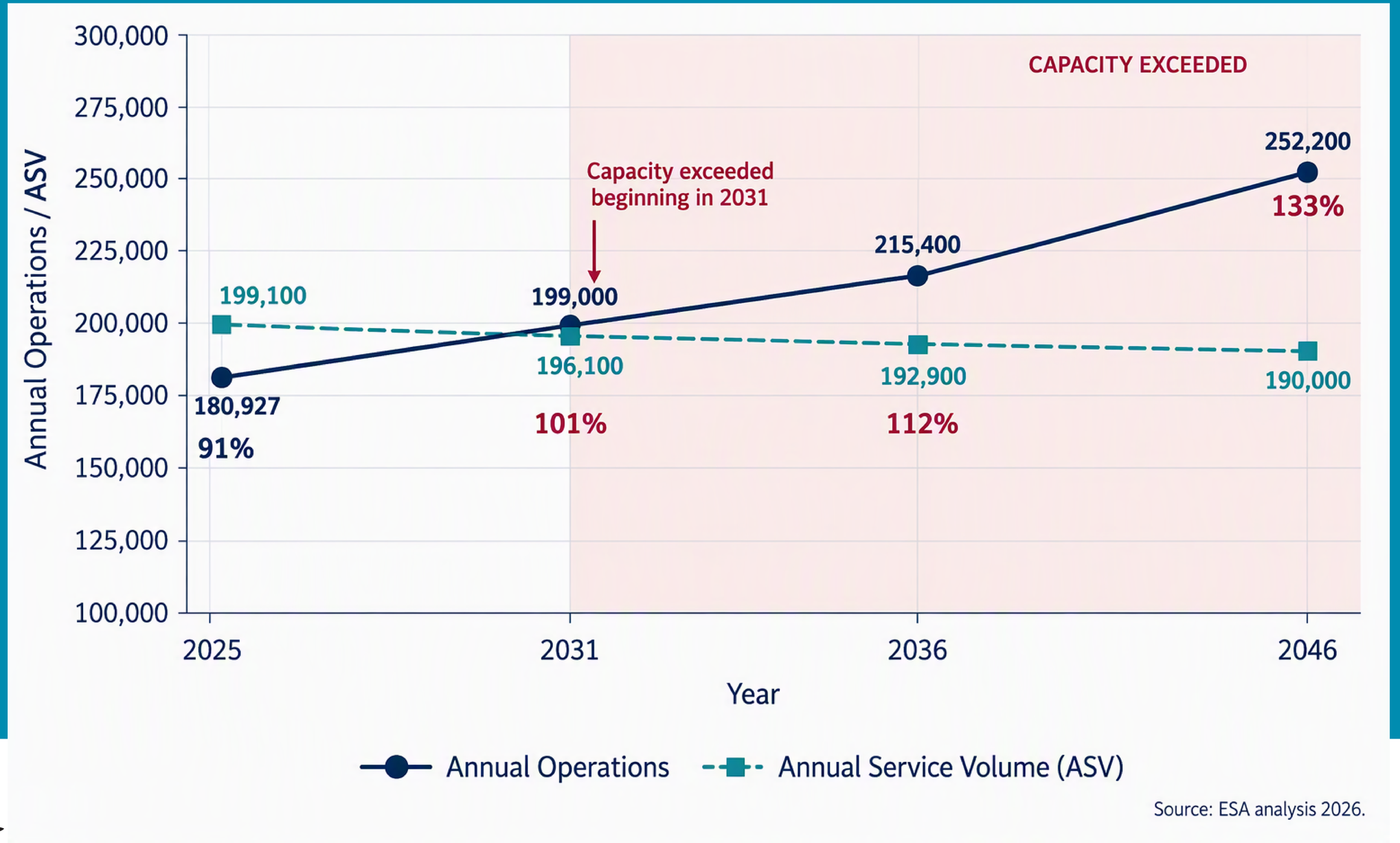
- Wingspan 63.8’
- Length 68.8’
- Tail Height 20’
- MTOW 38,850 pounds
- Reference Code C-II-4000



Where Service Soars
FLAGLER EXECUTIVE AIRPORT
FIN

FACILITY ASSESSMENT AND REQUIREMENTS

Airfield Capacity Analysis – Existing Airfield



Source: ESA analysis 2026.

Where Service Soars
FLAGLER EXECUTIVE AIRPORT
FIN

Annual Airfield Capacity Does Not Tell the Whole Story

ASV is an annualized planning measure. Peak-period constraints can occur before an airport reaches 100% of ASV.

ANNUAL CAPACITY

91% of ASV Today

180,927 annual operations
199,100 existing ASV
60% FAA planning threshold

PEAK-PERIOD CONDITIONS

Demand can exceed available capacity during busy periods

Operational indicators to document:

- Pattern entry restrictions
- Sequencing or holding
- Departure delays
- Training activity constrained
- Tower imposed flow control

Capacity planning should respond to both annual demand and observed peak-period operating conditions.

Where Service Soars
FLAGLER EXECUTIVE AIRPORT
FIN

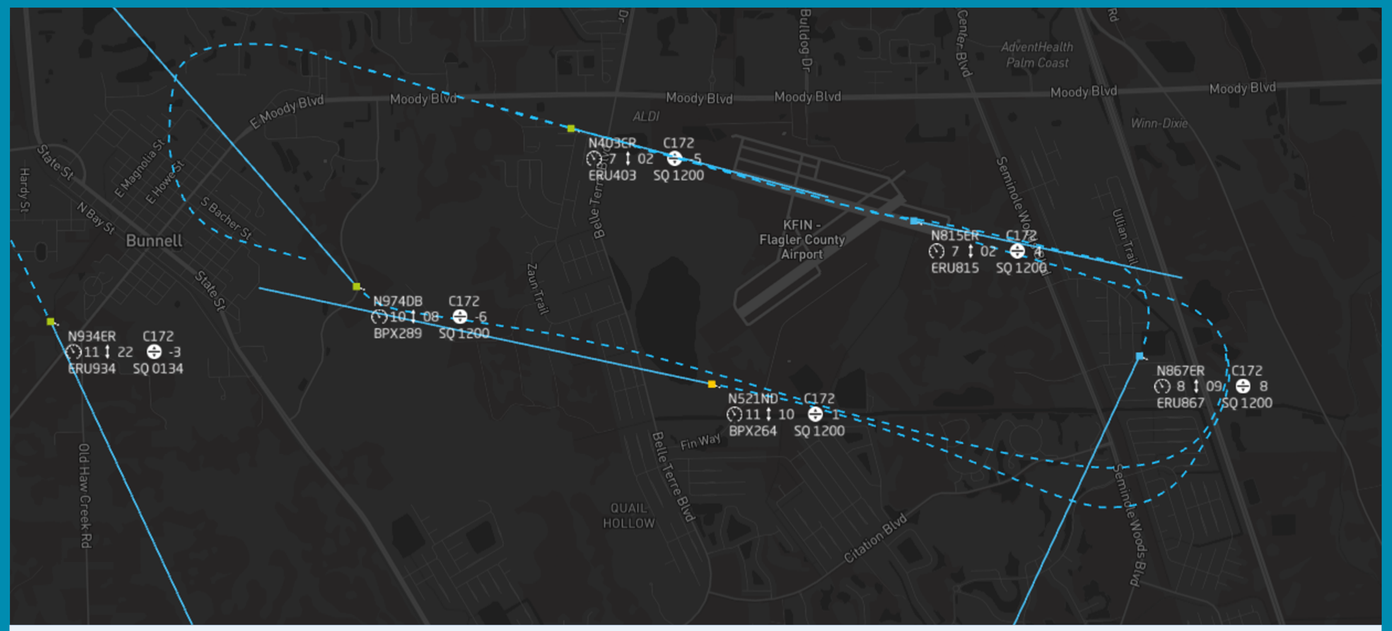
Capacity Constraints Occurring Today

ATCT OPERATIONAL EXPERIENCE



ATCT reports routinely limiting or turning away additional traffic during busy periods.

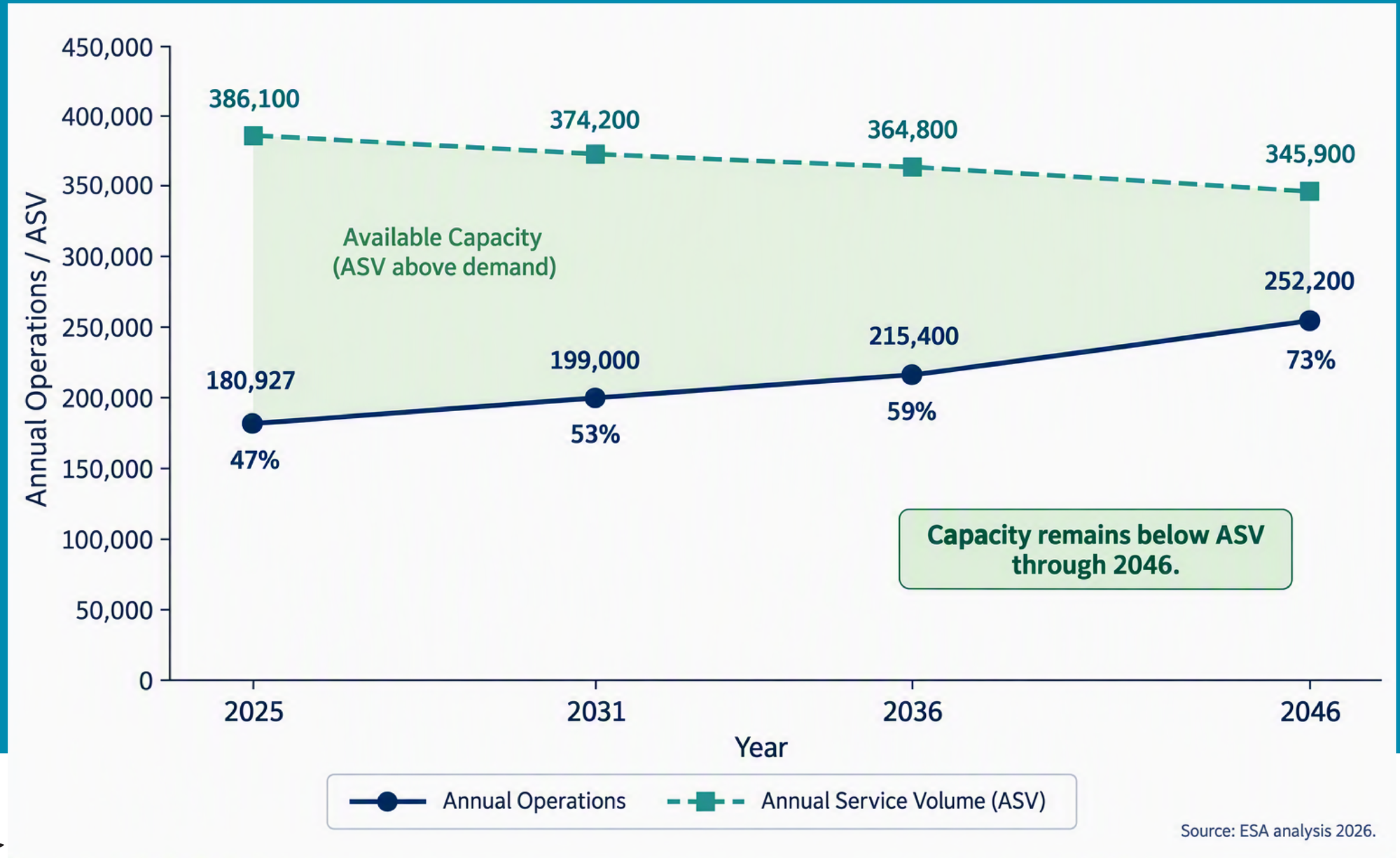
OBSERVED PEAK TRAFFIC ACTIVITY



VirTower illustrates the concentration of simultaneous aircraft activity that can occur around FIN during busy periods.

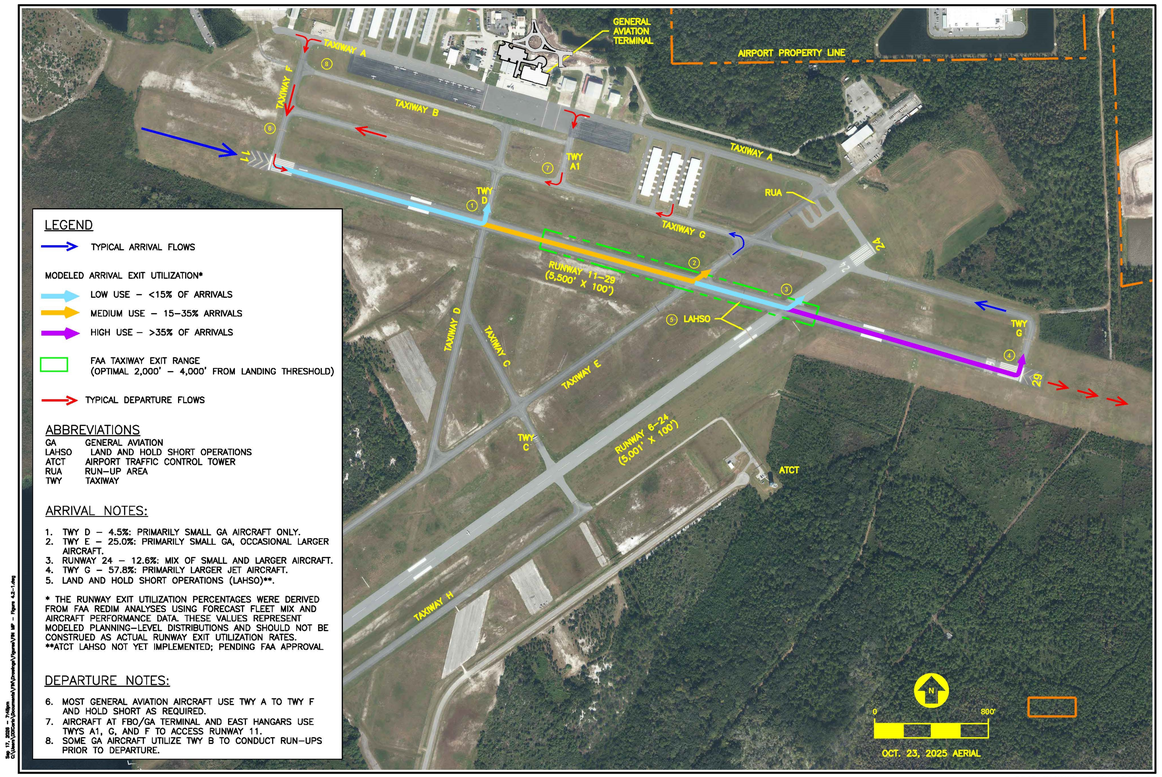
Reaffirms that FIN's capacity constraints are being experienced today.

Airfield Capacity Analysis – Parallel Runway



Source: ESA analysis 2026.

Analysis of Runway and Taxiway Movements

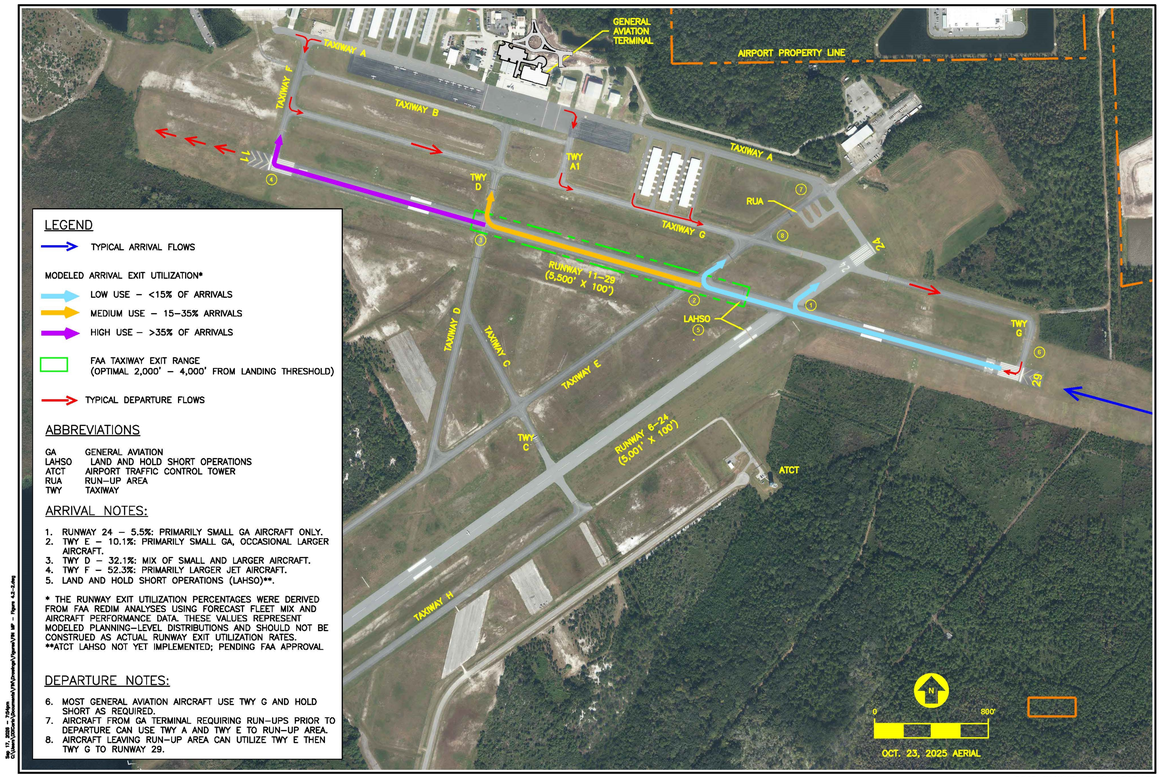


Source: ESA, 2026.

Flagler Executive Airport Master Plan

FIGURE 4.2-1

RUNWAY 11 MOVEMENTS - SOUTHEAST FLOW



Source: ESA, 2026.

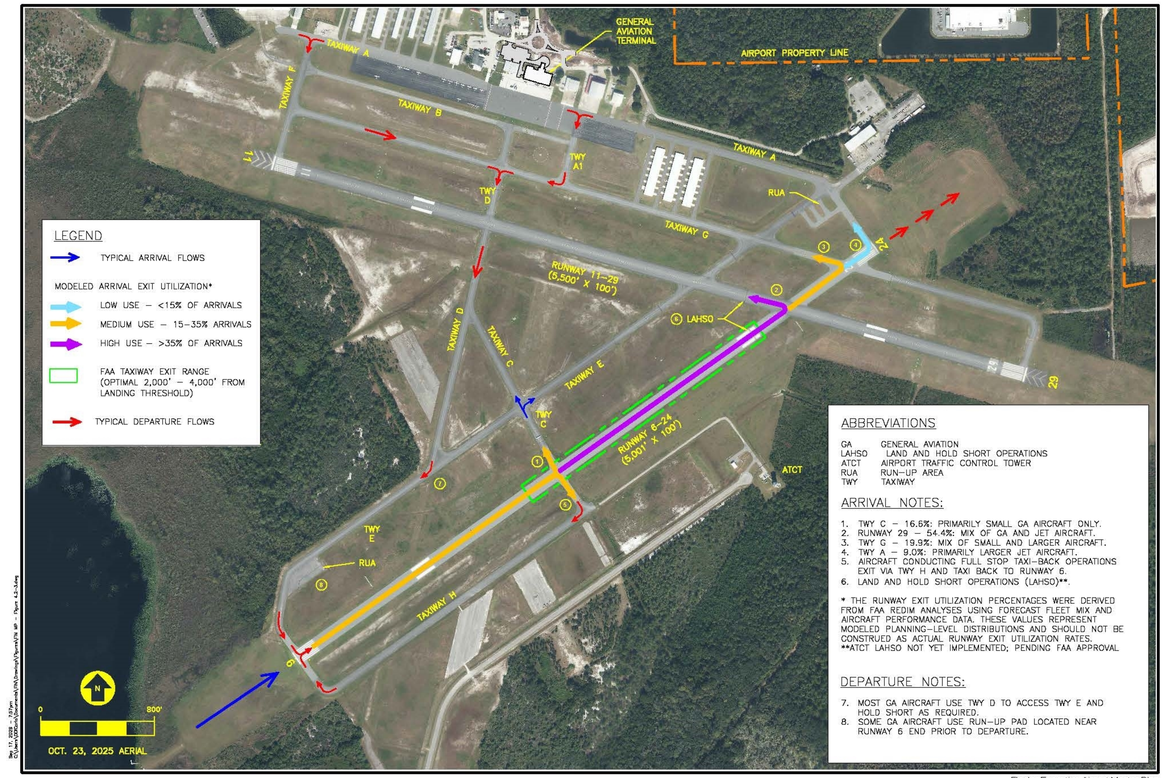
Flagler Executive Airport Master Plan

FIGURE 4.2-2

RUNWAY 29 MOVEMENTS - NORTHWEST FLOW

Where Service Soars
FLAGLER EXECUTIVE AIRPORT
FIN

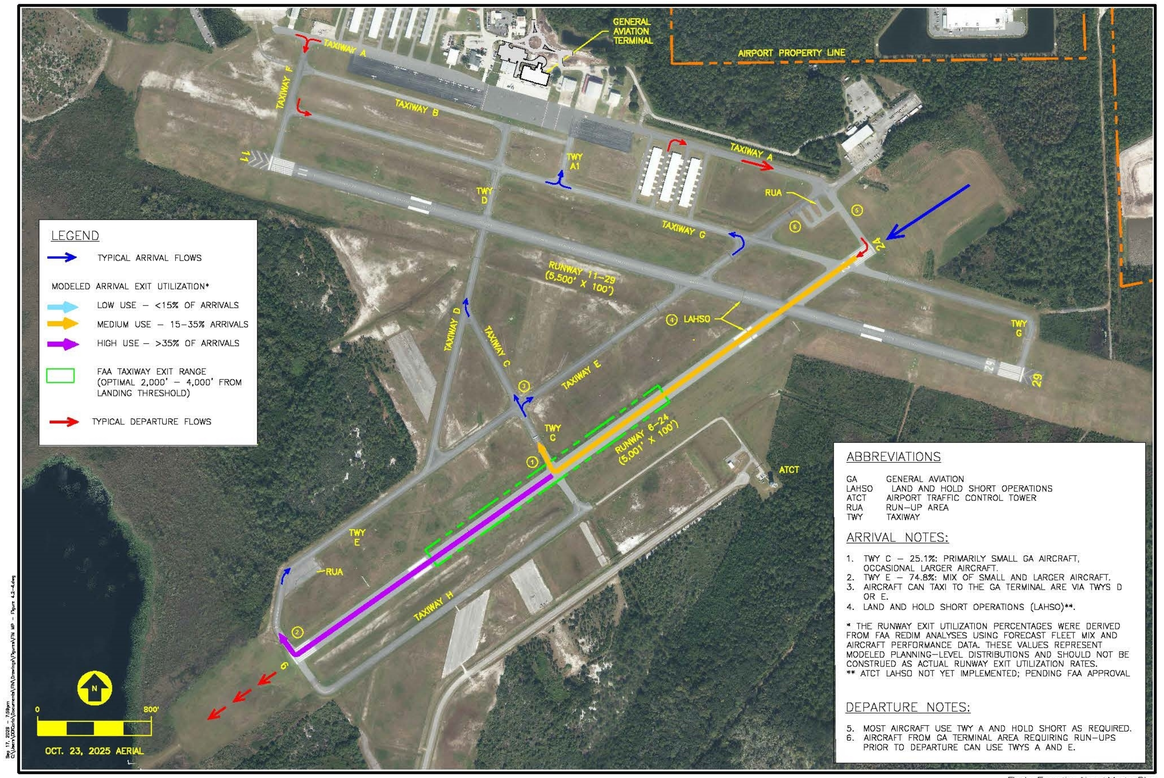
Analysis of Runway and Taxiway Movements



Source: ESA, 2026.

Flagler Executive Airport Master Plan

FIGURE 4.2-3
RUNWAY 6 MOVEMENTS - NORTHEAST FLOW



Source: ESA, 2026.

Flagler Executive Airport Master Plan

FIGURE 4.2-4
RUNWAY 24 MOVEMENTS - SOUTHWEST FLOW

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FIN

Runway Exit Design Interactive Model (REDIM)

1 EXISTING OPERATIONS



Aircraft landing performance varies by fleet type.

Different rollout distances lead to different exit use and runway occupancy times.

2 REDIM ANALYSIS

FIN-SPECIFIC INPUTS

2025 VirTower operations
Aircraft fleet mix
Airport conditions
Existing runway / exit geometry

Models where aircraft are likely to clear the runway and tests alternative exit locations.

3 FACILITY PLANNING

REDIM HELPS IDENTIFY WHERE AN EXIT COULD:

- ✓ **Allow aircraft to clear sooner**
- ✓ **Reduce runway occupancy**
- ✓ **Improve runway availability**
- ✓ **Support future traffic growth**

KEY TAKEAWAY:

REDIM helps determine whether an additional runway exit is operationally justified and where it would provide the greatest benefit.

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Capacity Response: Two Improvements Working Together

TODAY **91%** **of existing ASV**

1

ADD RUNWAY CAPACITY

New Parallel Runway



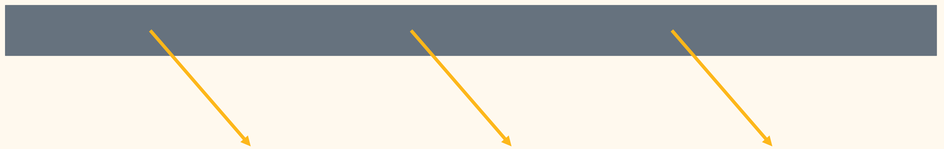
Creates additional operating capacity and provides another runway option during peak demand.

~386,100 ASV

2

IMPROVE RUNWAY FLOW

Optimized Exit Locations



Better-positioned runway exit opportunities

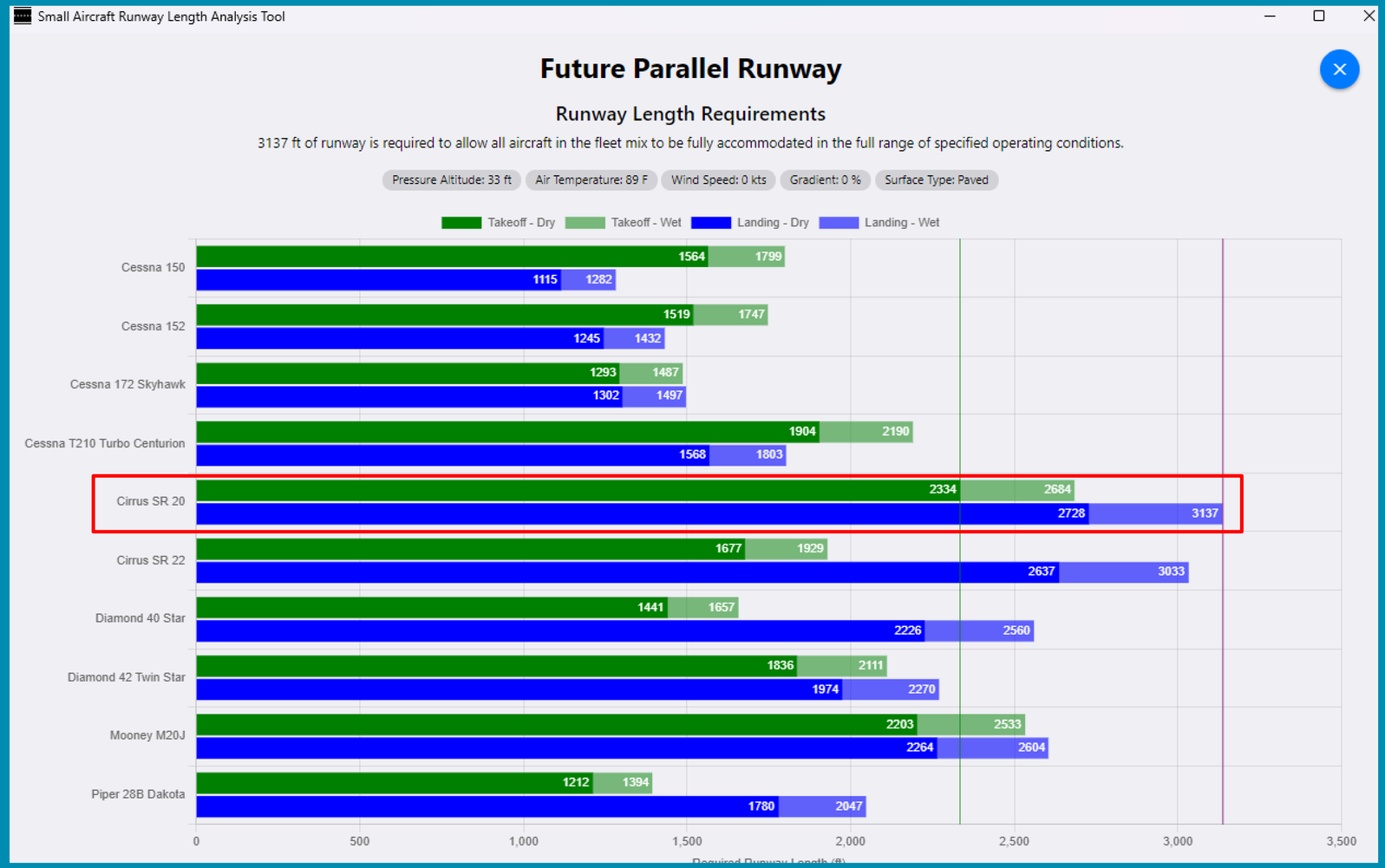
Helps aircraft clear the runway efficiently, reducing runway occupancy and supporting sequencing.

Where Service Soars
FLAGLER EXECUTIVE AIRPORT
FIN

Small Aircraft Runway Length Analysis Tool (SARLAT)

- Modeled Aircraft – Single Engine
  - Represent ~89% of 2025 Ops
  - < 12,500 LBS
  - < 50 KTS Stall Speed
  - SR-20 Most Demanding

- Parallel Runway
  - Smallest Design Standards A/B-I Small
  - Length = 3,200 FT
  - Width = 60 FT
  - Only Visual Approaches



Recommended 20-Year Facility Requirements

Airfield

- New Parallel Runway
- Construct Additional Exit Taxiways
- Extend Runway 6-24
- Distance Remaining Signs
- Periodic Pavement Maintenance
- Periodic Remarking

Facilities

- T-Hangar Facilities
- Clearspan Hangars
- Aircraft Parking Apron Space
- Establish a Heliport / Vertiport
- Facilities for Seaplane Operations
- Airport Maintenance Facilities

Note: Order of improvements does not have any relation to the priority or phasing of proposed projects.

Project Schedule

AIRPORT MASTER PLAN
Flagler Executive Airport

	MONTH																			
	2026												2027							
TASK NAME	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8
1 - Project Initiation	COMPLETE																			
2 - Existing Conditions																				
3 - Aviation Forecasts			FAA APPROVED JULY 15, 2026																	
4 - Facility Assessment and Requirements																				
5 - Environmental Analyses																				
6 - Alternatives for Airport Development																				
7 - Airport Layout Plan Drawing Set																				
8 - Recommended Development Program																				
9 - Stakeholder Coordination and Public Outreach																				
9.1 - Flagler County Coordination				2							3						4			
9.2 - Airport Master Plan Working Group				2						3				4			5			
9.3 - Agency Coordination					2			3				4				5		6		
9.4 - Public Outreach (includes Project Website development)													POH #1			POH #2				
9.5 - BOCC Workshops																				
10 - Project Deliverables					WP #1				WP #2				WP #3				WP #4	DRAFT		FINAL
11 - Project Administration	ONOING FOR DURATION OF PROJECT																			

September 17, 2026

LEGEND

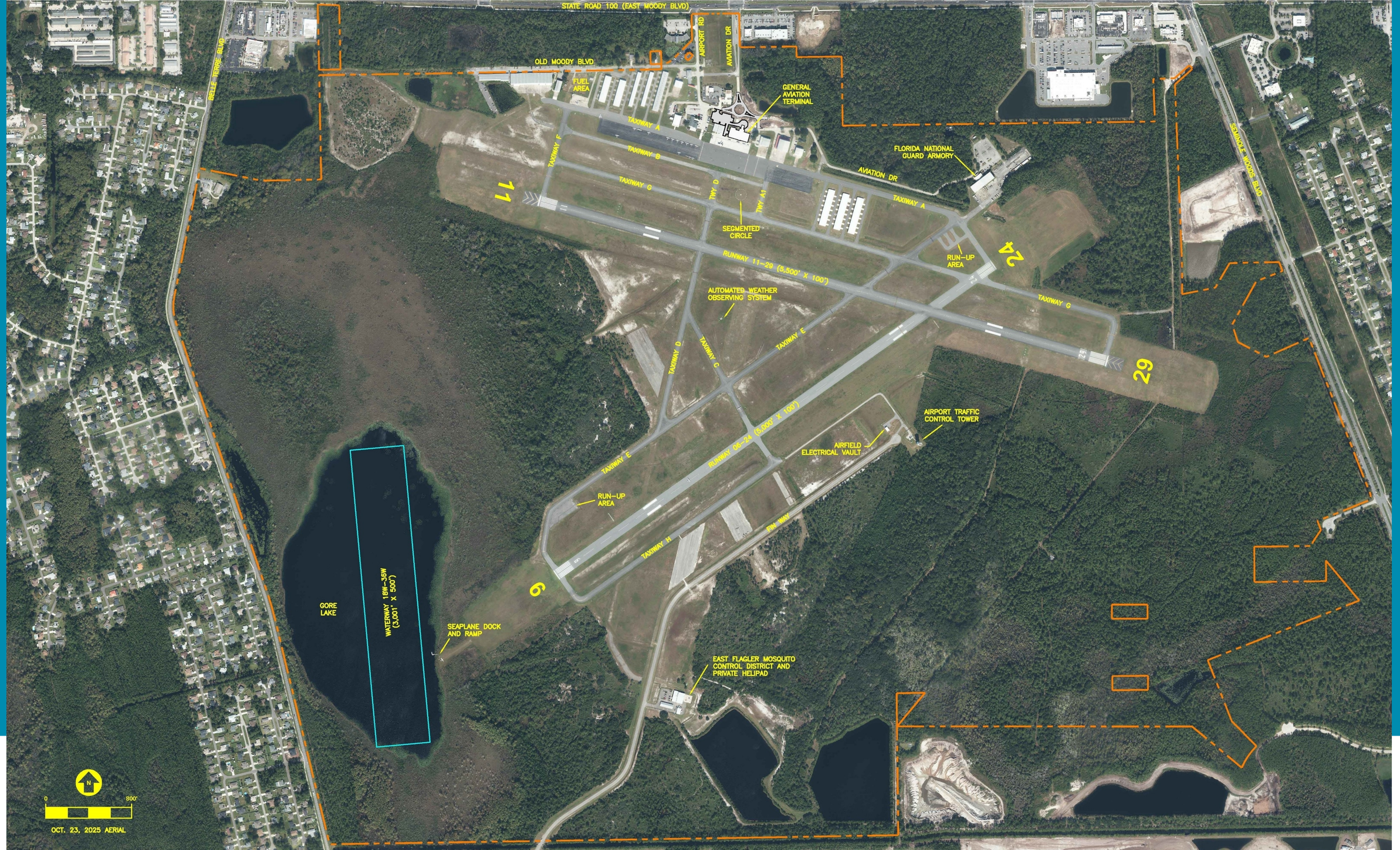
BOCC	Board of County Commissioners
POH	Public Open House
WP	Working Paper

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FIN



Questions?

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STATE ROAD 100 (EAST MOODY BLVD)
OLD MOODY BLVD
BELLE TERRE BLVD
AIRPORT RD
AVIATION DR
FUEL AREA
GENERAL AVIATION TERMINAL
TAXIWAY A
TAXIWAY F
TAXIWAY B
TAXIWAY G
TWY D
TWY A1
11
SEGMENTED CIRCLE
FLORIDA NATIONAL GUARD ARMORY
AVIATION DR
TAXIWAY A
SEMINOLE WOODS BLVD
RUNWAY 11-29 (5,500' X 100')
RUN-UP AREA
24
AUTOMATED WEATHER OBSERVING SYSTEM
TAXIWAY G
TAXIWAY D
TAXIWAY C
TAXIWAY E
29
AIRPORT TRAFFIC CONTROL TOWER
RUNWAY 06-24 (5,500' X 100')
AIRFIELD ELECTRICAL VAULT
TAXIWAY E
RUN-UP AREA
TWY A2
TAXIWAY H
6
GORE LAKE
WATERWAY 18W-36W (5,001' X 500')
SEAPLANE DOCK AND RAMP
EAST FLAGLER MOSQUITO CONTROL DISTRICT AND PRIVATE HELIPAD
N
0
800'
OCT. 23, 2025 AERIAL

Flagler County Board of County Commissioners
General Business / Agenda Item 8.d.

Meeting Date:	November 16, 2026
Department Contact:	Charlie Picano, Human Resources Director, Adam Mengel, Acting County Administrator
Subject:	**Consideration of County Attorney Annual Review and Salary Increase.**

Overview/Summary:
As provided in the County Attorney's Contract with the Board at Section V.2., the Board will complete the Attorney's annual review in October for the preceding year. Each of the Commissioners have completed their one-on-one interviews and their written evaluations, and the final step in the evaluation process is consideration of any salary increase. The Board may consider an increase to the County Attorney's annual base salary as part of this evaluation process, and the evaluation is to be considered at a duly noticed public meeting.

Strategic Plan:
Focus Area: Effective Government

Funding Information:
Funding is provided through the approved FY 2026-27 budget.

Recommendations:
Staff recommends that the Board complete the County Attorney's annual review and approve any salary increase as provided in the County Attorney's contract.

Attachments:
1. Evaluation Summary
2. County Attorney Contract

Direct Manager:
BONNIE PENNINGTON

MICHAEL RODRIGUEZ

County Attorney Performance Evaluation (due 11 / 06 / 2026)
Due Date: Fri, Nov 6, 2026

General Information

Position	Division	Evaluation Type
COUNTY ATTORNEY		Periodic
Department	**Class Spec**	
County Attorney		

Ratings Summary :

Total Score	Overall Rating
3.78 out of 5	Exceeds Expectations

Rater	Type	Total Score	Overall Rating	Weight
MICHAEL RODRIGUEZ	Self Rater	4 out of 5	Exceeds Expectations	0 %
BONNIE PENNINGTON	Rater	3.1 out of 5	Meets Expectations	20 %
KIM CARNEY	Rater	3.6 out of 5	Meets Expectations	20 %
ANDREW DANCE	Rater	3.3 out of 5	Meets Expectations	20 %
GREGORY HANSEN	Rater	5 out of 5	Significantly Exceeds Expectations	20 %
PAMELA RICHARDSON	Rater	3.9 out of 5	Exceeds Expectations	20 %

Content

Competency Section | 5 Point Rating Scale — Section Weight 100 %

County Attorney Performance Measures

Complete this section by rating the County Attorney's performance in each competency using the 5-point rating scale.

Item Weight 20 %

Legal Counsel & Competency

-Understands, interprets, and applies laws, regulations, and policies.
-Provides sound legal guidance to protect the county's interests.
-Continually pursues education and training to keep up to date with legal updates and state statutes.

Rater & Rating	Comment
MICHAEL RODRIGUEZ **4** Exceeds Expectations	In the year since I joined the county, I have tried my best to provide the Board sound legal guidance with the ultimate goal of protecting the county's interests as the

	primary focus. An example of a success in that field would be the resolution of the Flagler Beach annexation issues where the County Attorney's Office was able to formulate a strategy to extract from the City and Developer concessions that were beneficial to the taxpayers of the County, namely a funding mechanism for future expansion of John Anderson Highway in order to maintain its use as an evacuation highway under the Comprehensive Plan. This action not only resolve that issue, but could provide the initiative and precedence for County actions to protect its interests (namely in county thoroughfares) against the other cities in the county. Additionally, my attendance at both Florida Bar and Florida Association of County seminars for attorneys allows me to bring back to the Board the latest changes to the law and how best they can be applied on behalf of the County and its residents.
BONNIE PENNINGTON **3** Meets Expectations	• Provides legal advice and guidance to the Board when requested. • Proactively offers legal counsel during Board meetings, particularly regarding motions, voting procedures, and matters requiring legal clarification. • Presents the Board with legal options, potential implications, and recommendations to support informed decision-making on matters requiring legal expertise.
KIM CARNEY **4** Exceeds Expectations	Michael is appreciably knowledgeable in many aspects of Florida Statutes pertaining to County Government. His experience is demonstrated in the answers/guidance he provides. Staying relevant and informed are good qualities for attorneys. Michael appears to be knowledgeable in his area of expertise. Michael's involvement with his law colleagues is evident. He is encouraged to participate with associations that help him deal with county related issues and Florida Statute updates. Michael's experience and competency in appellant law allowed the County to require no outside attorney expenses during his tenor with the County.
ANDREW DANCE **4** Exceeds Expectations	Mr. Rodriguez demonstrates the legal knowledge and competency expected of the County Attorney. I particularly appreciate his handling of the Flagler Beach Comprehensive Plan and annexation dispute, including the intergovernmental conflict resolution process under Chapter 164, Florida Statutes. His work on this complex matter warrants additional recognition in this category.
GREGORY HANSEN **5** Significantly Exceeds Expectations	Mr. Rodriguez continues to impress me with his comprehensive and meticulously documented knowledge of the complex issues we face on the Commission. His detailed understanding encompasses not only the fundamental aspects of each matter but also extends to the intricate nuances and potential implications. Every report he presents is thoroughly researched, featuring well-organized data, clear explanations, and relevant examples that enhance our understanding of the challenges at hand. His ability to distill complicated information into coherent, actionable insights is truly commendable and invaluable to our ongoing efforts.
PAMELA RICHARDSON **4** Exceeds Expectations	Mr. Rodriguez consistently monitors and understands county law issues and regulatory updates ensuring accurate interpretation and implementation of legal requirements while proactively addressing potential impacts on operations and services.

Item Weight 20 %

Judgement & Decision-Making Skills

-Makes sound, timely, and well-informed decisions that reflect strategic thinking and legal compliance.
-Exercises sound judgement in determining issues that should be submitted to the board for consideration and/or approval.
-Assumes responsibility for legal review of matters to be placed on a meeting agenda.

Rater & Rating	Comment
MICHAEL RODRIGUEZ **4** Exceeds Expectations	I have made it my mission to provide the Board with sound and well-informed decisions that reflect strategic thinking and legal compliance. I have avoided, for the most part, answering the Board's questions at Public Hearings with "I will get back to you." That kind of response is a disservice to the public as they do not get a timely answer, plus it makes it seem as if we are hiding something. That is a general critique of local government attorneys from other governing bodies around the state.

	I have ensured that the any decisions or actions by the County Attorney's Office are not undertaken without prior approval or consensus of the Board. From annexation issues between the County and the Cities of Flagler Beach and Bunnell, to development disputes, this Office will not act or initiate any action without prior notice, consensus, or approval by the Board. It is our office's "default setting" that all matters presented on agendas of both the Board and its advisory boards is thoroughly reviewed by our office prior to the p
BONNIE PENNINGTON **3** Meets Expectations	
KIM CARNEY **4** Exceeds Expectations	I am not familiar with how Michael is briefed on agenda items that the deputy attorney or the assistant attorney cover with staff in their day to day work. Having said that, he appears to be updated and informed on agenda issues. He updates the board on outstanding law suites as he gets them. Michael has represented the County on several local issues. I appreciate the completeness and the timeliness of the legislative update. I appreciate Michael not getting involved in the actual process of setting policy and I look forward to proactive advice/ordinances/resolutions involving cell towers and data centers. Issues should be dealt with proactively after research has been done.
ANDREW DANCE **3** Meets Expectations	Mr. Rodriguez demonstrates the judgment and decision-making skills expected of the County Attorney. I particularly appreciate his consistent, timely, and effective review of agenda items, which helps keep the agenda preparation process moving efficiently.
GREGORY HANSEN **5** Significantly Exceeds Expectations	Despite being with us for a relatively short period, Mr. Rodriguez has impressed me with his thoughtful and thorough reports submitted to the Commission.
PAMELA RICHARDSON **4** Exceeds Expectations	Mr. Rodriguez demonstrates exceptional responsiveness and preparedness when addressing legal questions. He consistently provides, well-reasoned legal guidance and evaluates matters fairly and objectivity to support informed decision-making viable.

Item Weight 20 %

Communication & Reporting

-Expresses information, both written and verbal; in a clear, concise and professional manner.
-Proactively provides project updates, keeps board informed of current litigation and legal events, and provides updates to local, state, and federal laws.
-Communicates concerns proactively.
-Responds to inquiries based on established timelines/expectations.

Rater & Rating	Comment
MICHAEL RODRIGUEZ **4** Exceeds Expectations	I have made it an effort to communicate with each Board member in a clear, concise, and professional manner. I will take responsibility of some of my responses may stray to far into the realm of technical legalese, but I try my best to keep my response in a fashion that is clear for the Board to understand and act upon. This year I provided what will be my annual Legislative Update to the Board, with also serves as an update to the public as I provide the update in writing as an item on the Agenda for the public to have access to review. I have also tried my best to stick to my policy of being available to all Board members either via cellphone, text message, or in person to answer their questions. I have also tried my best to respond to any messages from Board members within twenty-four (24) hours of being contacted, as I promised to all the Board members during the interview process last year.
BONNIE PENNINGTON **3** Meets Expectations	Provides concise updates on the most pressing legal matters. However, several items for which the Board has previously provided consensus remain outstanding, including the Linear Park initiative and conservation options for Old Brick Road; a comprehensive review of County boards and committees to determine whether any should be sunsetted; updates to their respective missions, objectives, and governing rules; and clarification of the legal authority and responsibilities of boards such as the Contractor Review Board. More consistent follow-up and timely

	progress reports on these Board-directed priorities would be beneficial.
KIM CARNEY **4** Exceeds Expectations	I do not know of a time when I reached out to Michael and he was not available. He takes time to let me express my concern/situation and he gives me appropriate guidance that helps me get to resolution. I was disappointed the leadership meeting for the county did not take place. I am looking forward to a strategic planning session in 2027. When I learned Human Resources did not pass dismissals past our counsel I pursued discussion that helped administration and legal to come to consensus to bring HR issues to our legal team. His legislative update was greatly appreciated. His advise in this area is well formatted and can be used to help us with decision making.
ANDREW DANCE **3** Meets Expectations	Mr. Rodriguez provides clear, concise, and professional written communications and keeps the Board informed through regular meeting updates. He seeks Board guidance when appropriate, responds promptly to requests, and maintains an open-door policy.
GREGORY HANSEN **5** Significantly Exceeds Expectations	Mr. Rodriguez consistently delivers exceptional reports to the Commission, demonstrating a high level of professionalism and expertise. He has always been prompt in providing me with quick and thorough answers to my questions. Additionally, Mr. Rodriguez offers clear and comprehensive explanations of the law, ensuring that complex legal concepts are easily understandable. His dedication to clarity and responsiveness enhances both his own work and the overall understanding of legal matters within the organization.
PAMELA RICHARDSON **3** Meets Expectations	Mr. Rodriguez is responsive and provides valuable legal information, however explanations are often delivered in a rapid pace. As a result, some important details may be overlooked or not fully absorbed which can change the effectiveness of the response. Clarity is a challenge at times.

Item Weight 10 %

Interpersonal Relations

-Builds and maintains respectful, collaborative, and effective working relationships with the board, staff, the public, local businesses, and other intergovernmental agencies.
-Consistently acts in a manner that is courteous, respectful and professional.
-Works effectively and timely with others to achieve goals and meet priorities and expectations.
-Able to work effectively, even when conflict or differences of opinions arise.

Rater & Rating	Comment
MICHAEL RODRIGUEZ **4** Exceeds Expectations	The restructuring of the County Attorney's Office has resulted in an efficient process going forward. I have been informed that the two Assistant County Attorneys now feel like they have a purpose and ownership of the files they are handling. I have fostered an environment for all of our attorneys to treat their responsible departments as their "clients," so as to develop tight relationships which results in excellent legal respresentation. I have had some pitfalls in dealing with the staff in the County Attorney's Office, but I am always open to any constructive criticism in regards to my leadership or managerial style. I will take the advice and counsel of my staff and change my course of action if it works best for the deparment. In that line, I have given our legal assistant more of a managerial role in our department to give her ownership of the assignment and tasks, thereby involving her in the operation of our office. Since we have met on this matter, our office environment has improved tremendously.
BONNIE PENNINGTON **3** Meets Expectations	Consistently demonstrates professionalism and respect in interactions with the Board, staff, and the public. However, I would appreciate greater recognition of the Board's priorities and a more proactive and determined approach to pursuing all available legal avenues on matters of significant community importance. For example, issues such as the proposed landfill warrant a thorough exploration of every viable legal remedy, strong advocacy, and a clear commitment to protecting the interests of our residents. One particular concern was the City of Bunnell meeting that the Board specifically requested our attorney attend. Despite that

	direction, he did not attend, provided notice of his absence only at the last minute, and did not provide the Commissioners with a legal argument or guidance until we were already at the meeting and specifically requested assistance via text message. Situations such as this highlight the need for greater preparation, communication, and responsiveness to Board direction. I would like to see greater initiative, urgency, and conviction in addressing these critical matters, with legal counsel demonstrating a clear understanding of their significance to our community and a willingness to vigorously advocate for the Board's position within the bounds of the law. While professionalism is important, I believe equally important is having legal counsel who recognizes when an issue warrants an elevated level of attention, preparation, and advocacy.
KIM CARNEY **3** Meets Expectations	I have not observed Michael interacting with staff. I have heard that he is not as engaged as other county attorneys, he made it clear when he joined our organization that he is not "political" when it comes to policy making. I respect his decision to not be "political" but that does not make him not human. People want to feel needed and appreciated. He can build comradery within his department with acts of appreciation and acknowledging staff achievements. Doing a staff birthday lunch or an appreciation luncheon once a year along with a goal setting session for the department may be in order.
ANDREW DANCE **3** Meets Expectations	Mr. Rodriguez has demonstrated improvement in his interpersonal relationships throughout his first year. As he acknowledged in his self-evaluation, there were some initial challenges in establishing effective communication and working relationships within the County Attorney's Office. I appreciate his recognition of these challenges and the progress made in addressing them. His willingness to participate in community functions and engage with stakeholders is also appreciated. Continued attention to internal communication, staff relationships, and coordination with County departments will further strengthen his effectiveness.
GREGORY HANSEN **5** Significantly Exceeds Expectations	I don't have visibility into his working with outside agencies or with County Staff, but his ability to provide clear and accurate reports to the Commission in a very even tempered manner is commendable.
PAMELA RICHARDSON **4** Exceeds Expectations	Mr. Rodriguez maintains a high standard of professionalism and delivers timely and effective legal counsel. He serves as a valuable resource to the staff, public, and the commission by providing practical guidance addressing concerns thoughtfully and promoting informed decision making comments.

Item Weight 10 %

Leadership & Department/Staff Management

-Fosters a culture of performance, accountability, innovation, and continuous improvement.
-Leads by example by adhering to County's policies and procedures; and holds subordinates to the same standards.
-Manages department and staff according to County standards and expectations.

Rater & Rating	Comment
MICHAEL RODRIGUEZ **4** Exceeds Expectations	I have had some pitfalls in dealing with the staff in the County Attorney's Office, but I am always open to any constructive criticism in regards to my leadership or managerial style. I will take the advice and counsel of my staff and change my course of action if it works best for the deparment. In that line, I have given our legal assistant more of a managerial role in our department to give her ownership of the assignment and tasks, thereby involving her in the operation of our office. Since we have met on this matter, our office environment has improved tremendously. I try my best to lead by example, even if I'm still getting my "feet wet" in this role. I maintain an "open door" policy with the attorneys of the department, our staff, and the other departments within the County. I hope to project to the leadership,

	management, and staff that no question is a dumb question and I will try my best to provide exemplary legal advice, and maybe someone will leave my office with a new nugget of knowledge and information. As for the attorneys of our department, they can always come in to my office and ask questions or discuss legal strategies. I feel as if our office is a team more than a hierachical or monarchical structure. That means that they can come in to my office and ask for guidance, just as I will walk into their offices and ask for their opinions on certain strategies and tactics. We're all in this together.
BONNIE PENNINGTON **4** Exceeds Expectations	I believe the assignment of specific departments to individual legal counsel has proven beneficial to both counsel and County staff. This approach has helped establish clearer responsibilities, improved coordination and efficiency, and promoted a healthier work-life balance. It has also reduced the likelihood of counsel being pulled in multiple directions by competing departmental demands, allowing for greater focus, consistency, and more effective legal support.
KIM CARNEY **3** Meets Expectations	His team appears to be tackling the issues in a timely manner. I appreciate the reorganization he has done in the department. I would like to know when Michael is out of the office, This important position within our organization does not have a formal "reporting" structure. When Michael is working physically outside of the office he is available and "working". When he is using personal time or paid time off he appoints the deputy attorney as the interim county attorney and process his paperwork appropriately making sure the department is covered. I request that an email explaining the time out of the office and department coverage as appropriate.
ANDREW DANCE **3** Meets Expectations	Mr. Rodriguez demonstrates a commitment to performance, accountability, and continuous improvement. I appreciate his willingness to acknowledge early challenges in managing and coordinating departmental staff and his efforts to address them. While progress has been made, continued attention to effective delegation, supervision, and staff communication will further strengthen the performance and efficiency of the County Attorney's Office.
GREGORY HANSEN **5** Significantly Exceeds Expectations	I cannot speak directly to his leadership style but his team is always very well prepared.
PAMELA RICHARDSON **5** Significantly Exceeds Expectations	Mister Rodriguez always demonstrates a strong leadership and professionalism with his staff. He had effectively guided the department through the transition by directing his staff to address their best direction for success. They all are maintaining professional standards. Looking forward to Continued success!!

Item Weight 10 %

Professionalism

-Upholds the County’s values through integrity, ethical behavior and respectful behavior.
-Maintains professionalism and composure under pressure.
-Demonstrates professionalism by being punctual, prepared and organized for meetings and events.

Rater & Rating	Comment
MICHAEL RODRIGUEZ **4** Exceeds Expectations	I have learned from past mistakes this year with the County. Namely, that keeping a low profile and attending to the matters at hand are the best ways to be professional, ethical, and respectful. I am proud of the fact that I have avoided having a spotlight shined on me and my attorneys in this last year. I learned that I do not have to speak on every matter or be a constant "corrective presence" at every Board meeting. This has allowed me to measure myself in contrast to my past experiences as the lead counsel for a local government. I consider it a badge of honor that I have not been highlighted in social media posts or local blogs, aside from the usual legal opinion raised at the dais. As noted earlier, I try to have a response ready at each Public Meeting because answering with "I'll get back to you" is unacceptable to the Board and to the Public.
BONNIE PENNINGTON	

3 Meets Expectations	
KIM CARNEY **3** Meets Expectations	
ANDREW DANCE **4** Exceeds Expectations	Mr. Rodriguez consistently demonstrates professionalism in his interactions with the Board and in the conduct of Commission meetings. He respects the Board's deliberative process, generally allowing discussions to proceed without unnecessary intervention while providing legal and procedural guidance when appropriate. His measured approach and professional demeanor are appreciated.
GREGORY HANSEN **5** Significantly Exceeds Expectations	Mr. Rodriguez is punctual and well-prepared, meeting the standards of a County Attorney. His commitment to timeliness and meticulous preparation sets a benchmark for professional excellence. He exemplifies dedication and diligence, arriving early, reviewing documents, and presenting confidently. His attention to detail and deep understanding of the law ensure top-level representation for his clients.
PAMELA RICHARDSON **4** Exceeds Expectations	Mr. Rodgriguez demonstrates strong legal acumen through timely, thorough responses and a consistently calm, professional demeanor in meeting and client integrations.

Item Weight 10 %

Execution of Goals & Priorities

-Executes established goals and priorities.
-Aligns individual and department goals to support the board’s strategic plan and initiatives.

Rater & Rating	Comment
MICHAEL RODRIGUEZ **4** Exceeds Expectations	This is a difficult measurement for a department that, by its very nature, is reactive more than proactive. The restructuring of the office upon my arrival established goals and priorities for all the attorneys in that they now know their defined role in the office and are free to operate within those parameters. I have not received any criticism concerning that aspect of their roles. I have also told all the attorneys here not to shy away from any opportunity that will further their professional development. I was never stiffled by any local government attorney in the various jurisdictions where I worked. That has allowed me to reach where I am today.
BONNIE PENNINGTON **3** Meets Expectations	
KIM CARNEY **3** Meets Expectations	Michael implemented a few changes in the legal department based on his experience in other counties and cities. I appreciate his attention to efficiency. Although it is difficult to set strong measurable goals for the legal department I think if goals were written down and reviewed every 6 months Michael's contribution to our County can be understood by all parties. The goal should be to minimize risk, achieve maximum efficiency, and establish a professional, well-equipped team. I suggest a couple of goals should include; 1. Format and update LDRs 2. Implement 2 efficiency practices from other municipalities that would help the legal office 3. Give updates on all ordinances "in process" at General Meetings 4. Design and publish a New Commissioner Orientation guide from a legal aspect I recommend a salary adjustment to $205,000 annually.
ANDREW DANCE **3** Meets Expectations	Mr. Rodriguez effectively prioritizes and carries out the responsibilities of the County Attorney's Office. He responds to emerging legal matters and adjusts priorities as needed to support the

	Board and County operations. His ability to manage competing assignments and meet the County's legal needs is appreciated.
GREGORY HANSEN **5** Significantly Exceeds Expectations	Mr Rodriguez clearly supports the Commission's goals and vision. I have been impressed with how quickly he immersed himself in our issues and how clearly he has assisted us in our decision making process.
PAMELA RICHARDSON **4** Exceeds Expectations	Mr. Rodrigez presents himself as a calm leader with focus to the needs of the Board of County Commissioners working with a one-on-one response to issues and concerns that arise from continuants and local issues.

Narrative Section | Text Only

Overall Comments

Provide overall performance comments.

Overall Comments

Rater	Comment
MICHAEL RODRIGUEZ	I don't feel like the scoring in this system allows me some more wiggle room for the Board to consider in evaluating my work. To the untrained eye, 4 out of 5 appears to be an "adequate" grade that may not seem satisfactory as a 4.5 or 4.7 out of 5. Along those lines, I would never give myself a 5 out of 5 because I don't apply that grading to others (as my wife repeatedly complains when I refuse to give perfect scores on corporate surveys -- and she works in customer service for a major American company!). I hope that I have exceeded your expectations in this first year, even if what you may deem as "exceeding" is merely what I expect of myself on a daily basis. I look forward to another year of service on behalf of the Board and the County, and improving on this first year at the helm.
BONNIE PENNINGTON	I look forward to seeing continued progress on several outstanding Board priorities, including a comprehensive review and modernization of our County advisory boards, advancement of conservation efforts related to Old Brick Road, and more proactive recommendations for updating ordinances that are outdated or in need of improvement. Overall, I believe it has been a solid first year for Legal Counsel, particularly considering he came into the position without prior ties to our community and was tasked with quickly familiarizing himself with numerous complex and longstanding legal matters. I recognize the challenges associated with that transition and appreciate the effort he has made to understand our County's unique needs. Moving forward, I would like to see greater emphasis on anticipating legal needs, advancing Board directed initiatives, and proactively identifying opportunities to strengthen our County's legal framework rather than simply responding to issues as they arise.
KIM CARNEY	I am overall pleased with Michael's performance and his contributions to Flagler County. I acknowledge that he is an experienced professional and deserving of an overall meets expectations. I suggest a couple of goals should include; 1. Format and update LDRs 2. Implement 2 efficiency practices from other municipalities that would help the legal office 3. Give updates on all ordinances "in process" at General Meetings 4. Design and publish a New Commissioner Orientation guide from a legal aspect I recommend a salary adjustment to $205,000 annually.

ANDREW DANCE	Looking ahead, I encourage Mr. Rodriguez to take a more active role in helping commissioners understand their roles and responsibilities. This includes clarifying the authority of individual commissioners versus the full Board, the role of the County Administrator, appropriate interactions with County staff. and working with the County Administrator to include these topics in new commissioner orientation and periodic Board discussions to help strengthen our governance practices.
GREGORY HANSEN	I remain impressed with Mr Rodriguez's very quick immersion into the workings of Flagler County government. He continues to be a great source of information and advice to me and the Commission. He has become a great asset to me and the Commission.
PAMELA RICHARDSON	I do appreciate Mr. Rodriquez. He has been very helpful and willing to help me interpret the best practices for positive solutions with legal and government issues. He has been timely to meetings and presents issues that are concerning at times offering best direction which I truly appreciate. He is a wonderful asset to our County. I appreciate his professionalism.

Evaluation Overall Section | 5 Point Rating Scale

Overall Rating

Rater & Rating	Comment
MICHAEL RODRIGUEZ **4** Exceeds Expectations	As noted in my comments, based on my self-evaluation. I would grade myself at 4.59 out of 5.
BONNIE PENNINGTON **3** Meets Expectations	
KIM CARNEY **3** Meets Expectations	
ANDREW DANCE **3** Meets Expectations	See Overall Comments
GREGORY HANSEN **5** Significantly Exceeds Expectations	I have been impressed with how quickly Mr Rodriguez has immersed himself in the workings of Flagler County government. He has become a very valued asset to me and the Commission.
PAMELA RICHARDSON **4** Exceeds Expectations	

Process

Rater Certification Message: By clicking certify and submit, you confirm that your rating is complete and accurate. Once your rating is submitted, you will no longer be able to make changes.

1	Rater **MICHAEL RODRIGUEZ**	Completed On Thu, Oct 1, 2026
2	Rater **BONNIE PENNINGTON**	Completed On Tue, Nov 3, 2026
2	Rater **KIM CARNEY**	Completed On Thu, Oct 29, 2026
2	Rater **ANDREW DANCE**	Completed On Fri, Nov 13, 2026
2	Rater **GREGORY HANSEN**	Completed On Mon, Oct 19, 2026
2	Rater **PAMELA RICHARDSON**	Completed On Mon, Oct 26, 2026

3	Signature **MICHAEL RODRIGUEZ**	Completed On Fri, Nov 13, 2026	By clicking acknowledge and sign, you confirm that you have reviewed this evaluation and had the opportunity to review and discuss with your supervisor. x 

PROFESSIONAL SERVICES AGREEMENT

BETWEEN
FLAGLER COUNTY, FLORIDA
AND
MICHAEL A. RODRÍGUEZ

THIS PROFESSIONAL SERVICES AGREEMENT (hereinafter "Agreement"), made and entered into this 11th day of August 2025, by and between Flagler County, Florida, a political subdivision of the State of Florida, by and through the Flagler County Board of County Commissioners (hereinafter "County" or "Board"), and Michael A. Rodríguez (hereinafter "County Attorney"), collectively referred to as "the Parties".

WITNESSETH:

WHEREAS, on July 17, 2025, the Board approved hiring Michael A. Rodríguez as County Attorney, subject to the negotiation of this employment agreement; and

WHEREAS, the Board desires to engage the professional services of the County Attorney in accordance with applicable provisions of the Florida Statutes (F.S)and the Flagler County Code of Ordinances; and

WHEREAS, the County Attorney desires to provide such services subject to the terms and conditions contained herein; and

WHEREAS, the Board further desires to provide certain compensation and establish conditions of employment to:

(1) encourage the County Attorney to remain in such employment,

(2) promote full work productivity by assuring high morale and future security,

(3) provide a just means for terminating services when the County Attorney is unable or unwilling to fully discharge duties or when the Board desires to terminate employment,

(4) deter malfeasance or dishonesty for personal gain, and

(5) ensure clarity in the terms and conditions of the employment relationship.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

Article I. Effect of Recitals

The above recitals are incorporated into the body of this Agreement and adopted as findings of fact.

Article II. County Attorney Duties and Obligations

1. The County Attorney agrees to remain in the exclusive employment of the County for the duration of this Agreement, subject to termination provisions, and perform the duties set forth in the Flagler County Code of Ordinances and as assigned by the Board, including but not limited to:

    - Providing legal counsel and advice to the Board of County Commissioners, County Administrator, Deputy County Administrator, Department Heads, and appointed boards.
    - Representing the County in litigation or acting as a liaison with insurance counsel.
    - Drafting and reviewing resolutions, ordinances, agreements, contracts, and grants.
    - Attending Board meetings unless excused by the Board or Chair.
    - Retaining outside counsel as necessary, subject to Board approval.

Article III. Term

1. This Agreement shall continue and remain in effect until County Attorney resigns or is terminated as set forth herein.
2. The Board may terminate this Agreement and the services of County Attorney at any time, subject only to the provisions of this Agreement. Regardless of any other provision in this Agreement, the County Attorney understands and acknowledges that he serves at the pleasure of the Board and that his employment is at-will and exempt from accruing or receiving property rights.

ArticleIV. Termination, Resignation,andSuspension

1. **Termination by the Board.** The Board retains the right to terminate this Agreement at any time, subject to applicable provisions of Chapter 125, Florida Statutes, and the Flagler County Code of Ordinances. Upon termination, the County Attorney's services shall cease immediately. The County Attorney may request a hearing within three (3) business days of receiving notice of proposed termination.
2. **Resignation by the County Attorney.** The County Attorney may resign at any time by providing a minimum of four (4) weeks prior written notice to the Board. The Agreement shall terminate on the effective date of resignation without further Board action.
3. **Suspension by the Board.** The Board may suspend the County Attorney with full pay and benefits at any time, either by mutual agreement or after a public hearing where a majority of the Board votes to suspend.
4. **Automatic Termination.** This Agreement shall terminate automatically upon the death of the County Attorney or the physical or mental incapacity of the County Attorney which renders him unable to perform his duties hereunder and which lasts for ninety

(90) consecutive calendar days. Upon any such automatic termination, neither party shall have any further obligation or liability under this Agreement.

Article V. Salary and Benefits

1. **Salary.** The County Attorney's annual base salary shall be One Hundred Ninety-Five Thousand ($195,000) Dollars, subject to applicable federal, state, and local withholdings, paid on the same schedule as other County employees. The County Attorney shall also receive a County cell phone and a vehicle allowance of Five Hundred ($500) Dollars per month.

2. **Performance Review and Adjustments. Review and Evaluation.**

    a) For the effective term of this Agreement, at least once each fiscal year between October 1st and October 31st, the Board will review and evaluate the County Attorney's performance.

    b) The County Attorney will provide the Board a self-evaluation and a summary of accomplishments for the County Attorney's office for the preceding twelve (12) month period.

    c) Scope of the Review and Evaluation. Beginning in October 2026, and annually thereafter, the Board will conduct a performance review via one-on-one interviews and written evaluations. The review and evaluation will assess the County Attorney's performance of all duties and responsibilities, and his exercise of the powers granted under this Agreement during the immediately preceding twelve (12) month period. Once the performance evaluation is completed, the Board may increase the County Attorney's annual base salary by such amounts and to such extent as the Board in its sole discretion, deems desirable. This evaluation will be considered at a duly noticed public meeting.

    d) Effective October 1 each year, the County Attorney's salary shall be adjusted annually by the Cost-of-Living Adjustment (COLA) based on the Consumer Price Index (CPI-U), consistent with adjustments for non-union County employees.

3. **Benefits.** The County Attorney shall participate in fringe benefit programs offered to senior management employees, including group insurance, vacation leave (twenty (20) days per year), and the Florida Retirement System. The County shall contribute at the rate applicable to the Senior Management Service Class to either the Florida Retirement System Pension Plan or the Florida Retirement System Investment Plan, as lawfully selected by the County Attorney. Accrued, unused vacation leave may be paid upon separation, not to exceed the maximum established per County policy.

Article VI. Expenses

1. The County shall reimburse the County Attorney for reasonable expenses incurred in performing official duties, including travel, lodging, and subsistence, pursuant to

Chapter 112, Florida Statutes, and County policies, upon submission of properly executed receipts.

Article VII. Bar Dues, Professional Development, and Civic Engagement

1. The County shall budget and pay for the County Attorney's annual Florida Bar dues, Board Certification renewal in County and Local Government Law, and membership in the County and Local Government Law Section of the Florida Bar.
2. The County shall cover reasonable costs for participation in up to two (2) professional associations devoted to local government law, including conference attendance (up to ten (10) business days per fiscal year) and membership dues.
3. The County shall support participation in up to two (2) local civic organizations within Flagler County, covering reasonable membership dues and fees.

Article VIII. Office Space, Supplies, and Equipment

1. The County shall provide sufficient office space, equipment (including a laptop, and cell phone), legal reference materials (e.g., Florida Statutes, Westlaw), and staff (assistants, administrative personnel, and experts) necessary to perform County Attorney duties. The County Attorney may retain outside counsel, subject to Board approved budgets.

Article IX. Severance Pay

1. If terminated for misconduct as defined in Section 443.036(29), Florida Statutes, or for Cause as defined below, the County Attorney shall not be entitled to severance pay.

    A. Misconduct by the County Attorney as defined in Section 443.036, Florida Statutes;

    B. County Attorney's willful, deliberate and intentional breach of duties, obligations or policies of the County;

    C. County Attorney's willful, deliberate and intentional violation of Part III, Chapter 112, Florida Statutes, Code of Ethics for Public Officers and Employees;

    D. County Attorney's neglect of duties or obligations required of the County Attorney after written notice of same;

    E. County Attorney's violation of the County's written rules and policies (including any codes of conduct, employee handbooks, etc.) after written notices of same;

    F. County Attorney's commission of any criminal act amounting to a felony or any act of moral turpitude while employed as the County Attorney;

G. County Attorney's conviction of an illegal act in her public or private capacity involving theft, fraud, misappropriation or embezzlement of funds;

H. County Attorney's engagement in acts, which would constitute grounds for immediate dismissal of any employee by the County under County policies, now existing or as may be subsequently enacted.

2. If terminated by the Board for reasons other than Misconduct or Cause, the County Attorney shall receive:

A. Severance pay equal to twenty (20) weeks of compensation at the current rate in accordance with Section 215.425, Florida Statutes,

B. Continuation of group insurance coverage for twenty (20) weeks at the level provided on the termination date, and

C. Payment for accrued leave per County policy. The County Attorney must execute a general release of liability to receive severance.

D. The County shall have no further obligations under this Agreement other than providing such benefits to the County Attorney as other employees of the County would be entitled to upon resignation.

Article X. Indemnification

1. To the extent permitted by law and subject to Section 768.28, Florida Statutes, without waiving sovereign immunity, the County shall defend, hold harmless, and indemnify the County Attorney against tort, professional liability claims, or other legal actions arising from acts or omissions within the scope of employment, provided the County Attorney reports such claims promptly and cooperates fully in the defense. This provision does not apply to acts committed in bad faith, with malicious purpose, or with wanton and willful disregard of human rights, safety, or property.

Article XI. General Provisions

1. It is understood and agreed by both parties that it is the sole and exclusive prerogative of the Board to grant salary and benefit increases, or other perquisites of office. These are proper subjects of negotiations during budget deliberations and performance evaluations, and both parties pledge their good-faith efforts in discussing these matters, keeping in mind the best interests of the County and the continued high morale of the County Attorney.

2. The text herein shall constitute the entire Agreement between the parties, and shall be binding upon, and inure to, the benefit of the County Attorney, his heirs, and his executors.

3. If any provision or portion of this Agreement is held to be unconstitutional, invalid, or unenforceable by a court of competent jurisdiction, it shall be severable, and the remainder of this Agreement shall continue in full force and effect.

4. Governing Law and Venue. This Agreement shall be construed according to the laws of State of Florida. Venue for any administrative or legal action arising under this Agreement shall be in Flagler County, Florida.

Article XII. Effective Date

This Agreement shall take effect on August 11, 2025.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the day, month, and year first written above.

COUNTY ATTORNEY:

04 AUG 2025

Michael A. Rodríguez
Date:

BOARD OF COUNTY COMMISSIONERS
FLAGLER COUNTY, FLORIDA

Andrew S. Dance, Chair
Date: AUG 4th, 2025

Flagler County Board of County Commissioners
General Business / Agenda Item 8.e.

Meeting Date: November 16, 2026
Department Contact: Adam Mengel, Acting County Administrator
Subject: **Consideration of FY 2026-27 Agreement with the Flagler Humane Society for Animal Control Services.**

Overview/Summary:
This item was previously considered at the Board's November 9, 2026 workshop meeting. At the workshop meeting, the Board requested that staff provide a draft agreement for its review at today's regular Board meeting.

Due to the limited time between the two meetings, County staff prepared a revised Agreement that constitutes a complete rewrite of the previous Agreement. In the proposed FY 2026-27 Agreement, funding is limited to $350,000 per year payable to the Flagler Humane Society (FHS) in equal monthly installments of $29,166.67, retroactive to October 1, 2026. Services provided by FHS to the County are divided into Mandatory Services (limited to those required by statute or by code, and including sheltering related to local emergencies) and Additional Services (primarily the sheltering of strays). A section was added by County staff that allows for FHS to request assistance from the Board for any extraordinary circumstances that occur, with the number of animals constituting an extraordinary circumstance changed from five or more animals to 25 or more animals.

As can be expected, the passage of Amendment 3 substantially changes our approach towards this Agreement. County staff contends that this Agreement far exceeds the equivalent share of the funding support provided to FHS by our municipal partners: we continue to fund the bulk of FHS operations through this Agreement. As proposed, Mandatory Services are limited to the required activities and should stay well-below the annual funding provided through this Agreement, while any excess funds (up to the $350,000 annual funding provided) can be used by FHS to provide the Additional Services that are part of the FHS mission and scope, but are not statutory or code requirements for the County to provide or fund. As the County prepares its FY 2027-28 budget, further service level cuts are likely, as well as another shift in the County's approach towards meeting its statutory and code obligations to provide core animal control services.

Strategic Plan:
Focus Area: Effective Government

Funding Information:
Funding is provided through the approved FY 2026-27 budget.

Recommendations:

Staff requests that the Board discuss the proposed FY 2026-27 Agreement and approve the Agreement for a one-year term ending on September 30, 2027, or set the term as it deems appropriate.

Attachments:

1. Proposed FY 2026-27 FHS Agreement
2. FY 2025-26 FHS Contract (8b 10-01-2025)
3. Flagler Humane Society 2025 - Amendment 1 - Increase Spay and Neuter - 8.14.26 (Signed)
4. Flagler Humane Society 2025 - Amendment 2 - Contract Extension - 9.25.26 (Signed)

AGREEMENT BY AND BETWEEN
FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
AND THE FLAGLER HUMANE SOCIETY, INC.
FOR ANIMAL CONTROL SERVICES

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is made and entered into by and between Flagler County Board of County Commissioners, a political subdivision of the State of Florida, located at 1769 E. Moody Boulevard, Building 2, Bunnell, Florida 32110 (hereinafter referred to as "COUNTY"), and Flagler Humane Society, Inc., a Florida nonprofit corporation, located at 1 Shelter Drive, Palm Coast, FL 32137 (hereinafter referred to as "FHS"), ("Party" shall apply to either "COUNTY" or "FHS", while collectively, "COUNTY" and "FHS" are hereinafter referred to as "PARTIES").

1. Term of Agreement and Payment

a. The term of this Agreement shall commence retroactively on October 1, 2026, and shall terminate on September 30, 2027. This Agreement may be renewed for up to two (2) additional one-year terms, subject to mutual written agreement by both Parties prior to the expiration of the then-current term and approval by the Flagler County Board of County Commissioners. Any renewal shall be under the same terms and conditions unless otherwise amended in writing and executed by both Parties.

b. The COUNTY shall pay to FHS the annual sum of $350,000.00. This is comprised of the costs of providing the Mandatory Services and Additional Services, defined below. Such payments shall be made monthly in the amount of Twenty-nine thousand one hundred sixty-six and 67/100 dollars ($29,166.67), shall be retroactive to October 1, 2026, and shall continue monthly through September 30, 2027.

c. To the extent of any conflict between the Contract # Humane Society – 2025 and this Agreement, this Agreement shall control. Further, payment for the initial month of October 2026 shall be in the amount of Twenty-nine thousand one hundred sixty-six and 67/100 dollars ($29,166.67), and subsequent monthly payments shall follow for each of the months remaining in the term of this Agreement inclusive of any renewal terms. Approval of this Agreement by the Parties renders the fee schedule and reimbursement terms provided in Contract # Humane Society – 2025 through October 20, 2026, inclusive of Amendment #2, null and void. Likewise, as provided in Amendment #2, the extension provided for in Amendment #2 automatically terminates upon execution of this Agreement.

2. Animal Control Services

a. FHS shall provide the following animal control services described in this Agreement for cases within unincorporated Flagler County during the term of this Agreement (the "Mandatory Services"):

1. Dangerous dog investigations and prosecutions under Part II, Chapter 767, Florida Statutes, and Section 5-67, Flagler County Code.
2. Animal neglect investigations and prosecutions under Section 828.073, Florida Statutes.
3. Ten (10) calendar day rabies quarantining and impoundment in accordance with Florida Department of Health Rule 64D-3.040(3), F.A.C. (see sub-paragraph 3.e below).
4. Sheltering services for animals whose owner is detained or incarcerated by law enforcement.
5. Sheltering services of displaced residents during local states of emergency.

b. To the extent funding permits, FHS shall provide animal control and sheltering services, not within the scope of sub-paragraph 2.a. above, within the unincorporated county during the term of this Agreement (the "Additional Services"). Additional Services includes the sheltering, care, and adoption of stray and

surrendered animals, as well as the enforcement of animal control ordinances not within the scope of sub-paragraph 2.a above. The parties acknowledge that there is insufficient funding under this Agreement to provide the Additional Services to all animals that may need such services for the entire term of this Agreement. Accordingly, FHS shall limit the provision of Additional Services within its professional discretion and budgeting, it being the intent of the parties that a reduced level of Additional Services be provided for the entire term of this Agreement. Notwithstanding the foregoing, the Parties explicitly agree that FHS retains absolute operational discretion to accept or cease the provision of Additional Services based on COUNTY funding thresholds. FHS shall provide COUNTY advance written notice should FHS exercise its contractually given right to decline the intake, impoundment, or capture of an animal pursuant to this sub-paragraph.

c. General Requirements

1. Animal Control Officers will be employed by FHS and shall be appointed as Animal Control Officers by the Board of County Commissioners in accordance with Section 828.03, Florida Statues. Animal Control Officers shall not have, nor shall they engage in, a conflict of interest and shall at all times disclose any potential conflict to the executive director of FHS.
2. FHS animal control vehicles shall be conspicuously marked as such. All Animal Control Officers shall possess an identification badge containing the officer's name and picture. This badge must be shown upon request at all times when on duty and /or at all times while performing the duties of an Animal Control Officer.
3. FHS shall make at least one Animal Control Officer available twenty-four (24) hours per day, seven (7) days per week, for emergency needs of the Flagler County Sheriff's Office. Responses during non-business hours of the FHS shall be at the discretion of the on-call Animal Control Officer and shall be limited to emergency situations only.
4. The County Attorney will represent Flagler County and its Animal Control Officers in the prosecution of animal control cases under this Agreement. The County will be responsible for any expert witness fees and other litigation costs incurred in the prosecution of animal control cases under this Agreement.
5. To the extent practicable, the County Attorney will assist FHS in obtaining permanent custody of an animal where an owner has been found guilty of an offense related to neglect or cruelty, or where a Judge or Magistrate determines that it will be in the best interest of the animal for FHS to obtain permanent custody of the animal. Once FHS obtains permanent custody of an animal, FHS may pursue humane disposition (including adoption, rescue placement, or, when medically or behaviorally necessary, humane euthanasia) of the animal at its sole discretion.

3. Animal Shelter and Services

a. FHS will maintain and operate an animal shelter ("Shelter") in a manner adequate for the safe confinement, remedial treatment, and humane disposition (including adoption, rescue placement, or, when medically or behaviorally necessary, humane euthanasia) of stray dogs or cats which may be delivered to it from all areas within unincorporated Flagler County. FHS will furnish at its sole expense all supervision, labor, animal food, tools, supplies and other things necessary for the satisfactory performance of these Additional Services.

b. Subject to limitations on Additional Services described in sub-paragraphs 2.b and 3.a above, FHS will provide means to accept, during the Shelter's normal operating hours, all stray dogs, cats, and other animals delivered to the Shelter by the Flagler County Sheriff's Office, designated Animal Control Officers,

or other authorized officers appointed by the County for this purpose. After normal hours, the delivering officers must contact Animal Control Officers to meet them at the Shelter to allow access.

c. When an Animal Control Officer delivers an animal to the Shelter for impoundment and when the animal bears an identification tag or microchip indicating the ownership of the animal, FHS will, within one (1) business day after receipt of such animal, use its best efforts to notify the owner thereof and to inform the owner of the procedure whereby the owner can recover the animal. Any animal bearing identification will be held for a baseline period of five (5) business days to allow for an owner to come forward and reclaim the animal. After the five (5) business day period, if no owner has reclaimed the animal, the FHS will provide for the adoption, rescue placement, or humane disposition of the animal in accordance with its routine methods and procedures.

d. When an Animal Control Officer delivers an animal to the Shelter for impoundment and the animal does not bear an identification tag or microchip indicating the ownership of the animal and the animal is not suspected of rabies or has not bitten or otherwise exposed any person to rabies, FHS will impound the animal for a period of three (3) business days. Any animal not bearing identification will be held for a baseline period of three (3) business days to allow for an owner to come forward and reclaim the animal. After the three (3) business day period, if no owner has reclaimed the animal, the FHS will provide for the adoption, rescue placement, or humane disposition of the animal in accordance with its routine methods and procedures.

e. In the event that an impounded animal bearing identification (in accordance with sub-paragraph 3.c. above) or not bearing identification (in accordance with sub-paragraph 3.d above) is suspected of rabies, or which has bitten or otherwise potentially exposed any person to rabies, the animal may not be released to its owner until after a ten (10) calendar day impoundment period has elapsed. The ten (10) calendar day impoundment period may be reduced at the sole discretion of the Animal Control Officer.

4. Emergency Sheltering Services

a. FHS shall provide temporary care and sheltering of animals displaced or otherwise impacted, when requested to do so by the County's Emergency Management Director, during a locally declared state of emergency ("Emergency Sheltering Services"). In such situations, FHS agrees to provide intake, housing, feeding, and basic veterinary care of companion animals evacuated or displaced due to an emergency or disaster, including by providing staff or volunteers as necessary to provide these Emergency Sheltering Services. Emergency Sheltering Services will be provided at a location approved by FHS and the Emergency Management Director or designee. FHS shall coordinate such activities with the Emergency Management Director or designee. FHS shall maintain accurate records of animals sheltered during emergencies, including intake and disposition logs.

b. The COUNTY shall reimburse FHS (separately from the annual sum as provided in sub-paragraph 1.b above) for all eligible, reasonable, and necessary costs incurred in temporarily caring for and sheltering displaced animals in response to the local emergency. Eligible costs include: staff overtime and emergency hazard pay; temporary shelter set up, expansion, and breakdown; food, water, bedding, and other care supplies; veterinary supplies and basic treatment; and the rental of emergency equipment (including generators, auxiliary climate-control units, vehicles, or temporary housing structures), and any other operational costs directly attributed to the disaster response. The County shall process and issue reimbursement to FHS within thirty (30) calendar days of receiving an itemized invoice and supporting documentation. Reimbursements shall be contingent upon submission of detailed invoices and supporting documentation, compliant with state and federal standards for emergency public assistance including but not limited to

those outlined in the latest Federal Emergency Management Agency's Public Assistance Program and Policy Guide.

5. Extraordinary Circumstances

a. As provided herein, extraordinary circumstances shall be limited to those instances involving a high volume (twenty-five (25) or more) of animals from a single location or owner. FHS and County shall cooperatively determine whether an extraordinary circumstance exists.

b. This Agreement does not create an obligation for FHS to provide any services related to extraordinary circumstances occurring within unincorporated Flagler County.

c. Nothing contained herein shall prevent or preclude FHS from requesting assistance from the County, including financial assistance, for extraordinary circumstances not otherwise contemplated within this Agreement. Such extraordinary circumstances shall be reviewed on a case-by-case basis by the Board of County Commissioners at the next available public meeting of the Board when the request from FHS may be scheduled, and shall be subject to the Board's review of the extraordinary circumstances, including the ability of FHS to respond to the extraordinary circumstances through its own resources and its capacity to respond, and shall be subject to the Board's approval of any County assistance. The Board of County Commissioners may, as a condition of receiving County assistance, require FHS to provide itemized reports of the utilization of County assistance in a manner, format, and frequency as prescribed by the Board based on the extraordinary circumstance, its duration, and the extent of assistance provided by the County.

6. Invoicing and Payment Terms

FHS shall furnish invoices to the County, no more often than monthly, addressed as follows:

Flagler County Board of County Commissioners
Attn: Financial Services Department
1769 E. Moody Blvd, Building 2
Bunnell, FL 32110
Email: purchasing@flaglercounty.gov

FHS shall include with the invoice monthly activity reports with the information contained in Exhibit A, attached hereto. In addition, FHS will attach the file reports for the animal cases summarized on the data set cover page.

Because this Agreement represents a fixed monthly operational allocation, the COUNTY shall issue payment to FHS within thirty (30) calendar days of invoice receipt unless a dispute arises in which case the provisions of Florida's Local Government Prompt Payment Act apply. In the event of a disputed invoice amount, the COUNTY shall immediately pay the undisputed portion of the monthly payment, and notify FHS in writing of the specific disputed items within ten (10) calendar days.

7. Quarterly Animal Services Liaison Meeting

a. The COUNTY shall designate one county commissioner and one staff member to serve as liaisons to FHS, and the FHS Board shall designate one board member and one staff member to serve as liaisons to the COUNTY to oversee the scope and provision of Mandatory Services included in this Agreement. The COUNTY and FHS liaisons shall meet as many times as necessary but no less than quarterly to review contract performance including the monthly financial reports and animal intake reports described in

Exhibit A to this Agreement. The goal of the meetings is to provide timely communication and feedback between COUNTY and the FHS. Any concerns related to FHS performance under this Agreement shall be discussed in these meetings. FHS Board and staff shall respond to any animal control issues that are raised in the meeting in a prompt and comprehensive manner.

b. In addition, at no cost to the COUNTY, FHS will provide access and tours of the Shelter to county commissioners and staff, upon reasonable request and with a minimum of twenty-four (24) hours advance notice**,** during normal business hours and in a manner that does not disrupt shelter operations, veterinary medical procedures, or compromise facility bio-security.

8. Termination for Default

a. FHS shall be considered in material default of this Agreement, and such default shall be considered cause for COUNTY to terminate this Agreement as further set forth in this section, if FHS fails to properly and timely perform the Mandatory Services as agreed with the COUNTY or breaches any other provision of this Agreement. The COUNTY may terminate this Agreement for cause by providing written notice of termination to FHS at least sixty (60) calendar days prior to the termination date, which notice shall specify the details of the alleged default. FHS shall have thirty (30) calendar days from the receipt of such notice to cure the default. FHS shall remain entitled to receive standard monthly compensation during the entire sixty (60) calendar day notice period for services continuously rendered.

b. COUNTY shall be in material default of this Agreement, and such default shall be considered cause for FHS to terminate this Agreement as further set forth in this section, if COUNTY fails to properly and timely perform its obligations as described in this Agreement. FHS may terminate this Agreement for cause by providing written notice of termination to COUNTY at least sixty (60) calendar days prior to the termination date. FHS maintains the same remedies if the County is in material default. COUNTY shall have thirty (30) calendar days from the receipt of such notice to cure the default.

9. Termination for Convenience

This Agreement may only be terminated, in whole or in part, without cause by either PARTY upon ninety (90) calendar days written notice to the other PARTY. In the event of termination for convenience, FHS shall be compensated, as provided herein, for Services performed through the termination date.

10. Employees

a. FHS certifies it is an equal opportunity employer and FHS does not discriminate against any employee or applicant for employment because of race, color, religion, gender, national origin, age, disability or veteran status and will take affirmative action to employ and advance in employment qualified minorities, women, disabled veterans, veterans, and disabled individuals.

b. FHS shall not knowingly hire unauthorized aliens to provide Services under this Agreement. FHS agrees to conduct a Level 2 background screening on all Animal Control Officers working on behalf of the County. FHS further agrees not to employ or accept volunteer services from any individual who has been convicted of animal cruelty as defined in Section 828.12, Florida Statutes, as amended from time to time.

c. Individuals nominated by FHS to serve as Animal Control Officers for the COUNTY will have adequate training meeting the certification requirements of Section 828.27, Florida Statutes**,** and will maintain a level of continuing education required under Section 828.27(4), Florida Statutes. The COUNTY reserves the right in its sole discretion to decline to appoint FHS employees as Animal Control Officers or to revoke the status

of any Animal Control Officer for the COUNTY. The COUNTY must provide FHS with immediate written notice stating the specific grounds for any such decline to appoint or revocation of status decision.

d. When FHS receives a complaint regarding Animal Control Officers or the provision of Mandatory Services under this Agreement, FHS shall diligently investigate the situation and resolve it as appropriate. Within thirty (30) calendar days of receiving a complaint, FHS shall provide the County a copy of the complaint if it is in writing or a summary of the complaint if it is a verbal complaint, details of its investigation, and how it was resolved. Likewise, the COUNTY shall promptly forward to the FHS any written complaints it receives regarding the provision of the Mandatory Services by FHS under this Agreement.

11. Purchase of Fuel from the County

The COUNTY shall allow FHS to purchase fuel from the County system as a shared fleet cost-saving utility access agreement for FHS. Use of the County system shall be at the standard charges, procedures, and terms that are applied to other outside agencies. Should the charges not be promptly paid or procedures followed, the COUNTY shall reserve the right to deduct the amount owed from the payments described herein and discontinue providing such service to FHS.

12. Public Records

Pursuant to Section 119.0701(2), Florida Statutes, FHS shall allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, made or received by FHS in conjunction with this Agreement. Specifically, FHS must:

a. Keep and maintain public records that ordinarily and necessarily would be required by the County in order to perform the Services herein;

b. Provide the public with access to public records on the same terms and conditions that the COUNTY would provide the records and at a cost that does not exceed the cost provided by law;

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law;

d. Meet all requirements for retaining public records and transfer at no cost to the COUNTY, all public records arising out of the provision of the Services which are in possession of FHS upon expiration or termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the County in a format that is compatible with the information technology systems of the COUNTY.

e. FHS shall be under no obligation to provide COUNTY access to non-public records in its possession.

f. For all non-financial operational records made or received in direct conjunction with the Services under this Agreement (such as animal intake, disposition, and field officer reports), FHS shall promptly provide the COUNTY with a copy of any public records request received by FHS and consult with the COUNTY to ensure the request is responded to in accordance with Chapter 119, Florida Statutes. FHS shall promptly provide the COUNTY with a copy of FHS's response to each such operational request. Failure to grant lawful public access to these non-exempt operational records shall constitute a material default, and the COUNTY shall be entitled to terminate this Agreement as provided herein.

IF FHS HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES AS TO FHS' DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (386) 313-4005, PUBLICRECORDS@FLAGLERCOUNTY.GOV, AND 1769 E. MOODY BLVD., BLDG. 2, BUNNELL, FL 32110.

13. Miscellaneous Provisions

a. County's Right to Enforce

COUNTY reserves the right to appoint its own Animal Control Officers with the powers to enforce the animal ordinances of the COUNTY and Florida Statutes relating to animals. When deemed necessary as it relates to public health, safety, and welfare, the COUNTY reserves the right to have its own Animal Control Officers take control of any situation relating to animal control services, and COUNTY agrees to provide written notice of same to FHS. The exercise of this right by the COUNTY shall not alter or reduce the fixed monthly compensation due to FHS under sub-paragraph 1.b above.

b. No Partnership

Nothing contained in this Agreement shall be deemed or construed so as to create the relationship of employer-employee, principal-agent, joint venturers, co-adventurers, or partners between COUNTY and FHS, and they are and shall remain independent one as to the other.

c. Notices

Any notices, demand, request or other instrument which may be or is required to be given under this Agreement shall be delivered in person, sent by United States Certified Mail, postage prepaid, or sent by a reputable overnight courier service, addressed to each PARTY at the address as hereinabove given. Any notice shall be deemed delivered upon hand delivery, three (3) business days after depositing in U.S. Mail, or one (1) business day after depositing such notice with a reputable overnight courier service. Either PARTY may designate another address by giving written notice to the other PARTY.

d. No Third-Party Beneficiaries

Nothing under this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than COUNTY and FHS, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of COUNTY and FHS and not for the benefit of any other party. Further, nothing herein shall be considered a waiver of the County’s sovereign immunity or as a consent by either PARTY to be sued by third parties.

e. Compliance with Law; Liability

FHS and the COUNTY shall comply with all applicable laws in performing their respective obligations and providing the Services under this Agreement. FHS agrees to hold harmless and indemnify the COUNTY for all claims, damages, or legal actions arising out of FHS' negligent or intentional acts or omissions in performing its obligations under this Agreement. To the extent permitted by law, and subject to the monetary limitations sovereign immunity protections set forth in Section 768.28, Florida Statutes, the COUNTY shall be responsible for any claims, damages, or legal actions resulting from the negligent acts or omissions of its own officers, employees, or agents while acting within the scope of their employment or designation under this Agreement. Nothing herein shall be construed as an over-extension of the COUNTY's liability beyond said statute.

f. Integration and Modification

This Agreement and Exhibit A set forth the entire agreement between the PARTIES with respect to the subject matter hereof. Any prior conversations or writings are merged herein and extinguished. No subsequent amendment to this Agreement shall be binding upon COUNTY or FHS unless reduced to writing and signed by both Parties.

g. Interpretation

This Agreement shall not be construed more strictly against one PARTY than against the other merely by virtue of the fact that it may have been prepared by counsel for one of the PARTIES, it being recognized that both FHS and the COUNTY have contributed substantially and materially to the preparation hereof.

h. Successors and Assigns

Except as otherwise expressly provided, all provisions herein shall be binding upon and shall inure to the benefit of the PARTIES, their legal representatives, successors, and assigns. FHS shall not assign this Agreement without written consent of the COUNTY.

i. **Force Majeure**

Neither PARTY shall be considered in default in performance of its obligations hereunder to the extent that performance of such obligations, or any of them, is delayed or prevented by force majeure. Force Majeure shall include, but not be limited to, hostility, revolution, civil commotion, strike, epidemic, fire, flood, wind, earthquake, terrorism, hurricane, explosion, any emergency declaration under state law, or any act of God or any cause whether of the same or different nature, existing or future; provided that the cause, whether or not enumerated in this Section, is beyond the control and authority and without the fault or negligence of the PARTY seeking relief under this Section.

j. Binding Authority; Counterparts

Each PARTY hereto represents to the other that it has undertaken all necessary actions to execute this Agreement, and that it has the legal authority to enter into this Agreement and to undertake all obligations imposed on it. This Agreement may be executed in counterparts, but shall constitute but one Agreement binding upon all the Parties hereto.

k. Applicable Law, Venue

This Agreement, the rights and obligations of the PARTIES hereto, and any claim or dispute relating thereto shall be governed by, interpreted, construed, and enforced in accordance with the laws of the State of Florida, except its conflict of law provisions. The exclusive jurisdiction and venue for resolving all issues relating to this Agreement shall be the Seventh Judicial Circuit in and for Flagler County, Florida. The parties waive the right to trial by jury and agree to a bench trial for any litigation arising out of this Agreement.

l. Partial Invalidity

If any provision of this Agreement or its Exhibit, or any application thereof to any person or circumstances shall, to any extent, be declared invalid by a tribunal of competent jurisdiction, the remainder of this Agreement or the application of such provision to persons or circumstances other than those as to which it is held invalid shall not be affected thereby and each remaining provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

m. Attorneys' Fees

In the event of a dispute arising directly or indirectly from the terms and purpose of this Agreement**,** each PARTY shall bear its own attorney's fees, paralegal fees, and legal costs, regardless of which PARTY prevails in said dispute.

IN WITNESS WHEREOF, the PARTIES hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives on the dates indicated below.

[*This space intentionally left blank; Signature page to follow.*]

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

_____

Leann Pennington, Chair

_____

Date

APPROVED AS TO FORM:

_____

Sean S. Moylan, Deputy County Attorney

[*This space intentionally left blank; Signature page to follow.*]

FLAGLER HUMANE SOCIETY, INC.

_____

Amy Carotenuto, Executive Director

_____

Date

ATTEST:

_____

Signature

_____

Print Name, Title

[*This space intentionally left blank; Exhibit A to follow.*]

EXHIBIT "A"

Reporting Requirements

On a monthly basis, FHS shall provide to the COUNTY an aggregated data summary report reflecting the intake and disposition metrics outlined on the following page. FHS may generate and attach these reports utilizing standard exports from its primary shelter database management software. Receipt of this summarized data packet shall satisfy the verification requirements necessary to process the corresponding monthly invoice for payment. Individual animal case file reports shall be maintained internally by FHS and made available to the COUNTY upon reasonable written request, or during scheduled quarterly liaison review meetings, to ensure operational efficiency and data security.

Flagler Humane Society Animal Control
Monthly Shelter Activity Report

From:_____ To:_____

SPECIES	INTAKE DATE	INTAKE TYPE	INTAKE SUBTYPE	FOUND ADDRESS	JURSIDICTION IN	OUTCOME

Flagler Humane Society Animal Control
Monthly Community Activity Report

From:_____ To:_____

EUTHANSIA NUMBERS	SICK	BEHAVIOR	AGE	SPACE	OTHER	TOTAL
DOGS						
CATS						
WILDLIFE						
OTHER						

AGREEMENT BY AND BETWEEN FLAGLER COUNTY, FLORIDA AND THE FLAGLER HUMANE SOCIETY, INC. FOR ANIMAL CONTROL SERVICES

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is made and entered into by and between Flagler County, with offices located at 1769 E. Moody Boulevard, Building 2, Bunnell, Florida 32110 (hereinafter referred to as "COUNTY"), and Flagler Humane Society, Inc., a Florida nonprofit corporation, with offices located at 1 Shelter Dr., Palm Coast, FL 32137 (hereinafter referred to as "FHS"), (collectively, "COUNTY" and "FHS" are hereinafter referred to as "PARTIES").

1. **Term of Agreement.** The term of this Agreement commences on October 1, 2025, and will terminate September 30, 2026.

2. **Compensation and Method of Payment.** FHS shall provide the animal control services described herein and in Exhibit "A", attached hereto and incorporated herein, (the "Services") to the COUNTY. The COUNTY shall make the following payments to FHS for Services provided as follows:

    a. Animal Control Services – COUNTY shall pay to FHS the sum of Two Hundred Fourteen Thousand Five Hundred Ninety-Nine Dollars ($214, 599.00) for the Services within the period between October 1, 2025, and September 30, 2026. This represents a 3% CPI increase over the previous agreement. Such payments shall be made in monthly installments in the amount of Seventeen Thousand Eight Hundred Eighty-Three Dollars and 25/100 Cents ($17,883.25) due and payable upon receiving a monthly invoice from FHS.

    b. Animal Shelter Services and Spay and Neuter Program – COUNTY agrees to pay FHS shelter (housing) costs based on the stray/holding period, as defined in Exhibit "A", and Spay and Neutering Program costs in the fee schedule listed below, up to an annual maximum cost to the COUNTY not to exceed One Hundred Six Thousand Dollars ($106,000). These fees shall be billed on a monthly basis, due and payable upon receiving a monthly invoice from FHS to include the data as described in Exhibit "B". On a monthly basis FHS shall report to COUNTY the total fees expended year to date. When the fees expended reach 90% of the contract amount FHS and COUNTY shall review the work and time remaining in the contract term and determine if there is sufficient funding remaining in the contract. If there is not sufficient funding to complete the contract, COUNTY shall either identify additional funding and execute an amendment to this Agreement or COUNTY will provide notice that the Agreement shall terminate when the contract not to exceed amount is reached.

    c. The fee schedule is as follows:

        i. One Hundred Fifty-Six Dollars ($156) per impounded animal.

        ii. Four Hundred Dollars ($400) per animal that is to be placed under quarantine or tested for rabies.

        iii. An additional Thirty Dollars ($30) per animal per day, plus medical costs, for animals involved in any litigation pending judge's order or court appearance.

iv. Seventy-Five Dollars ($75) per impounded wildlife and Seventy-Five Dollars ($75) per impounded livestock.

v. Thirty Dollars ($30) per animal dead on arrival.

vi. Owner in custody, hospital, or safehouse – One Hundred Fifty-Six Dollars ($156) per animal plus thirty dollars ($30) per day after 5 days, spay/neuter at FHS expense.

vii. Animals who give birth during stray period – One Hundred Fifty-Six Dollars ($156) per animal born.

viii. Spay/Neutering Service – Twenty-Five Dollars ($25) per sterilized animal.

d. Emergency Sheltering Services – COUNTY agrees to reimburse FHS for eligible, reasonable, and necessary costs incurred in the performance of providing temporary care and sheltering of animals displaced or otherwise impacted, when requested through the County's Emergency Operations Center, under a Local State of Emergency, including but not limited to hurricanes.

e. FHS shall send bills to Flagler County, Attn: BOCC Financial Services Department, 1769 E. Moody Blvd, Building 2, Bunnell, 32110. COUNTY agrees to pay FHS as stated herein for the Services within the period of time established by the Florida Prompt Payment Act after the receipt of an approved invoice therefor. COUNTY shall notify FHS in writing of any disputed amount contained on an invoice in accordance with the Florida Prompt Payment Act.

f. As authorized by Section 828.27(4)(b), Florida Statutes, and required by Section 5-27, Flagler County Code, a Five Dollar ($5.00) surcharge on each citation written by Animal Services is to be collected and distributed to FHS to help defray the cost of training for Animal Control Officers.

3. **Monthly Animal Services Liaison Meeting.** The COUNTY shall designate one commissioner and one staff member to serve as liaisons to FHS, and the FHS Board shall designate two board members and one staff member to serve as liaisons to COUNTY to oversee the scope of animal control and sheltering services included in this Agreement. The COUNTY and FHS liaisons shall meet on a monthly basis to review contract performance including the monthly financial report and animal intake report described in Exhibit B to this Agreement. The goal of the meetings is to provide timely communication and feedback between COUNTY and the FHS. Any concerns related to FHS performance under this Agreement shall be discussed in these meetings. FHS Board and staff shall respond to any animal control issues that are raised in the meeting in a prompt and comprehensive manner.

4. **Amendment.** This Agreement may be amended only in writing approved and signed by each PARTY. The PARTIES hereby agree to negotiate any necessary amendments to facilitate the uninterrupted provision of the Services provided for herein on a fair and just basis.

5. **Termination for Default.** FHS shall be considered in material default of this Agreement, and such default shall be considered cause for COUNTY to terminate this Agreement as further set forth in this section, if FHS fails to properly and timely perform the Services as agreed with

the COUNTY in Exhibit "A" or breaches any other provision of this Agreement. The COUNTY may terminate this Agreement for cause by providing written notice of termination to FHS at least forty-five (45) days prior to the termination date. If the COUNTY deems failure by FHS to properly and timely perform the Services as agreed, FHS agrees that it shall not be entitled to receive any further payments hereunder. COUNTY shall be in material default of this Agreement, and such default shall be considered cause for FHS to terminate this Agreement as further set forth in this section, if COUNTY fails to properly and timely perform its obligations as described in this Agreement. FHS may terminate this Agreement for cause by providing written notice of termination to COUNTY at least forty-five (45) days prior to the termination date.

6. **Termination for Convenience.** This Agreement may be terminated, in whole or in part, without cause by either PARTY upon one hundred twenty (120) days written notice to the other PARTY. In the event of termination for convenience, FHS shall be compensated, as provided herein, for Services performed through the termination date. FHS shall not be entitled to any other or further recovery against the COUNTY.

7. **Equal Opportunity Employer; Background Screening.**

   a. FHS certifies it is an equal opportunity employer and FHS does not discriminate against any employee or applicant for employment because of race, color, religion, gender, national origin, age, disability or veteran status and will take affirmative action to employ and advance in employment qualified minorities, women, disabled veterans, veterans of the Vietnam Era and disabled individuals.

   b. FHS agrees to conduct a Level 2 background screening on all animal control officers working on behalf of the County. FHS further agrees not to employ or accept volunteer services from any individual who has been convicted of animal cruelty as defined in Section 828.12, Florida Statutes, as amended from time to time.

   c. Individuals nominated by FHS to serve as animal control officers for the COUNTY will have adequate training and will maintain a level of continuing education suitable for the industry. The COUNTY reserves the right in its sole discretion to decline to appoint FHS employees as animal control officers or to revoke the status of animal control officer for the COUNTY.

8. **Applicable Law/Venue.** This Agreement, the rights and obligations of the PARTIES hereto, and any claim or dispute relating thereto shall be governed by, interpreted, construed, and enforced in accordance with the laws of the State of Florida, except its conflict of laws provisions. The exclusive jurisdiction and venue for resolving all issues relating to this Agreement shall be the Seventh Judicial Circuit in and for Flagler County, Florida.

9. **Successors and Assigns.** Except as otherwise expressly provided, all provisions herein shall be binding upon and shall inure to the benefit of the PARTIES, their legal representatives, successors and assigners. FHS shall not assign this Agreement without written consent of the COUNTY.

10. **Entire Agreement.** This Agreement and the Exhibits hereto set forth the entire agreement between the PARTIES with respect to the subject matter hereof. Any prior conversations or writings are merged herein and extinguished. No subsequent amendment to this Agreement

shall be binding upon COUNTY or FHS unless reduced to writing and signed by both PARTIES.

11. **Partial Invalidity.** If any provision of this Agreement or its Exhibits, or any application thereof to any person or circumstances shall, to any extent, be declared invalid by a tribunal of competent jurisdiction, the remainder of this Agreement or the application of such provision to persons or circumstances (other than those as to which it is held invalid) shall not be affected thereby and each remaining provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

12. **Notices.** Any notices, demand, request or other instrument which may be or is required to be given under this Agreement shall be delivered in person, sent by United States Certified Mail, postage prepaid, or sent by a reputable overnight courier service and shall be addressed to each PARTY at the address as hereinabove given. Any notice shall be deemed delivered upon hand delivery or three (3) business days after depositing in U.S. Mail, or one (1) business day after depositing such notice with a reputable overnight courier service. Either PARTY may designate another address by giving written notice to the other PARTY.

13. **No Partnership.** Nothing contained in this Agreement shall be deemed or construed so as to create the relationship of employer-employee, principal-agent, joint venturers, co-adventurers, or partners between COUNTY and FHS, and they are and shall remain independent one as to the other.

14. **Declaration.** FHS warrants it has not employed or retained any company or person, other than a bona fide employee of FHS to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for FHS any fee, commission, percentage, gift or other considerations contingent upon or resulting from the award or making of this Agreement. FHS shall not knowingly hire unauthorized aliens to provide Services under this Agreement. For the breach or violation of this provision, the COUNTY shall have the right to terminate the Agreement without liability and, at its discretion, to deduct from the funds provided to FHS hereunder, or otherwise recover, the full amount of such fee, commission, percentage, gift or consideration.

15. **No Third-Party Beneficiaries.** Nothing under this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than COUNTY and FHS, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of COUNTY and FHS and not for the benefit of any other party.

16. **Counterparts.** This Agreement may be executed in two or more counterparts, each of which may be executed by one or more of the PARTIES hereto, but all of which, when delivered and taken together, shall constitute but one Agreement binding upon all the PARTIES hereto.

17. **Public Records.** Pursuant to Section 119.0701(2), Florida Statutes, FHS shall allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, made or received by the FHS in conjunction with this Agreement. Specifically, FHS must:

    a. Keep and maintain public records that ordinarily and necessarily would be required by the COUNTY in order to perform the Services herein, including but not limited to: meeting notes, correspondences, memos, certifications, and invoices;

b. Provide the public with access to public records on the same terms and conditions that the COUNTY would provide the records and at a cost that does not exceed the cost provided by law;

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law; and

d. Meet all requirements for retaining public records and transfer at no cost to the COUNTY all public records in possession of FHS upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the COUNTY in a format that is compatible with the information technology systems of the COUNTY.

In performing the requirements herein, FHS shall promptly provide the COUNTY with a copy of any request to inspect or to copy public records in possession of FHS and consult with the COUNTY to ensure the request is responded to in accordance with the law. FHS shall promptly provide the COUNTY with a copy of FHS's response to each such request. Failure to grant such public access shall constitute a material default, and the COUNTY shall be entitled to terminate this Agreement as provided herein and to pursue any other remedies against FHS available in equity or law.

IF FHS HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO FHS' DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (386) 313-4005, PUBLICRECORDS@FLAGLERCOUNTY.GOV, AND 1769 E. MOODY BLVD., BLDG. 2, BUNNELL, FL 32110.

18. **Interpretation.** This Agreement shall not be construed more strictly against one PARTY than against the other merely by virtue of the fact that it may have been prepared by counsel for one of the PARTIES, it being recognized that both FHS and the COUNTY have contributed substantially and materially to the preparation hereof.

19. **Force Majeure.** Neither PARTY shall be considered in default in performance of its obligations hereunder to the extent that performance of such obligations, or any of them, is delayed or prevented by force majeure. Force Majeure shall include, but not be limited to, hostility, revolution, civil commotion, strike, epidemic, fire, flood, wind, earthquake, terrorism, hurricane, explosion, any emergency declaration under state law, or any act of God or any cause whether of the same or different nature, existing or future; provided that the cause whether or not enumerated in this Section is beyond the control and authority and without the fault or negligence of the PARTY seeking relief under this Section.

20. **Binding Authority.** Each PARTY hereto represents to the other that it has undertaken all necessary actions to execute this Agreement, and that it has the legal authority to enter into this Agreement and to undertake all obligations imposed on it.

21. **Attorneys' Fees.** In the event of a dispute arising directly or indirectly from the terms and purpose of this Agreement, the prevailing PARTY shall be entitled to recovery of all reasonable attorney's fees, paralegal fees, and costs.

22. **Liability.** FHS shall comply with all applicable laws in providing the Services to the COUNTY under this Agreement. The FHS agrees to hold harmless and indemnify the COUNTY for all claims, damages, or legal actions arising out of FHS' negligent or intentional acts or omissions in performing its obligations under this Agreement.

23. **County's Right to Enforce.** COUNTY reserves the right to appoint its own animal control officers with the powers to enforce the animal ordinances of the COUNTY and Florida Statutes relating to animals. When deemed necessary as it relates to the public health, safety, and welfare, the COUNTY reserves the right to have its own animal control officers take control of any situation relating to animal control services, and COUNTY agrees to provide written notice of same to FHS.

24. **Purchase of Fuel from the County.** The COUNTY shall continue to allow the FHS to purchase fuel from the COUNTY system as an in-kind cost saving measure to FHS. Use of the COUNTY system shall be at the standard charges, procedures and terms that are applied to other outside agencies. Should the charges not be promptly paid or procedures followed the COUNTY shall reserve the right to deduct the amount owed from the payments described herein and discontinue providing such service to FHS.

[This space intentionally left blank; signature pages to follow.]

IN WITNESS WHEREOF, the PARTIES hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives on the dates indicated below.

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

Andrew S. Dance, Chair

Date: 9/15/2025

ATTEST:

D.C.

Tom Bexley, Clerk of the Circuit Court and Comptroller

APPROVED AS TO FORM:

Sean S. Moylan Digitally signed by Sean S. Moylan Date: 2025.09.08 15:50:45 -04'00'

Sean S. Moylan, Deputy County Attorney

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FLAGLER HUMANE SOCIETY, INC.

Amy Carotenuto, Executive Director

Date: 9-16-25

ATTEST:

MaryAnn Michaels
Signature

MARYANN MICHAELS
Print Name, Title
ANIMAL CONTROL DISPATCHER

[This space intentionally left blank; exhibits to follow.]

EXHIBIT "A"

Scope of Services

1. Animal Control Services

Flagler Humane Society, Inc. (hereinafter, "FHS") agrees to provide animal control services in the geographical area comprised of the unincorporated areas of Flagler County to include neglected and abused animals as well as the impoundment of stray and nuisance animals and the issuance of citations according to Chapter 5 of the Flagler County Code/Ordinances and Florida Statutes relating to animals.

a. Animal Control Officers and personnel will be employed by FHS and shall be duly certified as Animal Control Officers in accordance with Section 828.27, Florida Statues. Animal Control Officers shall not have, nor shall they engage in, a conflict of interest and shall at all times disclose any potential conflict to the chief executive officers of FHS.

b. FHS animal control vehicles shall be marked as such and have a vehicle identification number. All Animal Control Officers shall possess an identification badge containing the officer's name and picture. This badge must be shown upon request at all times when on duty and /or at all times while performing duties of an Animal Control Officer.

c. Animal Control Officers shall conduct routine patrols in the areas serviced as part of their normal duties. FHS will, during the term of this Agreement, continue to cooperate with the COUNTY to establish a routine patrol schedule best designated to meet the needs of the COUNTY and the communities within the COUNTY.

d. Animal control services coverage must be provided seven (7) days per week, eight (8) hours per day. These hours shall be based on the historical trends and/or of the busiest time(s) for animal service calls/needs..

    i. Emergency after-hours coverage must be provided when the animal control officers are off duty. Emergencies may include, but are not limited to, an injured live animal, an animal attack/bite, and aggressive animals.

    ii. After hours response shall be at the discretion of the on-call/Animal Control Officer and shall be for emergencies only.

e. The County Attorney will represent Animal Control Officers in any proceedings arising from the enforcement of related ordinances and statues as referred to within this Agreement.

2. Animal Shelter Facilities for Impounded Animals

FHS shall operate animal shelter facilities in Flagler County for placement of impounded animals pursuant to the terms of this Agreement. FHS shall perform preventative and scheduled maintenance, as well as other cleaning measures, to promote healthy behaviors, protect against injuries and environmental hazards, and prevent the spread of diseases and illnesses.

a. The COUNTY shall have the right to inspect the facility at any time during normal operating hours.

b. Healthy impounded animals shall be held for three (3) days to allow an owner to reclaim them prior to being placed for adoption or euthanasia, unless the animal's owner has been identified in which case the animal will be held for five (5) days. Notwithstanding the foregoing, puppies and kittens under six (6) months of age will only be held for twenty-four (24) hours prior to being placed for adoption.

c. To the extent possible, attempts should be made to place for adoption healthy impound animals.

3. Spay & Neuter Rebate Program

FHS shall implement its Spay & Neuter Rebate Program, and the COUNTY shall sponsor the program for Flagler County residents and shall reimburse FHS in accordance with this Agreement.

4. Emergency Sheltering Services

FHS shall operate emergency shelter services by providing temporary care and sheltering of animals displaced or otherwise impacted, when requested through the County's Emergency Operations Center, under a Local State of Emergency, including but not limited to hurricanes.

FHS agrees to provide the following, upon request by Flagler County Emergency Management:

- Intake, housing, feeding, and basic veterinary care of companion animals (e.g., dogs, cats) evacuated or displaced due to an emergency or disaster.
- Coordination with County Emergency Management.
- Maintenance of accurate records of animals sheltered, including intake and disposition logs.
- Provision of staff or volunteers to operate emergency shelter facilities as necessary.

COUNTY agrees to reimburse FHS for eligible, reasonable, and necessary costs incurred in the performance of services under this section.

Eligible costs include:

- Staff overtime and emergency pay
- Temporary shelter setup or expansion
- Food, water, bedding, and other care supplies
- Veterinary supplies and basic treatment
- Equipment rental for transportation of animals

All reimbursements shall be contingent upon:

- Submission of detailed invoices with supporting documentation
- Compliance with federal and state cost reasonableness, documentation requirements, and standards, including but not limited to those required by the Federal Emergency Management Agency, or its successor.
- Approval by County Emergency Management

5. Service Delivery Improvement

At no additional cost to the COUNTY, the FHS will work with and receive animals from all communities/municipalities within the County on the same or similar terms as with the COUNTY. COUNTY acknowledges that FHS is open to the public during normal business hours. FHS will provide access including tours of the kennel facility for COUNTY commissioners and staff, upon request, during normal business hours.

[This space intentionally left blank; Exhibit B to follow.]

EXHIBIT "B"

Reporting Requirements

Reporting Requirements – On a monthly basis, FHS shall provide to COUNTY a report containing the data sets on the following page, in the format depicted, along with the corresponding invoice in order to receive payment. In addition, FHS will attach the file reports for the animal cases summarized on the data set cover page.

[This space intentionally left blank.]

Flagler Humane Society Animal Control Monthly Shelter Activity Report

From _____ To_____

SPECIES	INTAKE DATE	INTAKE TYPE	INTAKE SUBTYPE	FOUND ADDRESS	JURISDICTION IN	OUTCOME TYPE
Sample Dogs	0/0/20--	Stray	Animal Control Pick up	Mango Ave	Unincorporated Flagler	Adoption

Flagler Humane Society Animal Control Monthly Community Activity Report

From _____ To _____

EUTHANASIA NUMBERS	Sick	Behavior	Age	Space	Other	Total
Dogs						
Cats						
Wildlife						
Other						
Total						

Flagler Humane Society Animal Shelter Services and Spay and Neuter Program Monthly Financial Report

From _____ To_____

Annual Maximum Fee: Animal Shelter Services and Spay and Neuter Program $90,000

Fees Invoiced through Current Month End _____

% of Fees Expended and Invoiced Year to Date _____

AMENDMENT #1 Contract # Humane Society - 2025

This Amendment, entered into between Flagler County Board of County Commissioners, hereafter referred to as "County", and Flagler Humane Society, Inc, hereafter referred to as the "Supplier", for Animal Control Services, amends Contract # Humane Society - 2025.

In accordance with Section 2b of the Contract, the parties mutually agree to the following modifications:

The current total contract cost is $320,599.00. The amendment increase that amount by 10 percent (an additional $32,059.90). This increase of $32,059.90 applies only to Section 2b of the agreement, which covers animal shelter services and the spay and neuter program. The new not-to-exceed amount for animal shelter services spay and neuter program is $138,059.90. The new total contract cost is $352,658.90.

All provisions not in conflict with this amendment are still in effect and are to be performed at the level and criteria specified in the contract.

This amendment will begin on August 14, 2026, or the last date signed, whichever is later, and end on termination or expiration of the contract. This amendment is hereby made a part of the Contract # Humane Society - 2025.

SUPPLIER: Flagler Humane Society, Inc.

SIGNED BY: _____

PRINTED NAME: Amy W. Carbenito

TITLE: Executive Director

DATE: 8-14-26

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

SIGNED BY: _____

PRINTED NAME: Adam Mengel

TITLE: Interim County Administrator

DATE: 10/12/2026

Not valid until signed and dated by both parties

AMENDMENT #2

Contract # Humane Society - 2025

This Amendment, entered into between Flagler County Board of County Comrnissioners, hereafter referred to as "County", and Flagler Humane Society, Inc, hereafter referred to as the "Supplier", for Animal Control Services, amends Contract # Humane Society - 2025.

In accordance with Section 2b of the Contract, the parties mutually agree to extend Contract # Humane Society – 2025 through October 20, 2026 under the current terms, conditions, and fee schedule. If a new contract is executed, the rates in that agreement will be honored effective October 1, 2026. For any charges incurred on or after October 1, 2026 that were previously reimbursed at the old rates, the County will pay the difference once the new contract is in place. The fee schedule is outlined in Exhibit A. This extension will automatically terminate upon execution of any new agreement.

All provisions not in conflict with this amendment are still in effect and are to be performed at the level and criteria specified in the contract.

This amendment will begin on September 25, 2026, or the last date signed, whichever is later, and end upon termination, or expiration of the contract, or execution of a new agreement. This amendment is hereby made a part of the Contract # Humane Society - 2025.

SUPPLIER: Flagler Humane Society, Inc.

SIGNED BY: _____

PRINTED NAME: Amy W. Carbonetto

TITLE: Executive Director

DATE: 9-28-26

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

SIGNED BY: _____

PRINTED NAME: Adam Mengel

TITLE: Interim County Administrator

DATE: 9-28-26

Not valid until signed and dated by both parties

Exhibit A – Fee Schedule

A. If no new agreement is reached, the incurred fees between October 1, 2026 and October 20, 2026 will be assessed at the original fee schedule.
   1. One Hundred Fifty-Six Dollars ($156) per impounded animal
   2. Four Hundred Dollars ($400) per animal that is be placed under quarantine or tested for rabies
   3. An additional Thirty Dollars ($30) per animal per day, plus medical costs, for animals involved in litigation pending judge's order or court appearance
   4. Seventy-Five Dollars ($75) per impounded wildlife and Seventy-Five Dollars ($75) per impounded livestock
   5. Thirty Dollars ($30) per animal dead on arrival
   6. Owner in custody, hospital, or safehouse – One Hundred Fifty-Six Dollars ($156) per animal plus Thirty Dollars ($30) per day after five (5) days, spay/neuter at FHS expense
   7. Animals who give birth during stray period – One Hundred Fifty-Six Dollars ($156) per animal born
   8. Spay/Neutering Service – Twenty-Five Dollars ($25) per sterilized animal

B. If a new agreement is reached, the County will pay the difference for any charges incurred between October 1, 2026 and October 20, 2026 which were previously reimbursed at the old rates.
   1. Three Hundred Dollars ($300) per impounded animal
   2. Five Hundred Dollars ($500) per quarantined or rabies-tested animal up to Thirty (30) pounds, and Seven Hundred Fifty Dollars ($750) per animal over Thirty (30) pounds
   3. An additional Thirty Dollars ($30) per animal per day, plus medical costs, for animals held pending litigation or court action
   4. One Hundred Fifty Dollars ($150) per impounded wildlife and One Hundred Fifty Dollars ($150) per impounded livestock, except poultry and pocket pets, which are Fifty Dollars ($50) per animal
   5. Forty Dollars ($40) per animal dead on arrival
   6. Owner in custody, hospital, or safehouse: Three Hundred Dollars ($300) per animal, plus an additional Thirty Dollars ($30) per day after Five (5) days, and Eighty-Five Dollars ($85) for spay/neuter performed by FHS
   7. Three Hundred Dollars ($300) per animal born to a mother that gives birth during the stray period

8. Spay/neuter services: Eighty-Five Dollars ($85) per sterilized animal.
9. TNR services: $150 to sterilize, vaccinate (rabies and FVRCP), and ear-notch feral cats, then return them to their place of origin.

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

Meeting Date: November 16, 2026
Department Contact: Brian Eichinger, OMB Manager
Subject: **FY 2026-27 Annual Carry Forward Process: Amend the Fiscal Year 2026-27 Budget in the amount of $130,559,368.**

Overview/Summary:
As outlined in Section 129.06, Florida Statutes, a public hearing must be held for the purpose of amending the budget in those instances where the budget for a particular fund is increased/decreased in total as a result of increases/decreases to revenues and other receipts from sources anticipated in the budget as originally adopted. This hearing will be advertised in the Palm Coast Observer on Thursday, November 15, 2026, in accordance with the statute. Many of the increases are for purchase orders, projects, and grants that were budgeted for but not completed last fiscal year. It is necessary to increase/decrease appropriations in the various funds listed in Schedule B.

The procedures to be followed at the public hearing are as follows:
1. Publicly read (by title only) the resolution, “A Resolution of the Flagler County Board of County Commissioners to Amend, By Supplemental Budget, the Fiscal Year 2026-27 Budget in the Amount of $130,559,368"
2. Allow comments from the public regarding the proposed resolution
3. Adopt the resolution

Strategic Plan:
Focus Area: Effective Government
Goal 1- Maintain Financial Stability
Objective EG 1.1: Ensure a minimum of 5% operating reserves beginning each fiscal year for unforeseen expenses or natural disasters. (Reserved for contingencies.)
Measure 1.1.1: Prioritize support and flexibility within budget to successfully navigate unforeseen expenses within a given fiscal year.

Funding Information:
If approved as presented, the resolution will increase the amended Fiscal Year 2026-27 budget by $130,559,368 from the Adopted Budget of $333,288,593.

Recommendations:
Staff recommends that the Board approve the Resolution Amending the Fiscal Year 2026-27 Budget in the amount of $130,559,368

Attachments:
1. PH - FY 25-26 Carry Forward - 1a) Resolution

RESOLUTION NO. 2026 - ____

A RESOLUTION OF THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS TO AMEND, BY SUPPLEMENTAL BUDGET, THE FISCAL YEAR 2026-2027 BUDGET IN THE AMOUNT OF $130,559,368.

WHEREAS, the Board of County Commissioners may, by official action, exercise its power to amend the adopted budget of any fund pursuant to Section 129.06, Florida Statutes; and

WHEREAS, the Board finds the following supplemental budget amendment is necessary and proper within the funds contained in Schedule B attached hereto and incorporated herein; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Flagler County, Florida:

SECTION I: Attached hereto and made a part hereof is an amendment to the Budget of Flagler County for Fiscal Year ending September 30, 2027, marked for identification as Schedule B, which said budget amendment is hereby approved adopted and accepted in all respects.

SECTION II: If any section, subsection, sentence, clause or provisions of this Resolution is held unconstitutional, inoperative, or void by a court of competent jurisdiction, such holding shall not affect the remainder of the Resolution.

ADOPTED and APPROVED this 16th day of November 2026, by the Board of County Commissioners, Flagler County, Florida.

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

_____
Leann Pennington, Chair

ATTEST:

_____
Tom Bexley,
Clerk of the Circuit Court & Comptroller

APPROVED AS TO FORM:

Sean S. Moylan Digitally signed by Sean S. Moylan Date: 2026.11.05 14:53:23 -05'00'
_____
Sean S. Moylan, Deputy County Attorney

Schedule B

Account #									Account Description	Revenues	Expenditures/Expenses	Comments
1001	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	5,918,266.00	-	Updated CCF
1001	104	0403	519300	510	51	000	000	534013	IT Other Contracted Services	-	2,824.00	PO#20240798 Mach Alert IDB
1001	104	0403	519300	510	51	000	000	534013	IT Other Contracted Services	-	3,582.00	PO#20250805 Telestaff Consulting
1001	104	0403	519300	510	51	000	000	546008	IT Maintenance Agreements	-	1,590.00	PO 20270116 - Time clocks - Tyler Technologies
1001	104	0403	519300	510	51	000	000	551004	IT Office Equipment	-	15,900.00	PO 20270116 - Time clocks - Tyler Technologies
1001	104	0403	519300	510	51	000	000	551004	IT Office Equipment	-	110,000.00	GSB Chamber Upgrades
1001	104	0403	519300	510	51	000	000	554003	IT Books, Pub, Sub & Mbrshp	-	2,941.00	PO#20260970 EM Shelter Building Networking Equipment
1001	104	0406	519300	510	51	000	000	564002	IT Equipment & Machinery	-	31,869.00	PO#20260829 Secure Door Addition JC AssetTag 8937
1001	104	0406	519600	510	51	000	000	564002	IT Equipment & Machinery	-	5,978.00	PO#20260714 Genetec Archiver Addition at Fairgrounds
1001	105	0501	569300	560	56	000	000	549000	Oth Curr Chgs and Obligations	-	7,088.00	PO#20260366 Summit Home Medical Supplies
1001	111	1100	522300	520	52	000	000	531000	Professional Services	-	33,639.00	CO#2026000001 Fire Assessment Study
1001	111	1100	522600	520	52	000	000	564000	Machinery and Equipment	-	2,006.00	PO#20260495 Ten-8 Rolling Stock Tanker Replacement
1001	111	1105	522300	520	52	000	000	546003	Vehicle Repair	-	5,155.00	PO#20261028 Bambi Bucket Overhaul
1001	111	1110	526300	520	52	000	000	546006	Small Tools& Equipment	-	1,061.00	PO#20261061 Witmer Cameras, Gear Keepers
1001	111	1110	526600	520	52	000	000	564000	Machinery and Equipment	-	761,930.00	PO#20260284 Ten-8 Rolling Stock Amulance
1001	111	1110	526600	520	52	000	000	564000	Machinery and Equipment	-	29,668.00	PO#20261009 Stryker Power Load for New Rescue
1001	111	1115	522300	520	52	000	000	546006	Small Tools& Equipment	-	9,218.00	PO#20261001 Ten-8 Hose
1001	111	1115	522300	520	52	000	000	552002	Other Operating Expenses	-	3,343.00	PO#20261039 Conference Table Station 40
1001	112	1200	537300	530	53	000	000	534006	Other Contracted Services	-	17,108.00	PO#20261014 AG Extension Restrooms
1001	113	0423	529300	520	52	000	000	534006	Other Contracted Services	-	1,500.00	PO#20261065 Dispatch FLA-TAC
1001	114	1415	519300	510	51	000	000	534006	Other Contracted Services	-	141,228.00	Three HHW Amnesty Days
1001	114	1440	572300	570	57	000	000	549000	Oth Curr Chgs and Obligations	-	5,250.00	PO#20240649 Bings Surveying & Engineering
1001	114	1440	572600	570	57	000	000	564000	Machinery and Equipment	-	57,892.00	PO#20261038 Wesco Turf Sprayer
1001	114	1441	572300	570	57	000	000	546001	Building/Equipment Repairs	-	250,000.00	GS25CIP006 Bing's Masterplan
1001	149	4900	513300	510	51	000	000	542000	Freight & Postage	-	20,807.00	PA TRIM Notices
1001	149	4900	513300	510	51	000	000	542000	Other Contracted Services	-	48,730.00	PA TRIM Notices
1001	149	4900	519300	510	51	000	000	549000	Oth Curr Chgs and Obligations	-	228,189.00	Reimbursement of Expenditures for Captains
1001	149	4900	519300	510	51	000	000	549000	Oth Curr Chgs and Obligations	-	5,250.00	PO#20240649 Bings Surveying & Engineering
1001	149	4900	519300	510	51	000	000	549000	Oth Curr Chgs and Obligations	-	23,400.00	Holiday Travel Park
1001	149	4900	519300	510	51	000	000	549000	Oth Curr Chgs and Obligations	-	77,880.00	Hurricane Matthew FEMA Repayment
1001	149	4900	562800	560	56	000	000	583012	Flagler Humane Society	-	7,963.00	Increase for Anticipated Contract Increase
1001	192	9205	521300	520	52	000	000	534013	IT Other Contracted Services	-	8,056.00	PO#20250346 Tyler Jail Implementation
1001	150	5000	000000	590	00	000	000	598067	Reserve - FCSO Capital	-	3,997,221.00	Excess Fees from FCSO
									FUND TOTAL	**5,918,266.00**	**5,918,266.00**	
1102	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	940,318.00	-	Updated CCF
1102	108	0820	541300	540	54	000	000	534006	Other Contracted Services	-	6,275.00	PO#20260115 Paved Road Evaluation
1102	108	0820	541300	540	54	000	000	544002	Long Term Lease	-	30,680.00	PO#20240407 Lease of JD Utility Tractor
1102	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	903,363.00	Updated CCF
									FUND TOTAL	**940,318.00**	**940,318.00**	
1103	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	182,014.00	-	Updated CCF
1103	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	182,014.00	Updated CCF
									FUND TOTAL	**182,014.00**	**182,014.00**	
1104	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	17,531.00	-	Updated CCF
1104	150	5000	000000	590	00	000	000	598010	Reserve - Contingency	-	17,531.00	Updated CCF

Schedule B

Account #									Account Description	Revenues	Expenditures/Expenses	Comments
									FUND TOTAL	**17,531.00**	**17,531.00**	
1106	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	181,377.00	-	Updated CCF
1106	149	9210	521300	520	52	000	000	549000	Oth Curr Chgs and Obligations	-	181,377.00	Updated CCF
									FUND TOTAL	**181,377.00**	**181,377.00**	
1108	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	139,383.00	-	Updated CCF
1108	150	5000	000000	590	00	000	000	598010	Reserve - Contingency		139,383.00	Updated CCF
									FUND TOTAL	**139,383.00**	**139,383.00**	
1109	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	10,820,952.00	-	Updated CCF
1109	147	4700	573800	570	57	000	000	581001	Aid to Other Goverments	-	28,370.00	PPP Exhibit
1109	147	4700	573800	570	57	000	000	581001	Aid to Other Goverments	-	150,000.00	Town of Marineland
1109	161	6001	559600	550	55	000	000	562000	Buildings	-	731,279.00	CO#2026000043 CE25CIP014 Eco Discovery non retainage
1109	161	6001	559600	550	55	000	000	562000	Buildings	-	4,262,006.00	CE25CIP014 Eco Discovery
1109	161	6001	559600	550	55	000	000	562000	Buildings	-	5,362,006.00	CE25CIP014 Eco Discovery
1109	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	287,291.00	Updated CCF
									FUND TOTAL	**10,820,952.00**	**10,820,952.00**	
1110	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	180,068.00	-	Updated CCF
1110	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	180,068.00	Updated CCF
									FUND TOTAL	**180,068.00**	**180,068.00**	
1111	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	773,032.00	-	Updated CCF
1111	001	0000	334200	330	00	000	000	334200	State Grt-Phys Env-Other	36,891,589.00	-	Grant Balance Rolling
1111	001	0000	366000	360	00	000	000	366001	Contributions in Aid	175,000.00	-	Ocean Hammock POA & Golf Resort
1111	001	0000	366000	360	00	000	000	366015	HOA Dune Restoration	570,000.00	-	HOA Dune Restoration
1111	147	4700	537300	530	53	000	000	531000	Professional Services	-	19,428.00	PO#20250186 (prev 20220387) CE00002 Foth
1111	147	4700	537300	530	53	000	000	531000	Professional Services	-	698.00	PO#20250186 (prev 20220387) CE23003 Foth
1111	147	4700	537300	530	53	000	000	531000	Professional Services	-	51.00	PO#20250186 (prev 20220387) CE00002 Foth
1111	147	4700	537800	530	53	000	000	582016	Hammock Dunes Owners Assoc	-	1,140,000.00	Hammock Dunes Owners Assoc
1111	147	4700	537800	530	53	000	000	582017	Ocean Hammock POA	-	350,000.00	Ocean Hammock POA
1111	147	4700	537800	530	53	000	000	582009	Other Entities	-	7,321.00	PO#20250186 (prev 20220387) CE25002 Foth
1111	147	4700	537800	530	53	000	000	582009	Other Entities	-	534.00	PO#20250737 Design Reach 3 Moffat
1111	180	8001	537300	530	53	000	000	582009	Other Entities	-	19,659,192.00	Reach II 23FL2 (FDEP)
1111	180	8001	537300	530	53	000	000	582009	Other Entities	-	10,000,000.00	23FL2 Remaining Balance
1111	180	8001	537800	530	53	000	000	582009	Other Entities	-	76,553.00	PO#20250186 (prev 20220387) HSC00003 Foth
1111	180	8001	537800	530	53	000	000	581007	Aid to Flagler Beach	-	284,128.00	PO#20250186 (prev 20220387) CE00001 Foth
1111	180	8001	537800	530	53	000	000	582009	Other Entities	-	14,642.00	PO#20250186 (prev 20220387) CE25002 Foth
1111	180	8001	537800	530	53	000	000	582009	Other Entities	-	935,008.00	PO#20250737 CE25003 Design Reach 3 Moffat
1111	180	8001	537800	530	53	000	000	582009	Other Entities	-	9,634.00	PO#20250737 CE25004 Design Reach 3 Moffat
1111	180	8001	537800	530	53	000	000	582009	Other Entities	-	5,912,432.00	Reach II ASF98 & ASM05 (FDOT)
									FUND TOTAL	**38,409,621.00**	**38,409,621.00**	
1112	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	4,810,955.00	-	Updated CCF
1112	001	0000	331490	330	00	000	000	331490	Fed Grt-Transp-Other	1,010,474.00	-	CE24CIP001 Bulow Creek Headwaters Grant Roll
1112	001	0000	334490	330	00	000	000	334490	State Grt-Transp-Other	1,758,828.00	-	CE25CIP010 CR 205 Widening SCOP Grant Roll

Schedule B

Account #									Account Description	Revenues	Expenditures/Expenses	Comments
1112	001	0000	334490	330	00	000	000	334490	State Grt-Transp-Other	65,687.00	-	CE25CIP010 CR 205 Widening SCRP Grant Roll
1112	001	0000	334490	330	00	000	000	334490	State Grt-Transp-Other	35,047.00	-	CE25CIP011 Old Kings Rd Multi Grant Roll
1112	161	6001	541600	540	54	000	000	563000	Infrastructure	-	39,896.00	PO#20250612 CE24CIP007 Forest Park/CR35 Design
1112	161	6001	541600	540	54	000	000	563000	Infrastructure	-	33,239.00	PO#20250736 CE25CIP011 Kimley Horn Design Permitting OKR
1112	161	6001	541600	540	54	000	000	563000	Infrastructure	-	301,170.00	CO#2026000073 CE25CIP010 CR205 Widening Local
1112	161	6001	541600	540	54	000	000	563000	Infrastructure	-	196,784.00	CE25CIP010 CR 205 Widening Local
1112	161	6001	541600	540	54	000	000	563000	Infrastructure	-	186,902.00	CE25CIP013 1st Ave Local
1112	161	6001	541600	540	54	000	000	563000	Infrastructure	-	6,861.00	CE24CIP001 Bulow Creek Headwaters Local
1112	180	8001	541600	540	54	000	000	563000	Infrastructure	-	1,758,828.00	CO#2026000073 CE25CIP010 CR205 Widening SCOP
1112	180	8001	541600	540	54	000	000	563000	Infrastructure	-	65,687.00	CO#2026000073 CE25CIP010 CR205 Widening SCRP
1112	180	8001	541600	540	54	000	000	563000	Infrastructure	-	1,010,474.00	CE24CIP001 Bulow Creek Headwaters Grant
1112	180	8001	541600	540	54	000	000	563000	Infrastructure	-	35,047.00	CE25CIP011 Old Kings Rd Multi
1112	150	5000	000000	590	00	000	000	598010	Reserve - Contingency	-	46,103.00	Updated CCF
1112	150	5000	000000	590	00	000	000	598010	Reserve - Contingency	-	4,000,000.00	CR 304 Local Match
									FUND TOTAL	**7,680,991.00**	**7,680,991.00**	
1113	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	57,779.00	-	Updated CCF
1113	105	0506	569300	560	56	000	000	534006	Other Contracted Services	-	57,779.00	Updated CCF
									FUND TOTAL	**57,779.00**	**57,779.00**	
1115	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	155,990.00	-	Updated CCF
1115	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	155,990.00	Updated CCF
									FUND TOTAL	**155,990.00**	**155,990.00**	
1117	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	4,840.00	-	Updated CCF
1117	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	4,840.00	Updated CCF
									FUND TOTAL	**4,840.00**	**4,840.00**	
1118	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	26.00	-	Updated CCF
1118	117	1705	583300	530	53	000	000	549000	Other Curr Chgs and Obligations	-	26.00	Updated CCF
									FUND TOTAL	**26.00**	**26.00**	
1119	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	3,459,816.00	-	Updated CCF
1119	001	0000	381000	380	00	000	000	381000	Interfund Transfer In	530,000.00	-	Transfer from Fund 1219
1119	103	0326	537300	530	53	000	000	531000	Professional Services	-	31,800.00	PO#20260563 - LM00027 Land Conservation Negotiation Services
1119	161	6001	537300	530	53	000	000	531000	Professional Services	-	11,000.00	PO#20260565 - LM25CIP001 ESL Tasks
1119	161	6001	537600	530	53	000	000	561000	Land	-	3,250,000.00	Purchase of Lastinger property
1119	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	697,016.00	Updated CCF
									FUND TOTAL	**3,989,816.00**	**3,989,816.00**	
1121	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	95,925.00	-	Updated CCF
1121	161	6001	572600	570	57	000	000	563000	Infrastructure	-	62,550.00	GS25CIP006 Bings Master Plan
1121	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	33,375.00	Updated CCF
									FUND TOTAL	**95,925.00**	**95,925.00**	
1122	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	(1,315.00)	-	Updated CCF
1122	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	(1,315.00)	Updated CCF

Schedule B

Account #									Account Description	Revenues	Expenditures/Expenses	Comments
									FUND TOTAL	**(1,315.00)**	**(1,315.00)**	
1123	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	90,426.00	-	Updated CCF
1123	161	6001	572600	570	57	000	000	562000	Buildings	-	45,571.00	GS25CIP014 4-H Barns
1123	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	44,855.00	Updated CCF
									FUND TOTAL	**90,426.00**	**90,426.00**	
1124	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	58,982.00	-	Updated CCF
1124	161	6001	572600	570	57	000	000	562000	Buildings	-	1,370.00	GS24CIP012 Bull Creek
1124	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	57,612.00	Updated CCF
									FUND TOTAL	**58,982.00**	**58,982.00**	
1125	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	29,693.00	-	Updated CCF
1125	117	1706	538300	530	53	000	000	531000	Professional Services	-	75,000.00	50% Funding of Special Assessment Study
1125	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	(45,307.00)	Updated CCF
									FUND TOTAL	**29,693.00**	**29,693.00**	
1127	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	33,946.00	-	Updated CCF
1127	117	1702	538300	530	53	000	000	531000	Professional Services	-	75,000.00	50% Funding of Special Assessment Study
1127	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	(41,054.00)	Updated CCF
									FUND TOTAL	**33,946.00**	**33,946.00**	
1128	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	51,564.00	-	Updated CCF
1128	001	0000	331420	330	00	000	000	331420	Fed Grnt - Transportation	363,993.00	-	Transportation Grant Roll
1128	001	0000	334200	330	00	000	000	334200	State Grt-General Govt	6,879,538.00	-	Septic to Sewer Grant Roll
1128	001	0000	337700	330	00	000	000	337710	LG Grt-CR-FIND-Bings Waterways	302,500.00	-	FIND Bings Dredging Grant Roll
1128	180	8001	572300	570	57	000	000	546001	Building/Equip/Infra Repairs		79,000.00	GS25CIP006 FIND Grant Bings Dredging
1128	180	8001	572300	570	57	000	000	563000	Infrastructure		223,500.00	GS25CIP006 FIND Grant Bings Dredging
1128	161	6001	544600	540	54	000	000	564000	Machinery and Equipment	-	17,189.00	PT26GRT006 Local
1128	161	6001	544600	540	54	000	000	564000	Machinery and Equipment	-	34,375.00	PT26GRT007 Local
1128	180	8001	535800	550	55	000	000	581000	Aids to Govt Agencies	-	6,784,415.00	PO#20260283 - COPC Septic to Sewer Grant (CA23001)
1128	180	8001	535800	550	55	000	000	581000	Aids to Govt Agencies	-	95,123.00	PO#20260321 - Consor Septic to Sewer Grant (CA23001)
1128	180	8001	544600	540	54	000	000	564000	Machinery and Equipment	-	242,662.00	2 Buses for Transportation Grant G3096 (PT26GRT007)
1128	180	8001	544600	540	54	000	000	564000	Machinery and Equipment	-	121,331.00	1 Buses for Transportation Grant G3095 (PT26GRT006)
									FUND TOTAL	**7,597,595.00**	**7,597,595.00**	
1130	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	1,248,517.00	-	Updated CCF
1130	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	1,248,517.00	Updated CCF
									FUND TOTAL	**1,248,517.00**	**1,248,517.00**	
1131	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	1,407.00	-	Updated CCF
1131	150	5000	000000	590	00	000	000	598040	Reserve - Future Capital OL	-	1,407.00	Updated CCF
									FUND TOTAL	**1,407.00**	**1,407.00**	
1132	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	289,019.00	-	Updated CCF
1132	161	6001	572600	570	57	000	000	562000	Buildings	-	41,439.00	GS23014 River to Sea Restrooms
1132	161	6001	572600	570	57	000	000	562000	Buildings	-	137,450.00	GS25CIP006 Bings Master Plan

Schedule B

Account #									Account Description	Revenues	Expenditures/Expenses	Comments
1132	150	5000	000000	590	00	000	000	598040	Reserve - Future Capital OL	-	110,130.00	Updated CCF
									FUND TOTAL	**289,019.00**	**289,019.00**	
1133	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	751.00	-	Updated CCF
1133	150	5000	000000	590	00	000	000	598040	Reserve - Future Capital OL	-	751.00	Updated CCF
									FUND TOTAL	**751.00**	**751.00**	
1134	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	44,712.00	-	Updated CCF
1134	161	6001	572600	570	57	000	000	562000	Buildings	-	43,625.00	GS25CIP014 4-H Barns
1134	150	5000	000000	590	00	000	000	598040	Reserve - Future Capital OL	-	1,087.00	Updated CCF
									FUND TOTAL	**44,712.00**	**44,712.00**	
1135	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	112,913.00	-	Updated CCF
1135	150	5000	000000	590	00	000	000	598040	Reserve - Future Capital OL	-	112,913.00	Updated CCF
									FUND TOTAL	**112,913.00**	**112,913.00**	
1137	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	52,681.00	-	Updated CCF
1137	150	5000	000000	590	00	000	000	598040	Reserve - Future Capital OL	-	52,681.00	Updated CCF
									FUND TOTAL	**52,681.00**	**52,681.00**	
1139	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	1,000.00	-	Updated CCF
1139	150	5000	000000	590	00	000	000	598040	Reserve - Future Capital OL	-	1,000.00	Updated CCF
									FUND TOTAL	**1,000.00**	**1,000.00**	
1141	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	(1,498.00)	-	Updated CCF
1141	120	2009	559800	550	55	000	000	582008	Aid to Private Organizations	-	(1,498.00)	Updated CCF
									FUND TOTAL	**(1,498.00)**	**(1,498.00)**	
1143	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	2,728,719.00	-	Updated CCF
1143	105	0505	559300	550	55	000	000	534014	Other Cont Srvcs - Housing	-	12,515.00	PO#20260486 - Housing (SS24SHP002)
1143	105	0505	559800	550	55	000	000	583006	Replacement/Rehabilitation	-	1,100.00	PO#20260655 - Inspection @ Blakemore Dr (SS24SHP002)
1143	105	0505	559800	550	55	000	000	583006	Replacement/Rehabilitation	-	1,100.00	PO#20260682 - Inspection @ Second St (SS24SHP002)
1143	105	0505	559800	550	55	000	000	583006	Replacement/Rehabilitation	-	1,100.00	PO#20260700 - Inspection @ Ranshire Ln (SS24SHP002)
1143	105	0505	559800	550	55	000	000	583006	Replacement/Rehabilitation	-	1,100.00	PO#20260846 - Inspection @ Powder Horn Dr (SS24SHP002)
1143	105	0505	559800	550	55	000	000	583006	Replacement/Rehabilitation	-	1,100.00	PO#20261030 - Inspection @ S Pine St (SS24SHP002)
1143	105	0505	559800	550	55	000	000	583006	Replacement/Rehabilitation	-	18,413.00	PO#20250248 - Reroof @ Carlson Pl (SS24SHP002)
1143	105	0505	559800	550	55	000	000	583006	Replacement/Rehabilitation	-	328,845.00	PO# 0260652 - Phoenix Crossing (SS24SHP001)
1143	105	0505	559800	550	55	000	000	583006	Replacement/Rehabilitation	-	1,100.00	PO#20260964 - Inspection @ Woodlawn Dr (SS24SHP002)
1143	105	0505	559800	550	55	000	000	583006	Replacement/Rehabilitation	-	74,316.00	PO#20261031 - Whole home rehab (SS24SHP002)
1143	105	0505	559800	550	55	000	000	583006	Replacement/Rehabilitation	-	25,000.00	PO#20260651 - Reroof @ Fayette Ln (SS24SHP002)
1143	105	0505	559800	550	55	000	000	583006	Replacement/Rehabilitation	-	2,263,030.00	Updated CCF
									FUND TOTAL	**2,728,719.00**	**2,728,719.00**	
1154	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	297,351.00	-	Updated CCF
1154	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	297,351.00	Updated CCF
									FUND TOTAL	**297,351.00**	**297,351.00**	

Schedule B

Account #									Account Description	Revenues	Expenditures/Expenses	Comments
1155	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	(1,844.00)	-	Updated CCF
1155	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	(1,844.00)	Updated CCF
									FUND TOTAL	**(1,844.00)**	**(1,844.00)**	
1156	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	193,068.00	-	Updated CCF
1156	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	193,068.00	Updated CCF
									FUND TOTAL	**193,068.00**	**193,068.00**	
1157	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	242,379.00	-	Updated CCF
1157	161	6001	522600	520	52	000	000	562000	Buildings	-	87,262.00	PO#20260526 CE23009 St 51 ODP Piping Fixtures Fittings
1157	161	6001	522600	520	52	000	000	562000	Buildings	-	5,534.00	PO#20260570 CE23009 St 51 ODP Concrete
1157	161	6001	522600	520	52	000	000	562000	Buildings	-	8,892.00	PO#20260577 CE23009 St 51 ODP Lighting Pkg
1157	161	6001	522600	520	52	000	000	562000	Buildings	-	86,565.00	PO#20260735 CE23009 St 51 ODP Roofing Material
1157	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	54,126.00	Updated CCF
									FUND TOTAL	**242,379.00**	**242,379.00**	
1158	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	74,732.00	-	Updated CCF
1158	161	6001	526600	520	52	000	000	562000	Buildings	-	7,631.00	PO#20260721 CE23009 St 51 ODP Mechanical Equipmt
1158	161	6001	526600	520	52	000	000	562000	Buildings	-	67,101.00	PO#20260722 CE23009 St 51 ODP Carrier
1158	161	6001	526600	520	52	000	000	562000	Buildings	-	20,000.00	CE23009 St 51
1158	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	(20,000.00)	Updated CCF
									FUND TOTAL	**74,732.00**	**74,732.00**	
1175	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	956.00	-	Updated CCF
1175	117	1701	541300	540	54	000	000	534010	Governmental Services	-	956.00	Updated CCF
									FUND TOTAL	**956.00**	**956.00**	
1177	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	898.00	-	Updated CCF
1177	117	1704	562300	560	56	000	000	534006	Other Contracted Services	-	898.00	Updated CCF
									FUND TOTAL	**898.00**	**898.00**	
1178	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	8,151.00	-	Updated CCF
1178	117	1704	562300	560	56	000	000	534006	Other Contracted Services	-	8,151.00	Updated CCF
									FUND TOTAL	**8,151.00**	**8,151.00**	
1180	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	51,679.00	-	Updated CCF
1180	120	2003	515300	510	51	000	000	534006	Other Contracted Services	-	3,413.00	CO#2022000340 COMPREHENSIVE PLAN UPDATE
1180	120	2003	515300	510	51	000	000	552006	Data Processing Software	-	16,000.00	PO#20260282 CD-Plus Enhancement
1180	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	32,266.00	Updated CCF
									FUND TOTAL	**51,679.00**	**51,679.00**	
1181	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	602,704.00		Updated CCF
1181	120	2000	524300	520	52	000	000	552006	Data Processing Software	-	49,200.00	PO#20260282 CD-Plus Enhancement
1181	150	5000	000000	590	00	000	000	598010	Reserve - Contingency	-	553,504.00	Updated CCF
									FUND TOTAL	**602,704.00**	**602,704.00**	
1182	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	239,176.00	-	Updated CCF

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Account #									Account Description	Revenues	Expenditures/Expenses	Comments
1182	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	239,176.00	Updated CCF
									FUND TOTAL	**239,176.00**	**239,176.00**	
1184	001	0000	331200	330	00	000	000	331200	Fed Grant - Publ Safety	4,738,867.00	-	Grant Roll
1184	001	0000	334200	000	00	000	000	334200	State Grt Public - Safety	1,070,440.00	-	Grant Roll
1184	138	3893	525300	520	52	000	000	531000	Professional Services	-	2,545,919.00	Ian Project Roll Proj#714658
1184	138	3894	525300	520	52	000	000	534006	Other Contracted Services	-	3,263,388.00	Nicole Project Roll Proj#714659
									FUND TOTAL	**5,809,307.00**	**5,809,307.00**	
1185	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	639,696.00	-	Updated CCF
1185	180	8001	519300	510	51	000	000	549000	Oth Curr Chgs and Obligations	-	500,000.00	Anticipated Treasury Repayment
1185	180	8001	535600	530	53	000	000	563000	Infrastructure	-	139,696.00	PO#20250281 Malacompra Canal ARP00018
									FUND TOTAL	**639,696.00**	**639,696.00**	
1187	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	7,520,147.00	-	Updated CCF
1187	001	0000	331200	330	00	000	000	331200	Fed Grant-Pub Safety	34,122.00	-	GRT0486 EOC Roof Hardening
1187	114	1421	519300	510	51	000	000	531000	Professional Services	-	150,000.00	Stormwater Study
1187	114	1421	519300	510	51	000	000	546001	Building/Equipment Repairs	-	64,216.00	GS26CIP003 - HVAC Various
1187	114	1421	519300	510	51	000	000	546001	Building/Equipment Repairs	-	100,000.00	GS26CIP008 - Roof Various
1187	114	1421	519300	510	51	000	000	546001	Building/Equipment Repairs	-	75,000.00	GS26CIP010 - ADA Projects
1187	114	1421	519300	510	51	000	000	546001	Building/Equipment Repairs	-	161,847.00	GS23007 - JC Flooring 1st Fl
1187	114	1421	519300	510	51	000	000	546001	Building/Equipment Repairs	-	161,154.00	GS23008 - JC Flooring 2nd Fl
1187	114	1421	519300	510	51	000	000	546001	Building/Equipment Repairs	-	145,577.00	GS25CIP004 - GSB Carpet 2nd Fl
1187	114	1421	519300	510	51	000	000	546001	Building/Equipment Repairs	-	77,738.00	GSB Tax Collector Flooring
1187	114	1421	571300	570	57	000	000	546001	Building/Equipment Repairs	-	200,000.00	GS25CIP005 - PC Library Roof (rescope to resurface)
1187	114	1421	572300	570	57	000	000	546001	Building/Equipment Repairs	-	50,000.00	GS26CIP005 - Lehigh Trl (rescope to improvements)
1187	114	1421	572300	570	57	000	000	546001	Building/Equipment Repairs	-	200,000.00	GS26CIP004 PPP Legacy House Roof
1187	114	1421	572300	570	57	000	000	546001	Building/Equipment Repairs	-	50,000.00	Wadsworth Park Field Rehab
1187	114	1421	572300	570	57	000	000	531000	Professional Services	-	188,059.00	GS25CIP006 Bings Master Plan Imp
1187	114	1421	572300	570	57	000	000	552002	Other Operating Expenses	-	250,000.00	PPP Covered Bridge Shoreline
1187	161	6001	537300	530	53	000	000	546005	North Dune Restoration	-	3,430,570.00	26FL1 Reach II (Local split funded with Funds 1111 & 1311)
1187	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	2,250,108.00	Updated CCF
									FUND TOTAL	**7,554,269.00**	**7,554,269.00**	
1192	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	(6,078.00)	-	Updated CCF
1192	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	(6,078.00)	Updated CCF
									FUND TOTAL	**(6,078.00)**	**(6,078.00)**	
1193	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	(1,249.00)	-	Updated CCF
1193	150	5000	000000	590	00	000	000	598010	Reserve - Contingency	-	(1,249.00)	Updated CCF
									FUND TOTAL	**(1,249.00)**	**(1,249.00)**	
1194	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	343,960.00	-	Updated CCF
1194	190	9002	713300	600	60	000	000	534013	IT Other Contracted Services	-	34,344.00	PO#20250346 -Benchmark Interface
1194	190	9002	713600	600	60	000	000	564000	Machinery and Equipment	-	33,000.00	PO#20250606 - Jail Intergration
1194	150	5000	000000	590	00	000	000	598010	Reserve - Contingency	-	276,616.00	Updated CCF
									FUND TOTAL	**343,960.00**	**343,960.00**	

Schedule B

Account #									Account Description	Revenues	Expenditures/Expenses	Comments
1196	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	4,595.00	-	Updated CCF
1196	150	5000	000000	590	00	000	000	598010	Reserve - Contingency	-	4,595.00	Updated CCF
									FUND TOTAL	**4,595.00**	**4,595.00**	
1197	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	56,931.00	-	Updated CCF
1197	150	5000	000000	590	00	000	000	598010	Reserve - Contingency	-	56,931.00	Updated CCF
									FUND TOTAL	**56,931.00**	**56,931.00**	
1198	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	7,063.00	-	Updated CCF
1198	150	5000	000000	590	00	000	000	598010	Reserve - Contingency	-	7,063.00	Updated CCF
									FUND TOTAL	**7,063.00**	**7,063.00**	
1211	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	50,606.00	-	Updated CCF
1211	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	50,606.00	Updated CCF
									FUND TOTAL	**50,606.00**	**50,606.00**	
1213	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	2,069.00	-	Updated CCF
1213	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	2,069.00	Updated CCF
									FUND TOTAL	**2,069.00**	**2,069.00**	
1215	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	12,992.00	-	Updated CCF
1215	136	3611	517300	510	51	000	000	531000	Professional Services	-	12,992.00	Updated CCF
									FUND TOTAL	**12,992.00**	**12,992.00**	
1216	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	363,158.00		Updated CCF
1216	150	5000	000000	590	00	000	000	598020	Reserve-Future Use		363,158.00	Updated CCF
									FUND TOTAL	**363,158.00**	**363,158.00**	
1219	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	530,000.00	-	Updated CCF
1219	149	4903	581900	580	00	000	000	591001	Interfund Transfer	-	530,000.00	Updated CCF
									FUND TOTAL	**530,000.00**	**530,000.00**	
1307	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	431,950.00	-	Updated CCF
1307	150	5000	000000	590	00	000	000	598040	Reserve - Future Capital OL	-	431,950.00	Updated CCF
									FUND TOTAL	**431,950.00**	**431,950.00**	
1308	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	220,898.00	-	Updated CCF
1308	114	1440	537300	530	53	000	000	546001	Building/Equip/Infra Repairs	-	220,898.00	Updated CCF
									FUND TOTAL	**220,898.00**	**220,898.00**	
1311	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	8,155,525.00	-	Updated CCF
1311	138	3896	537800	530	53	000	000	582009	Other Entities	-	240,689.00	CE26001 Cat G (agenda 7l 11/3/25)
1311	138	3896	537800	530	53	000	000	582009	Other Entities	-	9,878.00	PO #20250737 Reach 3 (CE26001)
1311	139	1708	537800	530	53	000	000	582009	Other Entities	-	7,321.00	PO#20250186 (CE25002)
1311	139	1708	537800	530	53	000	000	582009	Other Entities	-	3,020.00	CE25002 balance
1311	161	6001	522600	520	52	000	000	562000	Buildings	-	11,303.00	PO#20261002 CE23009 Fiber Link Danella

Schedule B

Account #									Account Description	Revenues	Expenditures/Expenses	Comments
1311	161	6001	522600	520	52	000	000	562000	Buildings	-	39,964.00	PO#20240499 CE23010 St 62 Design Schenkel Shultz
1311	161	6001	522600	520	52	000	000	562000	Buildings	-	48,200.00	PO#20260932 CE23009 ODP Trane DOAS
1311	161	6001	522600	520	52	000	000	562000	Buildings	-	142,589.00	CE23009 St 51 project balance
1311	161	6001	522600	520	52	000	000	562000	Buildings	-	83,230.00	CO#2026000039 CE23009 St 51 CMAR non retainage
1311	161	6001	522600	520	52	000	000	562000	Buildings	-	2,285,759.00	CO#2026000035 CE23010 St 50 CMAR retainage
1311	161	6001	537300	530	53	000	000	546005	North Dune Restoration	-	2,000,000.00	Beach/Dune Restoration Funding 26FL1 Reach II (split w/111 & 1187)
1311	161	6001	537300	530	53	000	000	531000	Professional Services	-	1,337,312.00	Beach/Dune Restoration
1311	161	6001	538600	530	53	000	000	563000	Infrastructure	-	500,000.00	CE25CIP023 First Ave
1311	161	6001	541600	540	54	000	000	563000	Infrastructure	-	1,000,000.00	Future FDOT Match (CR304)
1311	150	5000	000000	590	00	000	000	598040	Reserve - Future Capital OL	-	446,260.00	Updated CCF
									FUND TOTAL	**8,155,525.00**	**8,155,525.00**	
1316	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	(49,777.00)	-	Updated CCF
1316	001	0000	334200	330	00	000	000	334100	State Grt-General Govt	3,947,662.00	-	LM25CIP001 Legislative Land Acq Grant Roll
1316	001	0000	334200	330	00	000	000	334200	State Grt-Public Safety	2,578,019.00	-	CE25CIP012 Emergency Preparedness Cattlemans Roll
1316	001	0000	334200	330	00	000	000	334200	State Grt-Public Safety	5,657,706.00	-	CE23010 Station 50 Admin Grant Roll
1316	001	0000	334610	330	00	000	000	334610	State Grt-Han Srv-Health/Hosp	2,932,080.00	-	CE24CIP009 SMA Facility Legislative Grant Roll
1316	001	0000	334700	330	00	000	000	334700	State Grnt-Cultural/Recreation	50,000.00	-	CE00051 FDOS Grant Roll
1316	001	0000	366000	360	00	000	000	366017	SMA Healthcare	3,261,585.00	-	SMA Contribution CE24CIP009
1316	161	6001	513300	510	51	000	000	532000	Accounting and Auditing	-	14,800.00	PO#20240515 CE00051 Nexus Construction Audit
1316	161	6001	519600	510	51	000	000	563000	Infrastructure	-	500,000.00	GS26CIP012 Red Barn Fuel Depot
1316	161	6001	522600	520	52	000	000	562000	Buildings	-	46,072.00	PO#20260788 CE23009 ODP FS51 Pride Enterprises
1316	161	6001	522600	520	52	000	000	562000	Buildings	-	105,216.00	PO#20260821 CE23010 Mach Alert FS50
1316	161	6001	522600	520	52	000	000	562000	Buildings	-	93,058.00	PO#20260822 CE23009 Mach Alert FS51
1316	161	6001	522600	520	52	000	000	562000	Buildings	-	3,262,748.00	CO#2026000037 CE23009 St 51 CMAR retainage
1316	161	6001	522600	520	52	000	000	562000	Buildings	-	1,028,750.00	CO#2026000035 CE23010 St 50 CMAR retainage
1316	161	6001	522600	520	52	000	000	562000	Buildings	-	27,380.00	CO#2022000319 CE23009 St 51 Design
1316	161	6001	529600	520	52	000	000	562000	Buildings	-	196,416.00	GS26CIP011 EOC Dispatch Expansion
1316	161	6001	537600	530	53	000	000	561000	Land	-	3,947,662.00	LM25CIP001 Legislative Land Acq Grant Roll
1316	161	6001	563600	560	56	000	000	562000	Buildings	-	218,911.00	PO#20260886 CE24CIP009 SMA ODP Doors & Frames
1316	161	6001	563600	560	56	000	000	562000	Buildings	-	2,430,097.00	CO#2026000041 CE24CIP009 SMA Central Receiving
1316	161	6001	563600	560	56	000	000	562000	Buildings	-	576,973.00	CE24CIP009 SMA (remaining $4M)
1316	180	8001	522300	520	52	000	000	562000	Buildings	-	124,037.00	CO#2026000036 CE23010 St 50 CMAR non retainage
1316	180	8001	522600	520	52	000	000	562000	Buildings	-	101,279.00	PO#20260413 CE23010 ODP FS50 Fortline Piping
1316	180	8001	522600	520	52	000	000	562000	Buildings	-	49,769.00	PO#20260500 CE23010 ODP FS0 Telecomp
1316	180	8001	522600	520	52	000	000	562000	Buildings	-	281,375.00	PO#20260501 CE23010 ODP HVAC Equip
1316	180	8001	522600	520	52	000	000	562000	Buildings	-	60,279.00	PO#20260527 CE23010 ODP Concrete
1316	180	8001	522600	520	52	000	000	562000	Buildings	-	20,755.00	PO#20260539 CE23010 ODP FS50 Stan Weaver
1316	180	8001	522600	520	52	000	000	562000	Buildings	-	478.00	PO#20260547 CE23010 ODP FS50 Rebar
1316	180	8001	522600	520	52	000	000	562000	Buildings	-	21,769.00	PO#20260548 CE23010 ODP FS50 Plumbing Fixtures
1316	180	8001	522600	520	52	000	000	562000	Buildings	-	63,060.00	PO#20260596 CE23010 ODP FS50 Metal & Clips
1316	180	8001	522600	520	52	000	000	562000	Buildings	-	27,199.00	PO#20260607 CE23010 ODP FS50 Atlantic Insulation
1316	180	8001	522600	520	52	000	000	562000	Buildings	-	30,989.00	PO#20260679 CE23010 ODP FS50 Commercial Roofing
1316	180	8001	522600	520	52	000	000	562000	Buildings	-	5,349.00	PO#20260720 CE23010 ODP FS50 Electrical Switchgear
1316	180	8001	522600	520	52	000	000	562000	Buildings	-	79,459.00	PO#20260723 CE23010 ODP FS50 Fire/Access/IP
1316	180	8001	522600	520	52	000	000	562000	Buildings	-	5,629.00	PO#20260724 CE23010 ODP FS50 Metal Framing/Drywall
1316	180	8001	522600	520	52	000	000	562000	Buildings	-	104,816.00	PO#20260736 CE23010 ODP FS50 Lighting & Controls

Schedule B

Account #									Account Description	Revenues	Expenditures/Expenses	Comments
1316	180	8001	522600	520	52	000	000	562000	Buildings	-	205,792.00	PO#20260739 CE23010 ODP FS50 Generator Tank & ATS
1316	180	8001	522600	520	52	000	000	562000	Buildings	-	107,094.00	PO#20260874 CE23010 ODP FS50 Furniture
1316	180	8001	522600	520	52	000	000	562000	Buildings	-	48,200.00	PO#20261003 CE23010 ODP FS50 DOAS Trane
1316	180	8001	522600	520	52	000	000	562000	Buildings	-	13,155.00	PO#20261016 CE23010 ODP FS50 Stucco Materials
1316	180	8001	522600	520	52	000	000	562000	Buildings	-	14,877.00	PO#20261070 CE23010 ODP FS50 Mach Alert PA System
1316	180	8001	522600	520	52	000	000	562000	Buildings	-	858,813.00	CO#2026000035 CE23010 St 50 CMAR retainage
1316	180	8001	525300	520	52	000	000	551004	IT Office Equipment	-	5,864.00	PO#20260970 CE25CIP012 EM Shelter Network Equip
1316	180	8001	525300	520	52	000	000	554003	IT Books, Pub, Sub & Mbrshp	-	466.00	PO#20260970 CE25CIP012 EM Shelter Network Equip
1316	180	8001	525600	520	52	000	000	562000	Buildings	-	2,416.00	PO#20260443 CE25CIP012 ODP Multipurpose Rebar
1316	180	8001	525600	520	52	000	000	562000	Buildings	-	115,585.00	PO#20260738 CE25CIP012 ODP Multipurpose Generator
1316	180	8001	525600	520	52	000	000	562000	Buildings	-	95,799.00	PO#20260794 CE25CIP012 Multipurpose CEI
1316	180	8001	525600	520	52	000	000	562000	Buildings	-	34,982.00	PO#20260933 CE25CIP012 ODP Multipurpose Furniture
1316	180	8001	525600	520	52	000	000	562000	Buildings	-	14,323.00	PO#20261056 CE25CIP012 Multipurpose Construction
1316	180	8001	525600	520	52	000	000	562000	Buildings	-	28,515.00	CO#2025000180 CE25CIP012 EM Shelter non retainage
1316	180	8001	525600	520	52	000	000	562000	Buildings	-	533,263.00	CO#2025000176 CE25CIP012 EM Shelter retainage
1316	180	8001	563600	560	56	000	000	562000	Buildings	-	40,150.00	PO#20240807 CE24CIP009 SMA Design
1316	180	8001	563600	560	56	000	000	562000	Buildings	-	16,569.00	PO#20260616 CE24CIP009 ODP SMA Fabricated Rebar
1316	180	8001	563600	560	56	000	000	562000	Buildings	-	69,458.00	PO#20260623 CE24CIP009 ODP SMA Air Handling
1316	180	8001	563600	560	56	000	000	562000	Buildings	-	235,000.00	PO#20260625 CE24CIP009 ODP SMA Generator
1316	180	8001	563600	560	56	000	000	562000	Buildings	-	30,951.00	PO#20260626 CE24CIP009 ODP SMA Plumbing
1316	180	8001	563600	560	56	000	000	562000	Buildings	-	43,921.00	PO#20260628 CE24CIP009 ODP SMA Masonry
1316	180	8001	563600	560	56	000	000	562000	Buildings	-	1,092.00	PO#20260660 CE24CIP009 ODP SMA Rebar
1316	180	8001	563600	560	56	000	000	562000	Buildings	-	5,129.00	PO#20260661 CE24CIP009 ODP SMA Slab
1316	180	8001	563600	560	56	000	000	562000	Buildings	-	40,515.00	PO#20260662 CE24CIP009 ODP SMA Roofing
1316	180	8001	563600	560	56	000	000	562000	Buildings	-	13,977.00	PO#20260678 CE24CIP009 ODP SMA Gear
1316	180	8001	563600	560	56	000	000	562000	Buildings	-	74,649.00	PO#20260680 CE24CIP009 ODP SMA Stucco
1316	180	8001	563600	560	56	000	000	562000	Buildings	-	32,398.00	PO#20260681 CE24CIP009 ODP SMA Lighting
1316	180	8001	563600	560	56	000	000	562000	Buildings	-	9,015.00	PO#20260757 CE24CIP009 ODP SMA Block Foam
1316	180	8001	563600	560	56	000	000	562000	Buildings	-	13,520.00	PO#20260784 CE24CIP009 ODP SMA Insulation
1316	180	8001	563600	560	56	000	000	562000	Buildings	-	112,355.00	PO#20260789 CE24CIP009 ODP SMA Drywall
1316	180	8001	563600	560	56	000	000	562000	Buildings	-	155,319.00	PO#20260886 CE24CIP009 SMA ODP Doors & Frames
1316	180	8001	563600	560	56	000	000	562000	Buildings	-	42,691.00	CO#2026000040 CE24CIP009 SMA Central Receiving non retainage
1316	180	8001	525600	520	52	000	000	562000	Buildings	-	62,331.00	CE25CIP012 Emergency Preparedness Cattlemans (remaining)
1316	161	6001	563600	560	56	000	000	562000	Buildings	-	9,575.00	CE24CIP009 SMA (remaining $10M)
1316	180	8001	522600	520	52	000	000	562000	Buildings	-	2,304,531.00	CE23010 St 50 (remaining $10M)
1316	161	6001	563600	560	56	000	000	562000	Buildings	-	2,989,830.00	CE23009 St 51 (remaining)
1316	161	6001	572600	570	57	000	000	562000	Buildings	-	112,606.00	GS24CIP012 Bull Creek (remaining 290,000)
1316	161	6001	572300	570	57	000	000	546001	Repair & Maint Building/Equip	-	266.00	GS00072 Wadsworth Park Electrical Remaining ($42k)
1316	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	(3,542,042.00)	Updated CCF
									FUND TOTAL	**18,377,275.00**	**18,377,275.00**	
1319	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	14,892.00		Updated CCF
1319	150	5000	000000	590	00	000	000	598020	Reserve - Future Use		14,892.00	Updated CCF
									FUND TOTAL	**14,892.00**	**14,892.00**	
1320	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	(582.00)	-	Updated CCF

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Account #									Account Description	Revenues	Expenditures/Expenses	Comments
1320	180	8000	537800	530	53	000	000	582009	Other Entities	-	(55,591.00)	Correct Account number
1320	180	8001	537800	530	53	000	000	582009	Other Entities		55,009.00	Updated CCF
									FUND TOTAL	**(582.00)**	**(582.00)**	
1401	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	(453,012.00)	-	Updated CCF
1401	001	0000	331410	330	00	000	000	331410	Fed Grt-Transp-Airport Dev	3,140,861.00	-	Federal Grants
1401	001	0000	334410	330	00	000	000	334410	State Grt-Transp-Airport Dev	653,898.00	-	State Grants
1401	141	4100	542300	540	54	000	000	531000	Professional Services	-	3,588.00	PO#20250861 - AP25GRT002 - AIRPORT MASTER PLAN UPDATE
1401	141	4100	542300	540	54	000	000	531000	Professional Services	-	45,160.00	PO#20260847 - AVCON PROFESSIONAL SERVICES
1401	141	4100	542300	540	54	000	000	546001	Building/Equipment Repairs	-	16,240.00	PO#20260838 - 8" TALL SECURITY FENCE REPAIRS
1401	141	4100	542300	540	54	000	000	552003	Aviation Oil & Avgas	-	61,133.00	CO#2025000070 AVIATION FUEL FOR RESALE
1401	141	4100	542300	540	54	000	000	552004	Jet fuel(Jet A)	-	15,629.00	CO#2025000070 AVIATION FUEL FOR RESALE
1401	161	6001	542300	540	54	000	000	562000	Buildings	-	519,272.00	CO#2025000149 - AP00019 AIRPORT TERMINAL BUILDING
1401	161	6001	542300	540	54	000	000	562000	Buildings	-	35,354.00	CO#2025000153 - AP00019 CEI Svcs - AIRPORT TERMINAL BUILDING
1401	161	6001	542300	540	54	000	000	563000	Infrastructure	-	1,148.00	PO#20250509 - AP23004 DESIGN OF WILDLIFE FENCE
1401	161	6001	542300	540	54	000	000	563000	Infrastructure	-	10,780.00	ATCT
1401	161	6001	542300	540	54	000	000	563000	Infrastructure	-	50.00	PO#20260353 - AP25GRT003 DESIGN RECONSTRUCTION OF TAXILANES
1401	161	6001	542300	540	54	000	000	563000	Infrastructure	-	46,980.00	PO#20260684 - AP25GRT001 DESIGN OF NEW FUEL FARM
1401	180	8001	542300	540	54	000	000	531000	Professional Services	-	355,109.00	PO#20250861 - AP25GRT002 - AIRPORT MASTER PLAN UPDATE
1401	180	8001	542600	540	54	000	000	562000	Buildings	-	2,852,840.00	CO#2025000149 - AP00019 AIRPORT TERMINAL BUILDING
1401	180	8001	542600	540	54	000	000	562000	Buildings	-	180,731.00	CO#2025000153 - AP00019 CEI Svcs - AIRPORT TERMINAL BUILDING
1401	180	8001	542600	540	54	000	000	563000	Infrastructure	-	51,620.00	PO#20250509 - AP23004 DESIGN OF WILDLIFE FENCE
1401	180	8001	542600	540	54	000	000	563000	Infrastructure	-	157,000.00	PO20260856 - AP26GRT001 DESIGN SANITARY GRAVITY TRUNK MAIN
1401	180	8001	542600	540	54	000	000	563000	Infrastructure	-	4,589.00	PO#20250509 - AP23004 DESIGN OF WILDLIFE FENCE
1401	180	8001	542600	540	54	000	000	563000	Infrastructure	-	4,950.00	PO#20260353 - AP25GRT003 DESIGN RECONSTRUCTION OF TAXILANES
1401	180	8001	542600	540	54	000	000	563000	Infrastructure	-	187,920.00	PO20260684 - AP25GRT001 DESIGN OF NEW FUEL FARM
1401	150	5000	000000	590	00	000	000	598010	Reserves - Contingency	-	(1,208,346.00)	Updated CCF
									FUND TOTAL	**3,341,747.00**	**3,341,747.00**	
1402	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	27,400.00	-	Updated CCF
1402	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	27,400.00	Updated CCF
									FUND TOTAL	**27,400.00**	**27,400.00**	
1405	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	(45,433.00)	-	Updated CCF
1405	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	(45,433.00)	Updated CCF
									FUND TOTAL	**(45,433.00)**	**(45,433.00)**	
1408	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	81,044.00	-	Updated CCF
1408	114	1461	534300	530	53	000	000	531000	Professional Services	-	12,884.00	PO#20260943 HDR Engineering
1408	150	5000	000000	590	00	000	000	598064	Reserve - Long Term Maint	-	68,160.00	Updated CCF
									FUND TOTAL	**81,044.00**	**81,044.00**	
1409	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	(588,594.00)	-	Updated CCF
1409	114	1461	534300	530	53	000	000	531000	Professional Services	-	14,172.00	PO#20260943 HDR Engineering
1409	150	5000	000000	590	00	000	000	598064	Reserve - Long Term Maint	-	(602,766.00)	Updated CCF
									FUND TOTAL	**(588,594.00)**	**(588,594.00)**	

Schedule B

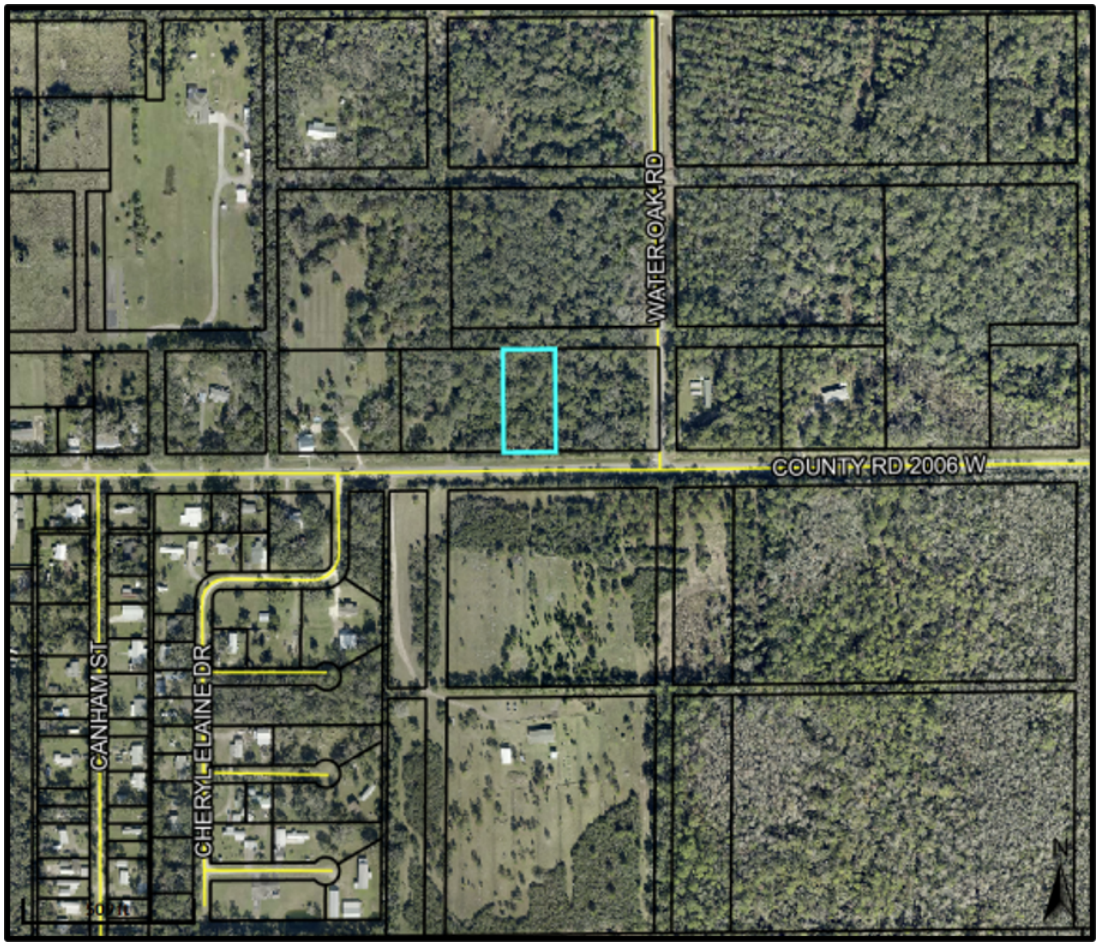
Account #									Account Description	Revenues	Expenditures/Expenses	Comments
1410	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	(287,786.00)	-	Updated CCF
1410	150	5000	000000	590	00	000	000	598064	Reserve - Long Term Maint	-	(287,786.00)	Updated CCF
									FUND TOTAL	**(287,786.00)**	**(287,786.00)**	
1501	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	2,622,729.00	-	Updated CCF
1501	149	4906	590300	580	00	000	000	531000	Professional Services		5,804.00	PO#20261027 - Actuarial Services for FY2026
1501	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	2,616,925.00	Updated CCF
									FUND TOTAL	**2,622,729.00**	**2,622,729.00**	
1502	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	46,888.00	-	Updated CCF
1502	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	46,888.00	Updated CCF
										46,888.00	**46,888.00**	
1503	001	0000	000000	390	00	000	000	399000	Other Sources - Fund Bal Fwd	22,401.00	-	Updated CCF
1503	150	5000	000000	590	00	000	000	598020	Reserve - Future Use	-	22,401.00	Updated CCF
										22,401.00	**22,401.00**	
									TOTAL	**130,559,368.00**	**130,559,368.00**	

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

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

Overview/Summary:

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



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

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

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

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

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

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

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

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

Funding Information:
N/A

Recommendations:
The Board of County Commissioners may:

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

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

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

Attachments:

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

ORDINANCE NO. 2026 - ___

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

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

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

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

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

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

Section 1. FINDINGS

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

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

Section 2. FUTURE LAND USE MAP AMENDMENT

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

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

Section 3. EFFECTIVE DATE

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

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

BOARD OF COUNTY COMMISSIONERS
OF FLAGLER COUNTY, FLORIDA

_____
Leann Pennington, Chair

ATTEST:

_____
Tom Bexley, Clerk of the
Circuit Court and Comptroller

APPROVED AS TO FORM:

_____
Sarah E. Spector, Assistant County Attorney

Exhibit “A”

Current:

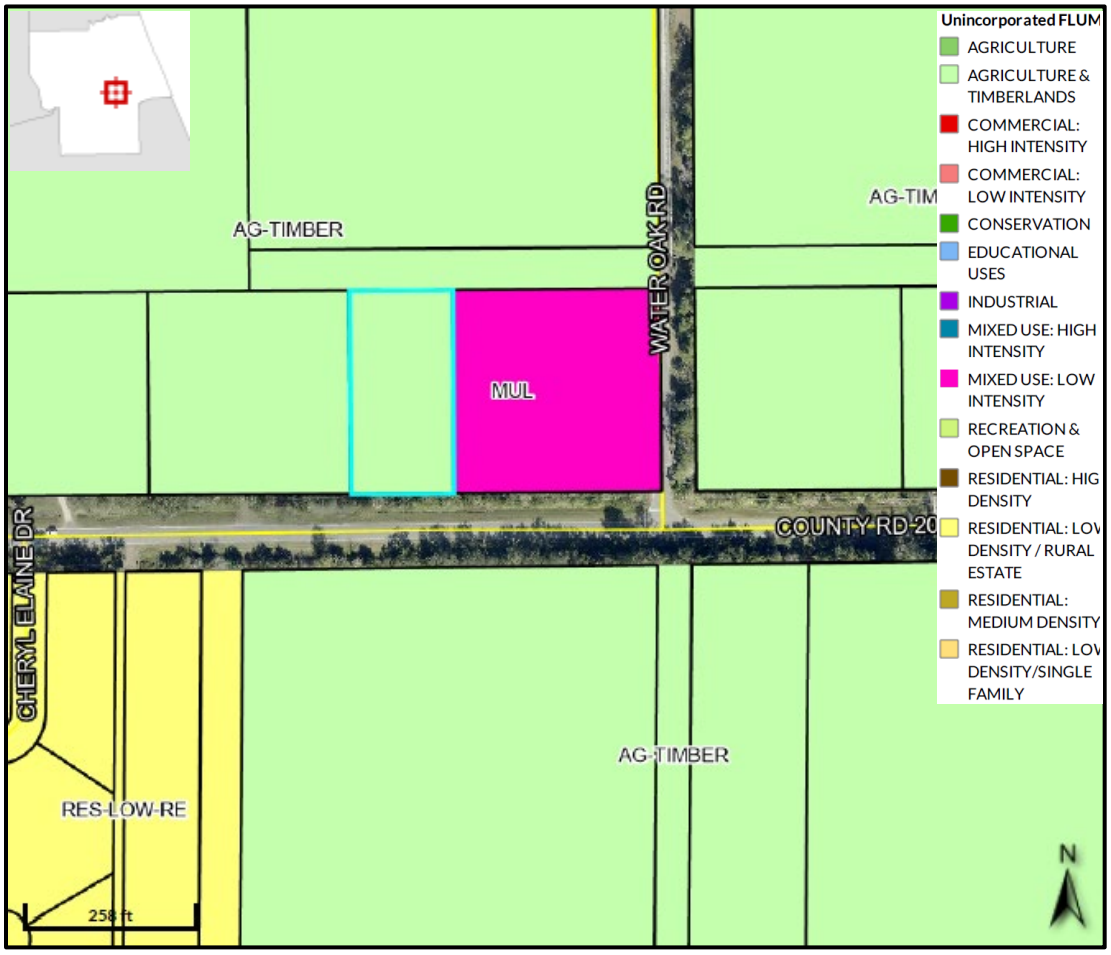
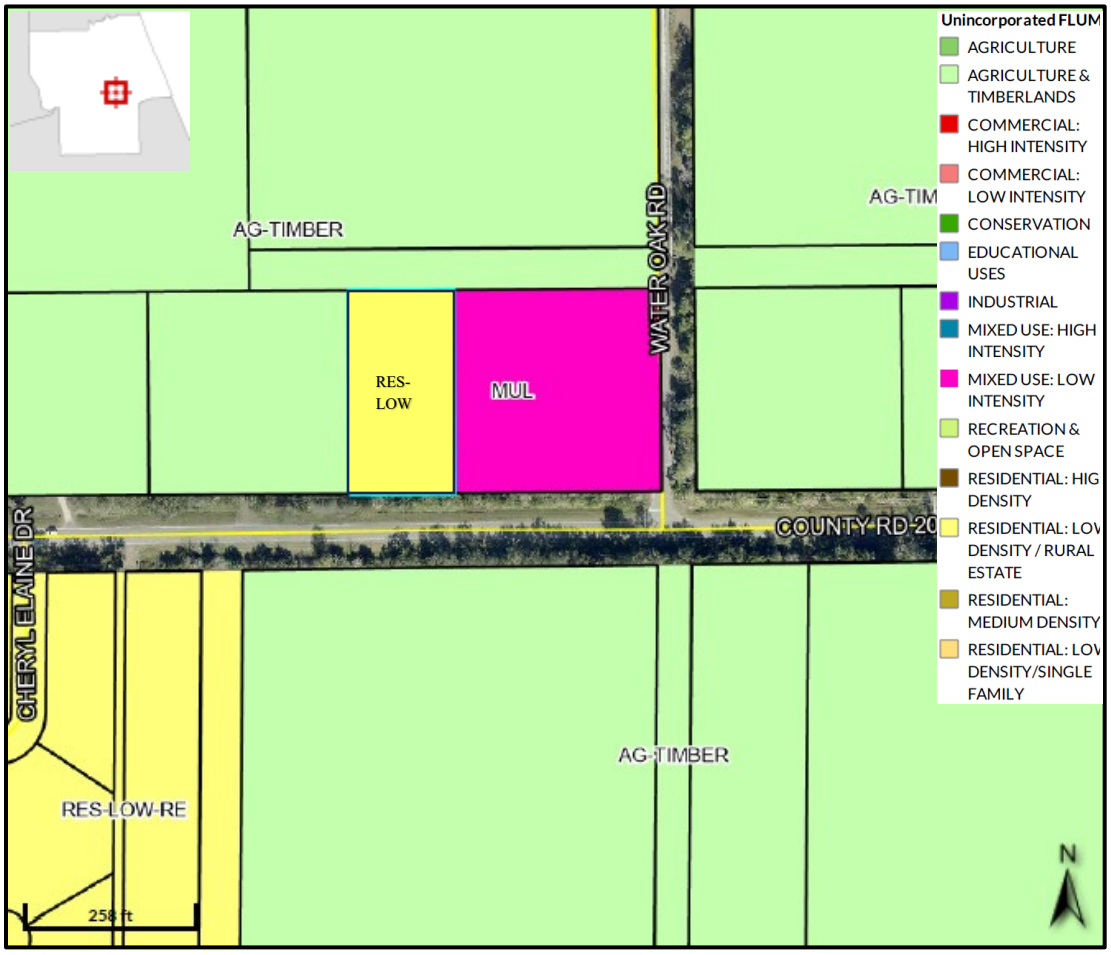


Exhibit “A”

Proposed:



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

Project: Future Land Use Map Amendment

Application No./Project No.: 6668/2026070040

Owners: Lewmc, Inc.

Applicant/Agent: Penny Buckles

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

Parcel Size: 1.01+/- acres

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

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

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

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

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

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

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

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

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

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

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

"c. The character of undeveloped land."

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

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

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

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

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

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

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

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

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

"h. The discouragement of urban sprawl."

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

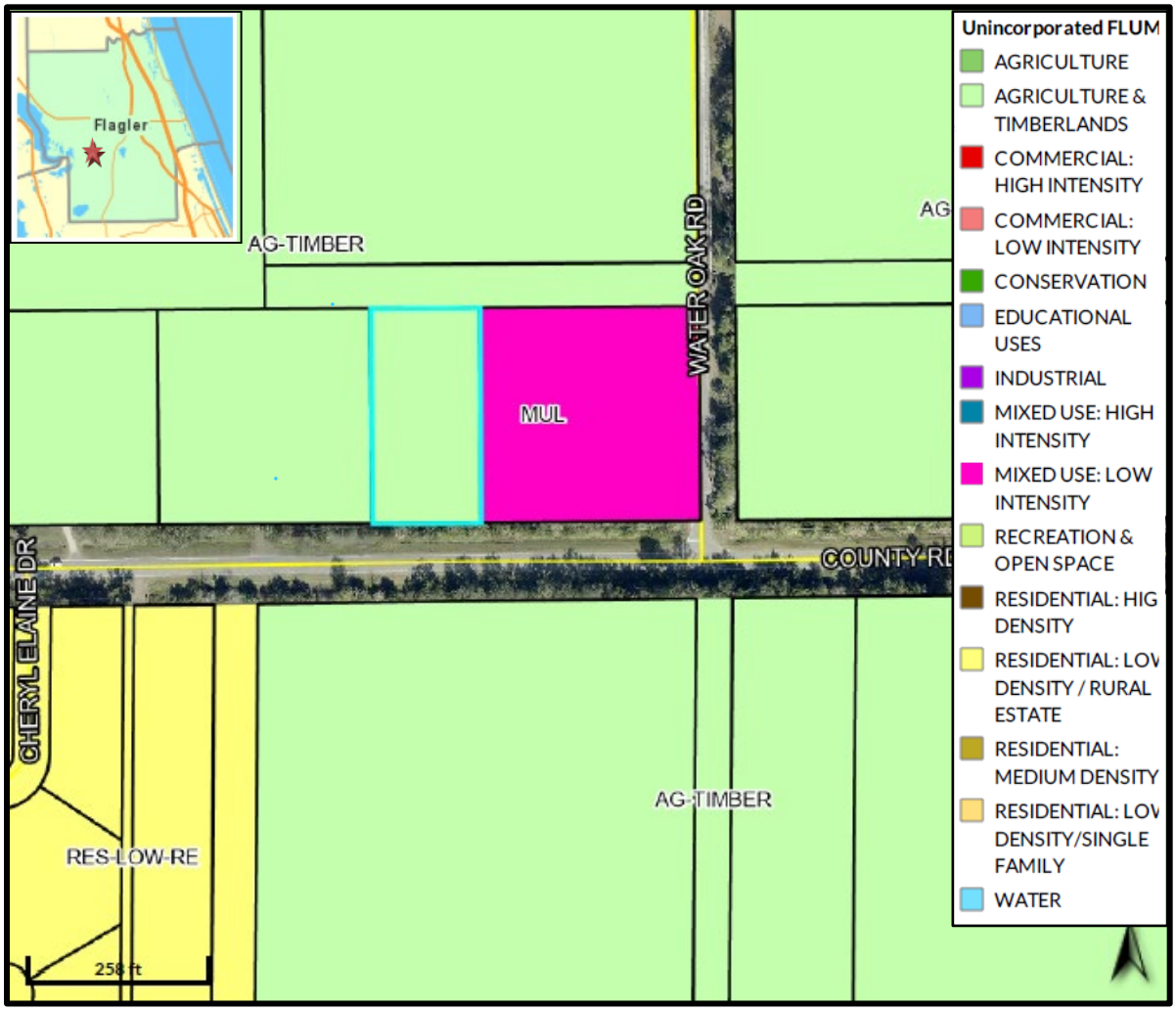
Public water and sewer infrastructure and facilities are not available at the site. As such, the property will be served by on-site private well and septic systems that are permitted in compliance with the standards provided by the Florida Department of Environmental Protection and Florida Department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

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

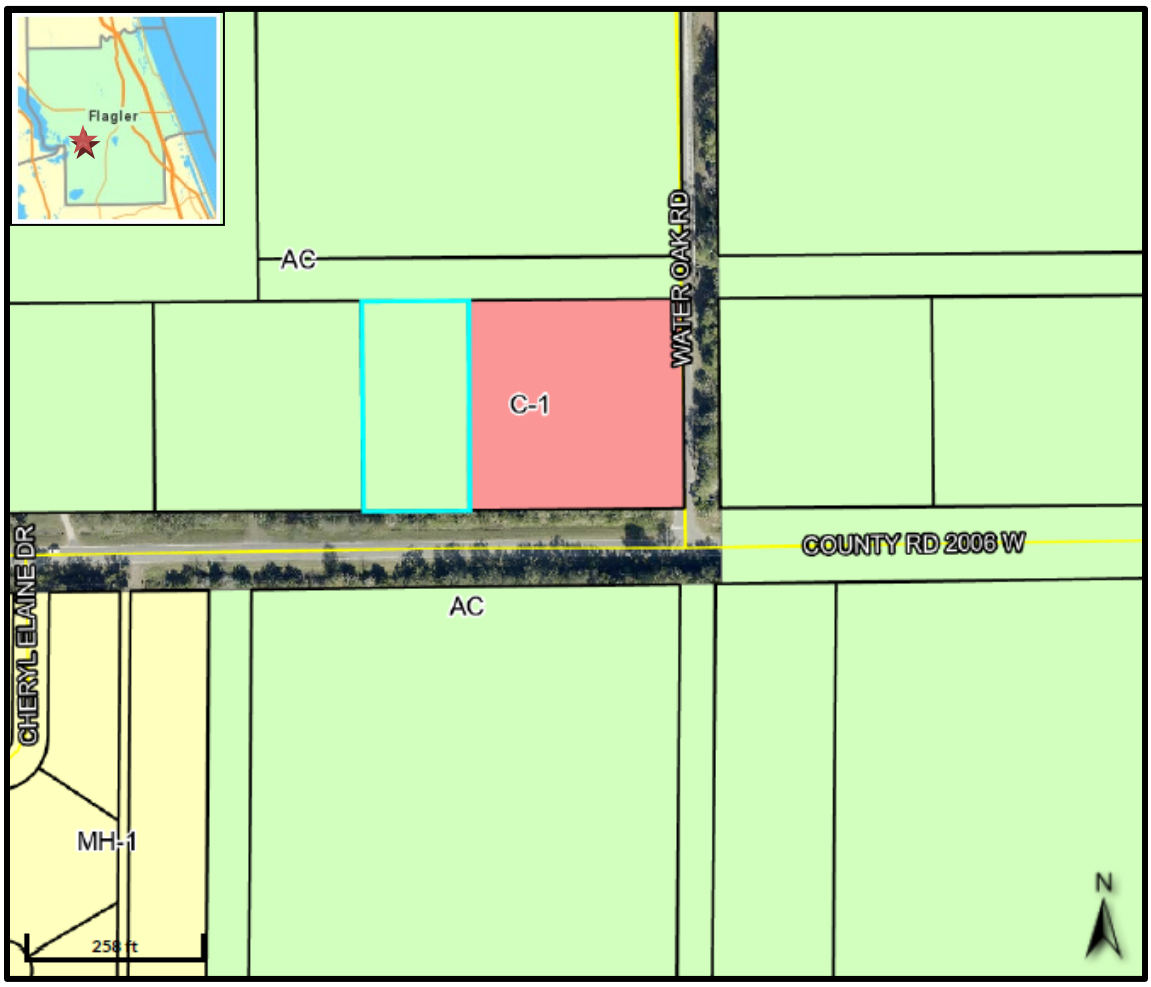
"8.04.00.: Plan amendments. A report shall be prepared by county staff as required and forwarded as part of the major plan amendment process to the long range planning and land development review board, planning board and the board of county commissioners. The report shall indicate the anticipated impact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

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

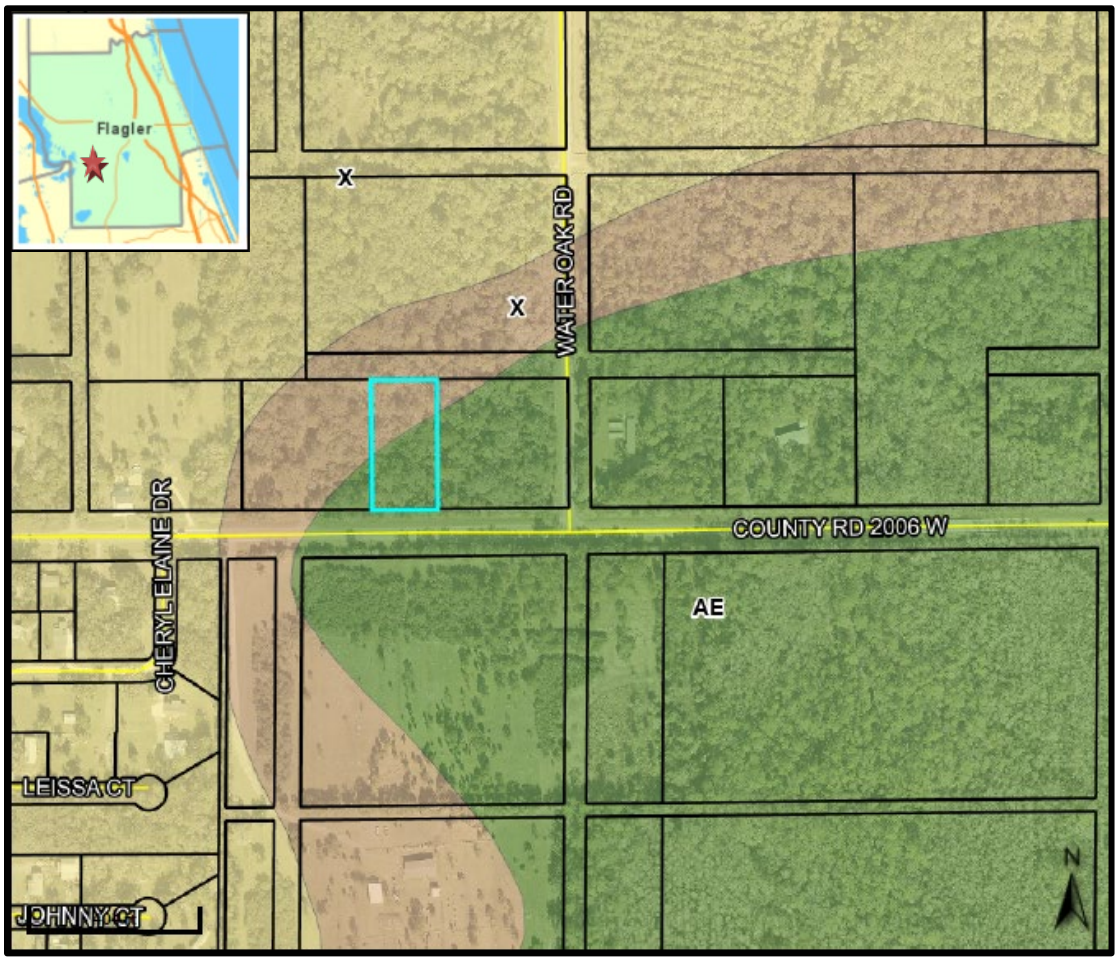
Future Land Use Map



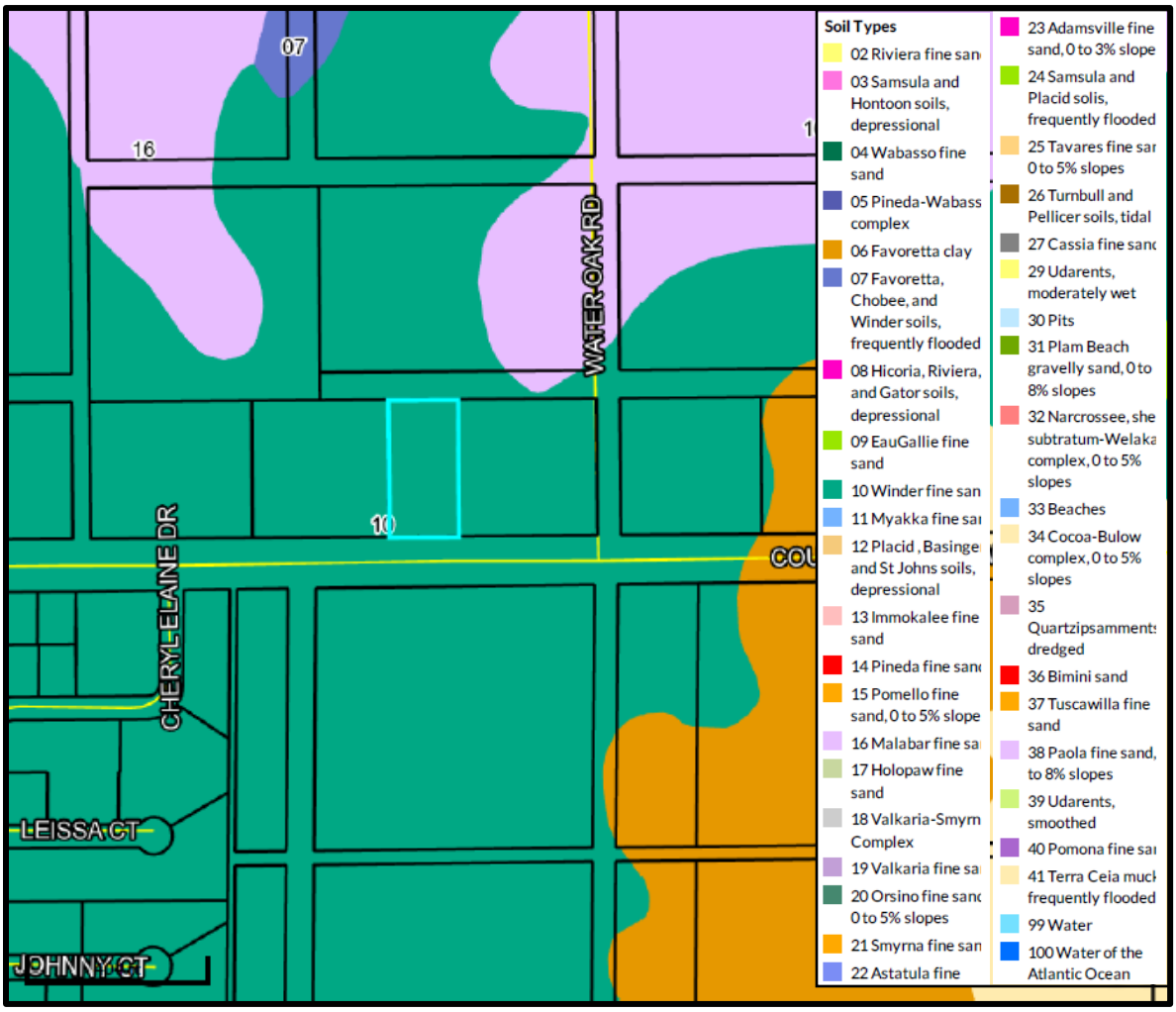
Zoning Map


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

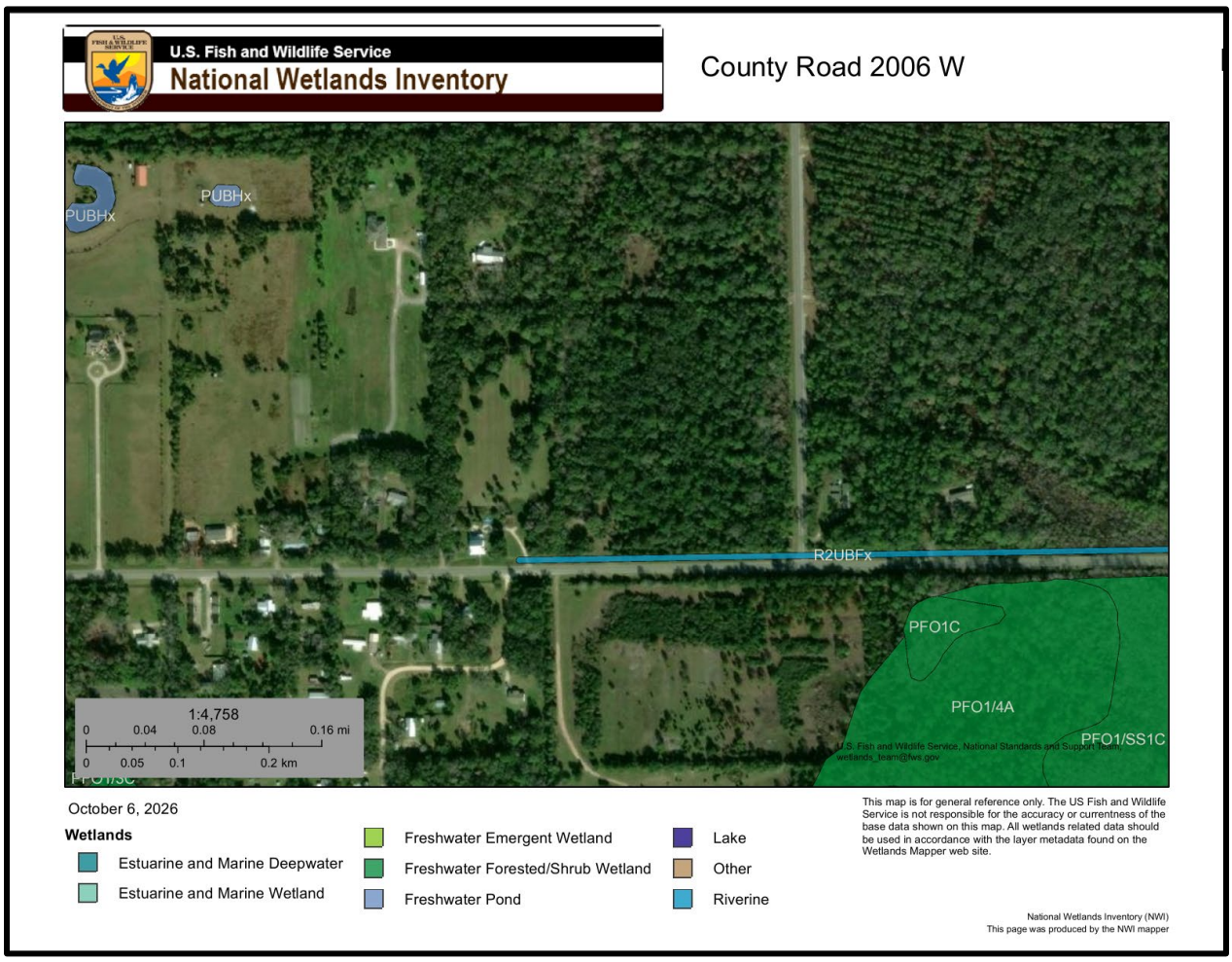
Flood Zone


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

Soils Map


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

National Wetlands Inventory Mapper



FUTURE LAND USE AMENDMENT
SUMMARY FOR PROJECT NO. 2026070040

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

Population:

Population Potential of Parcels Affected by FLUA #2026070040

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

FUTURE LAND USE AMENDMENT
SUMMARY FOR PROJECT NO. 2026070040

Transportation Impacts:

Trip Generation Potential of Parcels Affected by FLUA #2026070040

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

*ITE Land Use Code

(210) = Single Family Detached

Potable Water:

Water Supply Impacts of Parcels Affected by FLUA #2026070040

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

Note: Residential demand based on 2.4 pph.

FUTURE LAND USE AMENDMENT
SUMMARY FOR PROJECT NO. 2026070040

Sanitary Sewer:

Sanitary Sewer Impacts of Parcels Affected by FLUA #2026070040

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

Note: Residential demand based on 2.4 pph.

Solid Waste:

Solid Waste Impacts of Parcels Affected by FLUA #2026070040

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

Note: Residenital demand based on 2.4 pph.

Parks and Recreation:

Parks and Recreation Impacts of Parcels Affected by FLUA #2026070040

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

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

Educational Facilities:

Educational Facilities Demand of Parcels Affected by FLUA #2026070040

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

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

APPLICATION FOR
FUTURE LAND USE MAP AMENDMENT
LESS THAN TEN ACRES

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

Application/Project #: _____

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

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

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

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

Rev 05/08

http://www.flaglercounty.org/doc/dpt.compprot.lu.ldev.flum%20-10.pdf

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

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

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

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

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

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

http://www.flaglercounty.org/doc/dpt/compprat/adddev.fum%20-10.pdf

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

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

Lewmc, INC. 6-18-26

Signature of All Property Owners Date

Signature of All Property Owners Date

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

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

Signature of Notary Public (Notary Stamp)

****OFFICIAL USE ONLY****

PLANNING BOARD RECOMMENDATION/ACTION:

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

Signature of Chairman: _____

Date: _____ *approved with conditions, see attached.

****OFFICIAL USE ONLY****

BOARD OF COUNTY COMMISSIONERS ACTION:

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

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

Rev 05/08

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

June 28, 2026

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

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

To Whom it May Concern:

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

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

The adjacent property owners are:

Malagisi Enterprise Inc
15 Coconut Court
Palm Coast, FL 32137

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

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

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

Thank you for your consideration of this request.

Penny Buckles
Agent for Owner

Attachment A

FLAGLER COUNTY PROPERTY APPRAISER





Legend

- Parcels
- Roads
- Streams and Rivers

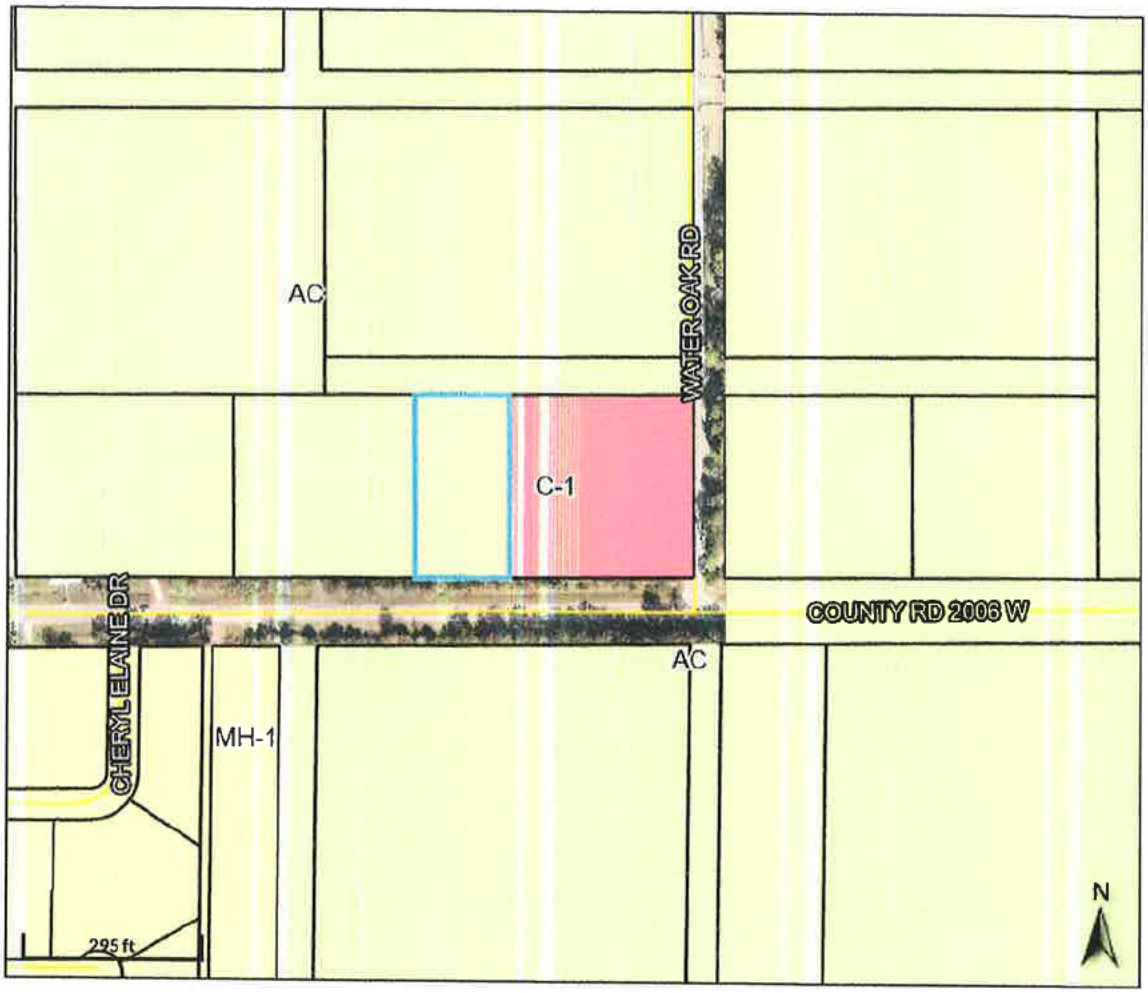
Parcel ID	25-12-28-5600-000N0-0021	**Owner**	LEWMC INC 263 GARDNER ROAD BAXLEY, GA 31513	**Land Value**	$25,250	**Last 2 Sales**			
Prop ID	5837			**Ag Land Value**	$0	**Date**	**Price**	**Reason**	**Qual**
Class Code	VACANT			**Building Value**	$0	2/6/2023	$49900	V	Q
Taxing District	5	**Physical Address**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

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

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Attachment D

FLAGLER COUNTY PROPERTY APPRAISER





Legend

- Parcels
- Roads
- Streams and Rivers

Unincorporated Zoning

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

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

Last 2 Sales

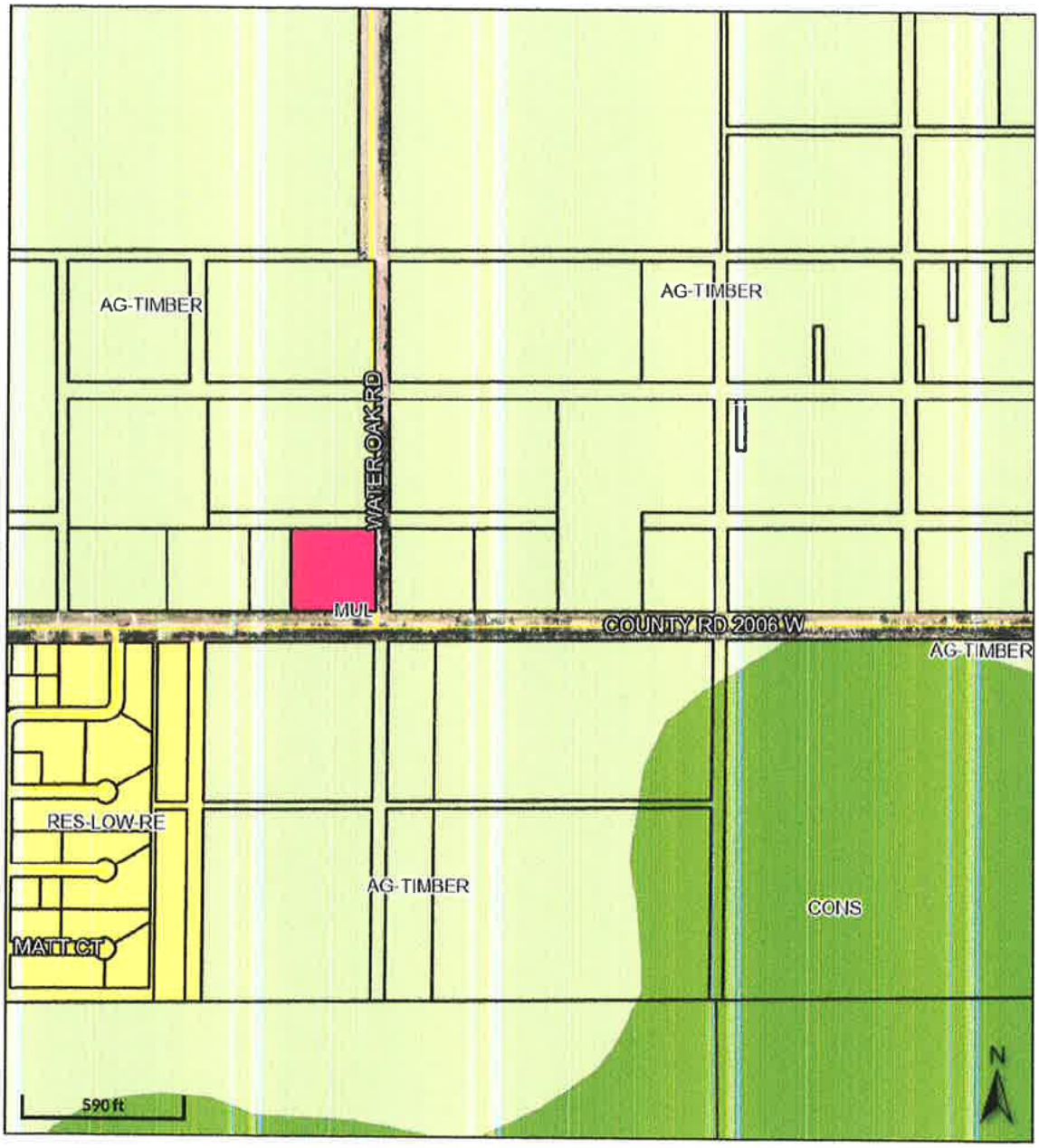
Date	Price	Reason	Qual
2/6/2023	$49900	V	Q
4/11/2005	$38500	V	U

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

Developed by

Attachment E

FLAGLER COUNTY PROPERTY APPRAISER



Overview



Legend

- Parcels
- Roads
- Streams and Rivers

Unincorporated FLUM

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

Date created: 6/28/2026
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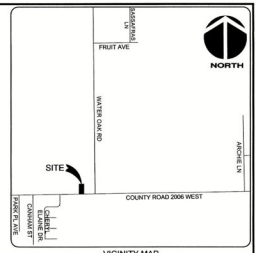
Developed by SCHNEIDER GEOSPATIAL

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

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

N

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

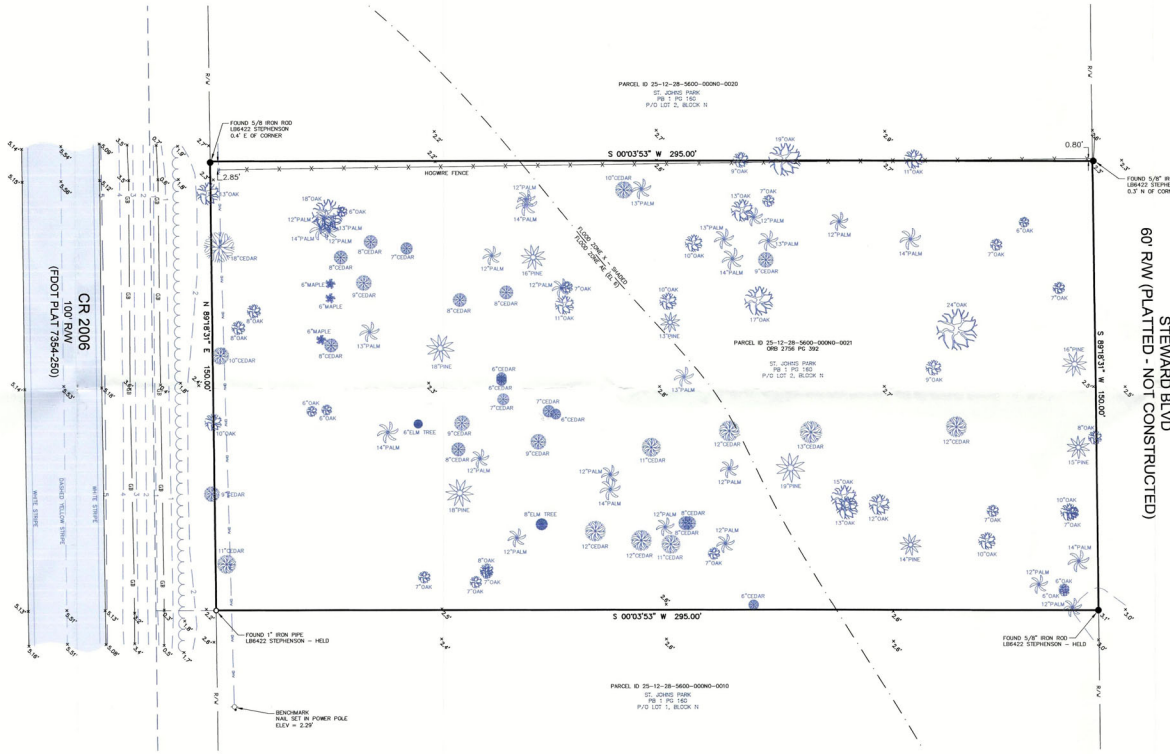


VICINITY MAP
(NOT TO SCALE)

PROPERTY DESCRIPTION:

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

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



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

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

SURVEYORS NOTES:

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

DATE	REVISION	BY

LINE TYPES

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

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

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

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

COPYRIGHT 2023

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

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

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

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

TECHNICAL REVIEW COMMITTEE COMMENTS

DATE: August 19, 2026

Project #: 2026070040 / AR #6668

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

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

Attachment: Staff Comments

Reviewing Department Comments

CA1 - COUNTY ATTORNEY

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

ENGIN1 - DEVELOPMENT ENGINEERING (386-313-4082)

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

ZON - ZONING (386-313-4009)

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

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

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

FLAGLER COUNTY FLORIDA

Flaglercounty.gov
Phone: (386)313-4009

September 25, 2026

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

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

Dear Property Owner,

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

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

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

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

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

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

Sincerely,

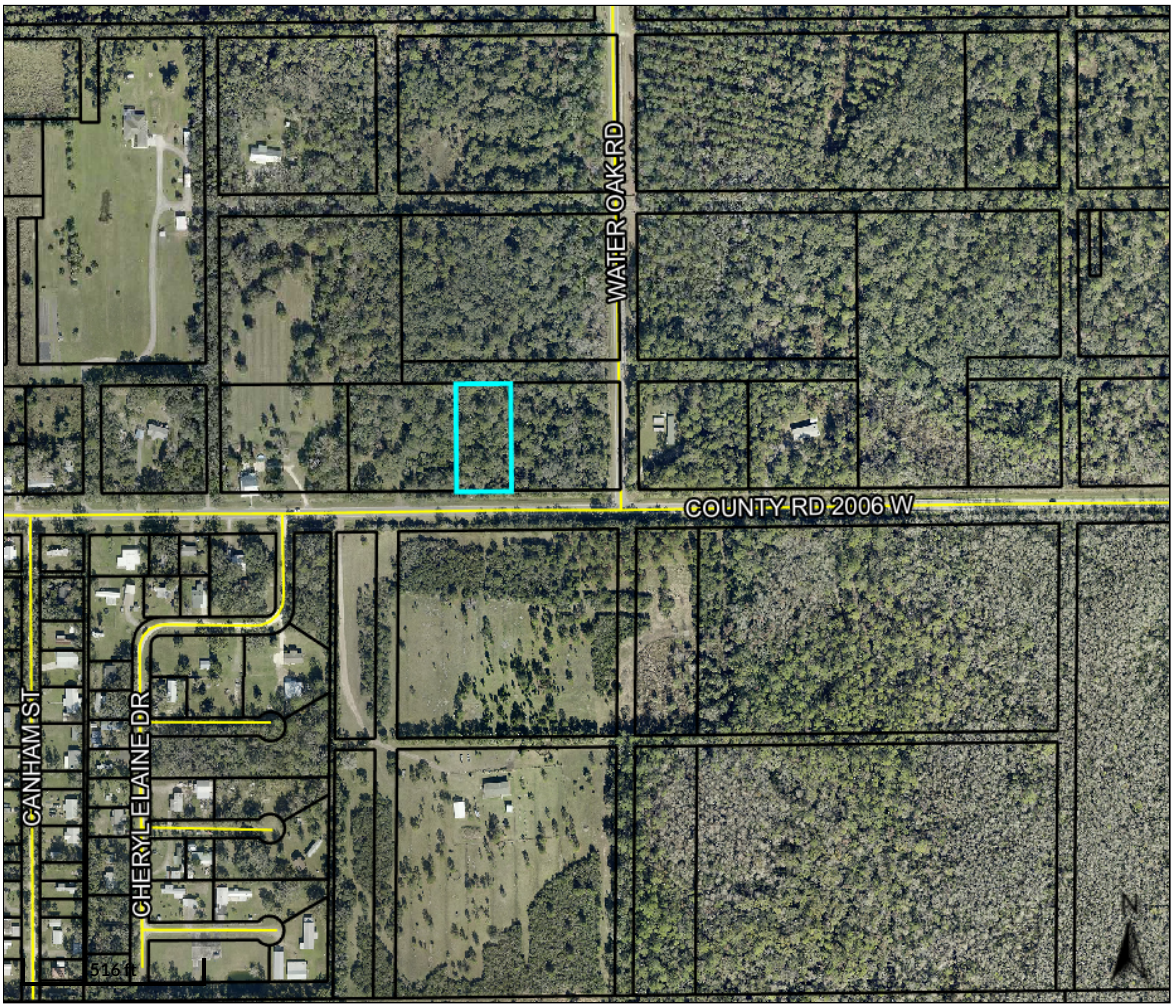
Hannah Lademann

Hannah Lademann
Planner

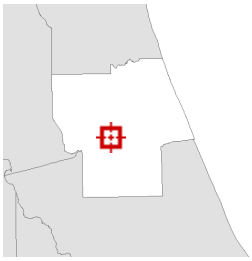
NOTE: PURSUANT TO SECTION 286.0105. FLORIDA STATUTES, IF A PERSON DECIDED TO APPEAL ANY DECISION BY THE BOARD, AGENCY OR COMMISSION WITHRESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR SUCH PURPOSE, HE OR SHEWILL NEED TO ENSURE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

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

FLAGLER COUNTY PROPERTY APPRAISER



Overview



Legend

- Parcels
- Roads
- Streams and Rivers

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

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

Developed by SCHNEIDER GEOSPATIAL

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

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

Hannah Lademann

Hannah Lademann, Senior Planner

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

Hannah Lademann

Hannah Lademann, Senior Planner



Observer

PALM COAST OBSERVER; Published Weekly

Palm Coast Flagler County FLORIDA

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

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

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

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

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

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

(Signature of Affiant)

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

(Signature of Notary Public)

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

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

Personally known _X_ or produced identification ____

Type of identification produced _____

CR 360704

NOTICE OF FUTURE LAND USE MAP AMENDMENT

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

Ordinance titled similar to:

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

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

FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD -

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

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS –

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

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

planningdept@flaglercounty.gov.

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

PURSUANT TO SECTION 286.0105 OF FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR

COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

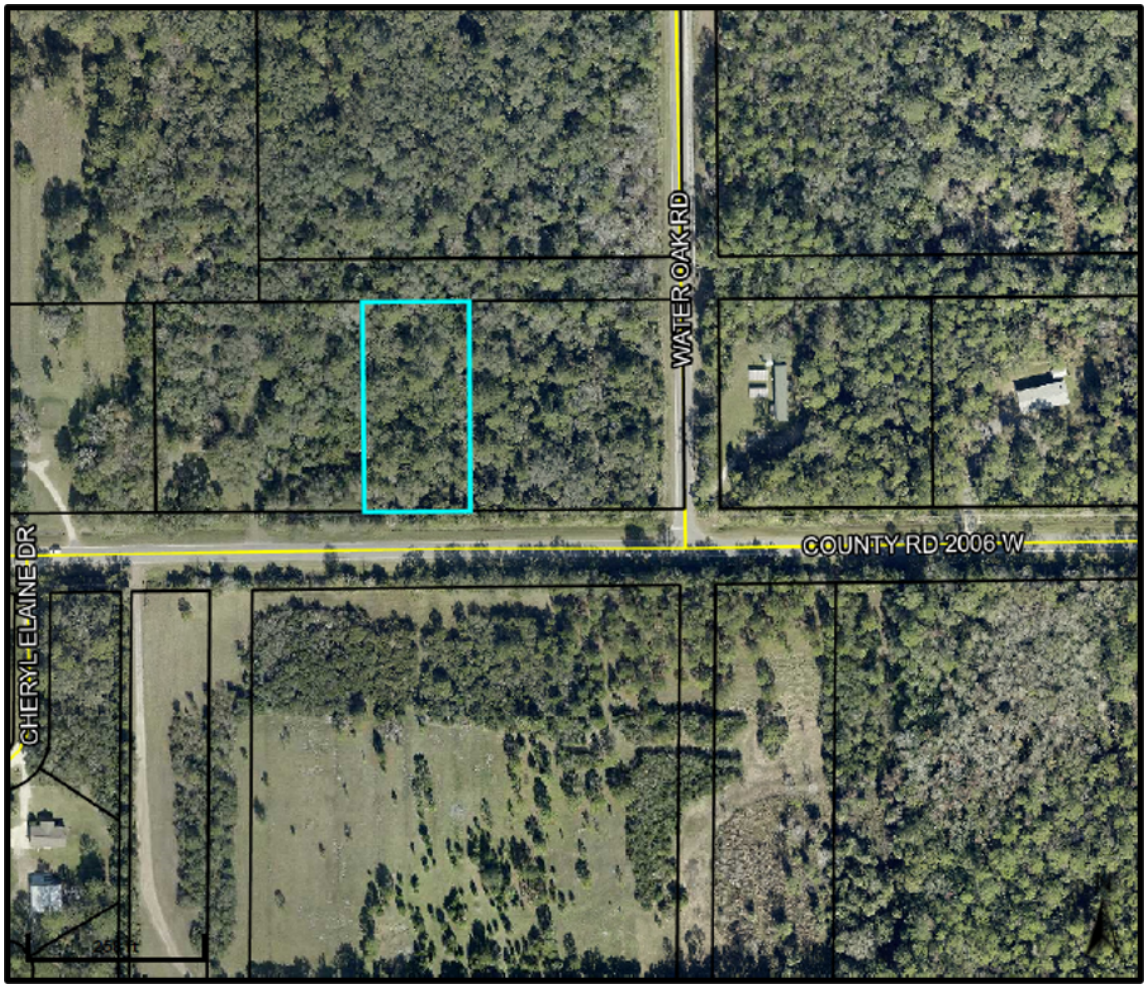
IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE MEETINGS SHOULD CONTACT THE PLANNING DEPARTMENT AT (386) 313-4009 AT LEAST 48 HOURS PRIOR TO THE MEETING.

7763-360704

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

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

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



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

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

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

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

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

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

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

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

Funding Information:
N/A

Recommendations:
The Board of County Commissioners may:

Approve Project 2026070041, a rezoning from the AC (Agriculture) District to the MH-1 (Rural Mobile Home) District on County Road 2006 W., finding that the proposed rezoning is consistent with the Flagler County Comprehensive Plan and the Flagler County Land Development Code, subject to:

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

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

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

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

Attachments:

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

ORDINANCE NO. 2026 – ___

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

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

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

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

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

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

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

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

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

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

Section 1. FINDINGS

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

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

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

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

Section 2. REZONING

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

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

Section 3. EFFECTIVE DATE

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

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

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

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

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

By:_____
Leann Pennington, Chair

ATTEST:

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

Approved as to Form:

_____
Sarah Spector, Assistant County Attorney

Exhibit A

Legal Description

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

PROJECT NO. 2026070041
REZONING
LEWMC INC.
TECHNICAL STAFF REPORT

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

Application #/Project #: 6669/2026070041

Owners: LEWMC, Inc.

Applicant/Agent: Penny Buckles

Parcel #: 25-12-28-5600-000N0-0021

Parcel Size: 1.01+/- acres

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

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

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

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

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

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

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

Lots of Record, being those non-conforming lots platted prior to the adoption of the Land Development Code, can not be split to create additional non-conforming lots. Parcel No. 25-12-28-5600-000N0-0021 is a remnant of that latest split, currently described as being "The East ½ of Lot 2, Block N, St. Johns Park Subdivision in Section 25, Township 12 South, Range 28 East, according to the plat or map thereof described in Plat Book 1, Page 16, of the Public Records of Flagler County, Florida and in Plat Book 1, page 160, of the Public Records of St. Johns County, Florida" per the deed recorded at Official Records Book 2756, Page 392, PRFCF and is not a buildable parcel resulting from the illegal split of the non-conforming lot of record.

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

Standards for Review

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

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

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

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

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

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

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

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

The proposed rezoning application has been filed concurrently with a proposed Future Land Use Map amendment to the Residential: Low Density/Rural Estate land use category. Pursuant to FLU Table A.3, the proposed rezoning to the MH-1 (Rural Mobile Home) zoning district is a primary zoning district within the Residential: Low

Density/Rural Estate land use category. Additionally, development resulting from the land use map amendment and rezoning will comply with the standards in the LDRs. Therefore, the proposed amendment is consistent with FLU Policy A.1.2.2.

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

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

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

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

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

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

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

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

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

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

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

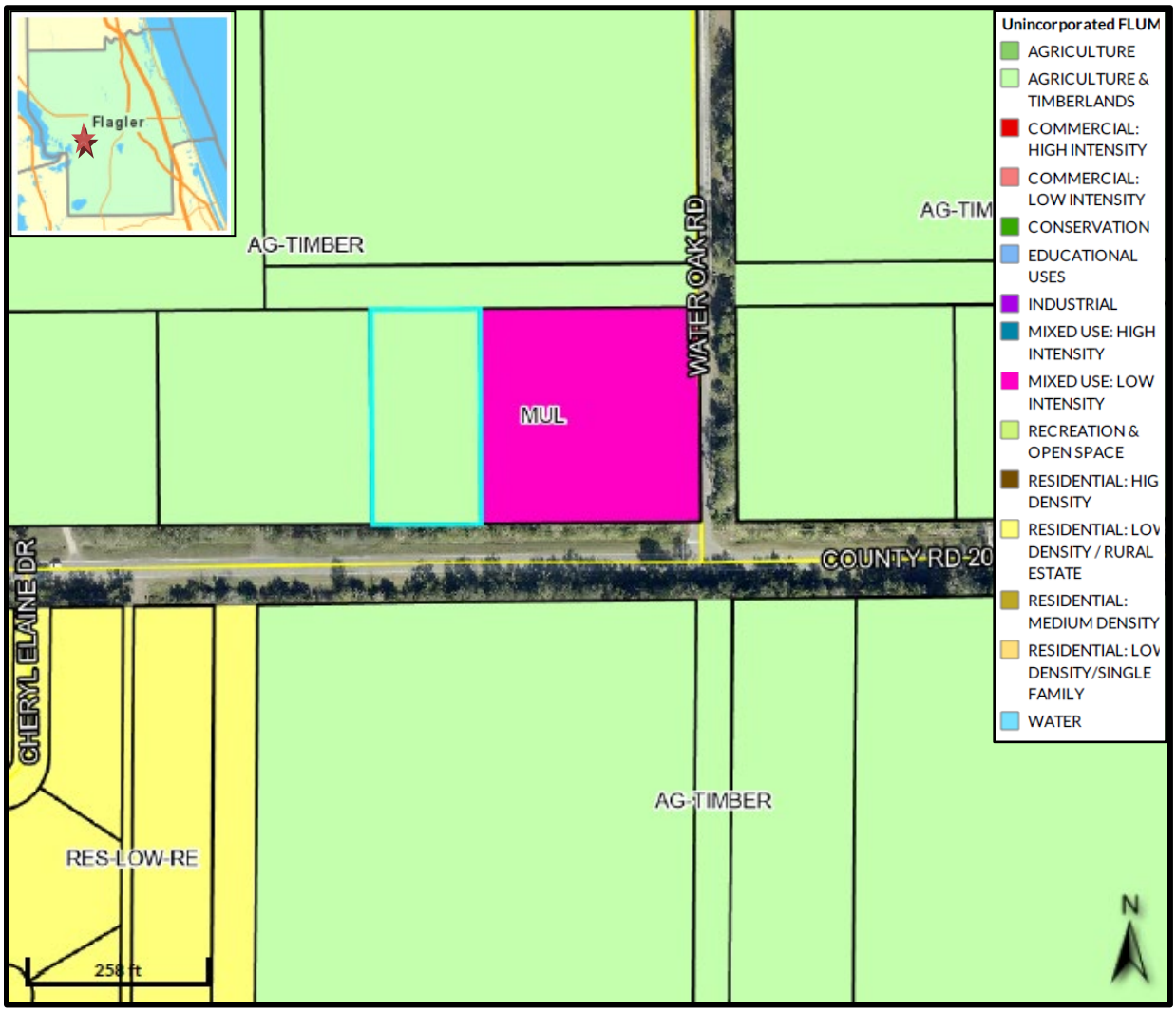
The proposed permitted uses within the proposed MH-1 zoning district are consistent and compatible with the character of the surrounding areas and with the land use and zoning entitlements of surrounding lands. Several parcels facing County Road 2006 W are currently developed with primary residential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

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

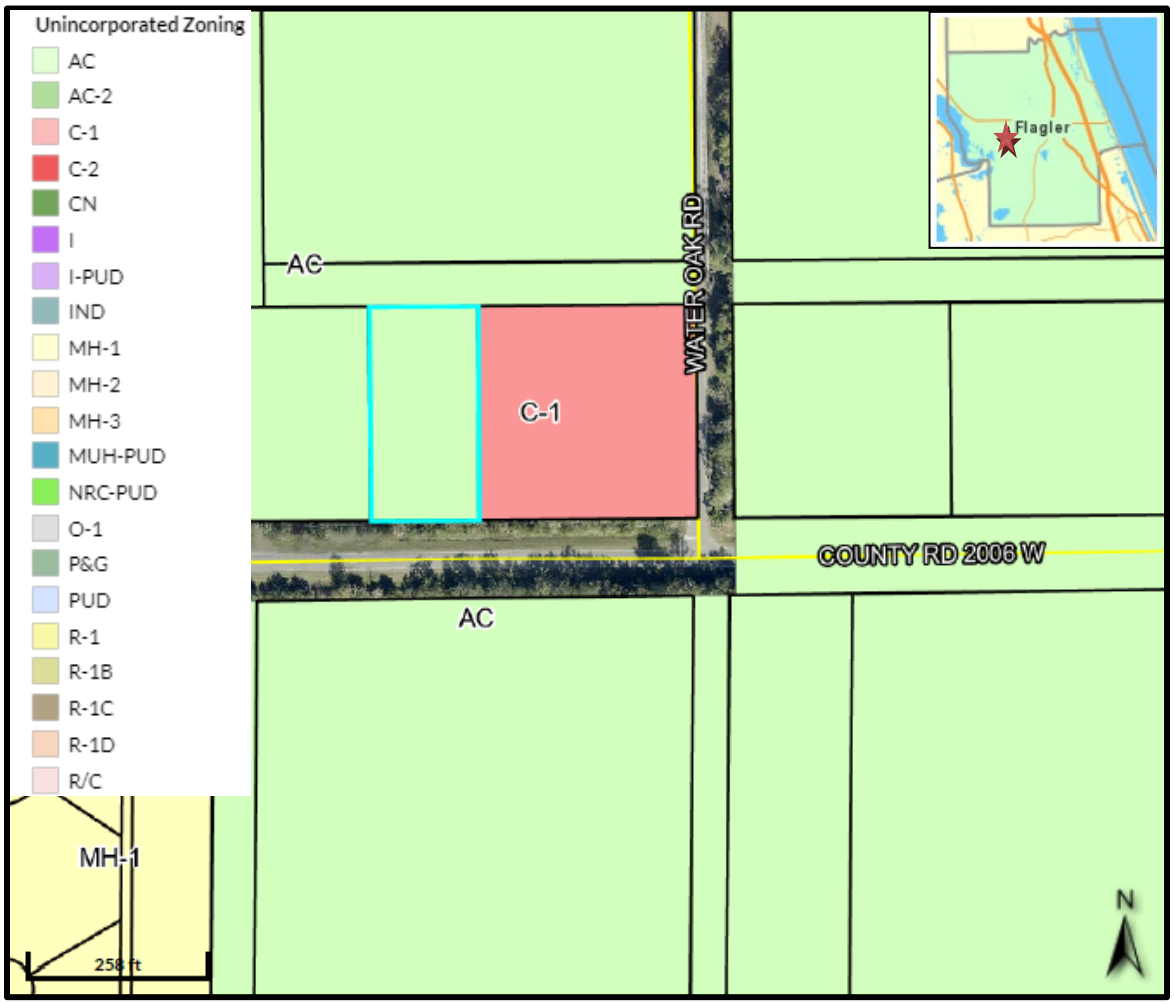
Pursuant to Land Development Code Sec. 8.10.06.B.2., when determining the project impact, the Planning Department shall provide a trip analysis for all projects generating up to five hundred trips. Based on our analysis, with an increase in 16+ daily trips, no such failing or unreasonable impact to the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

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

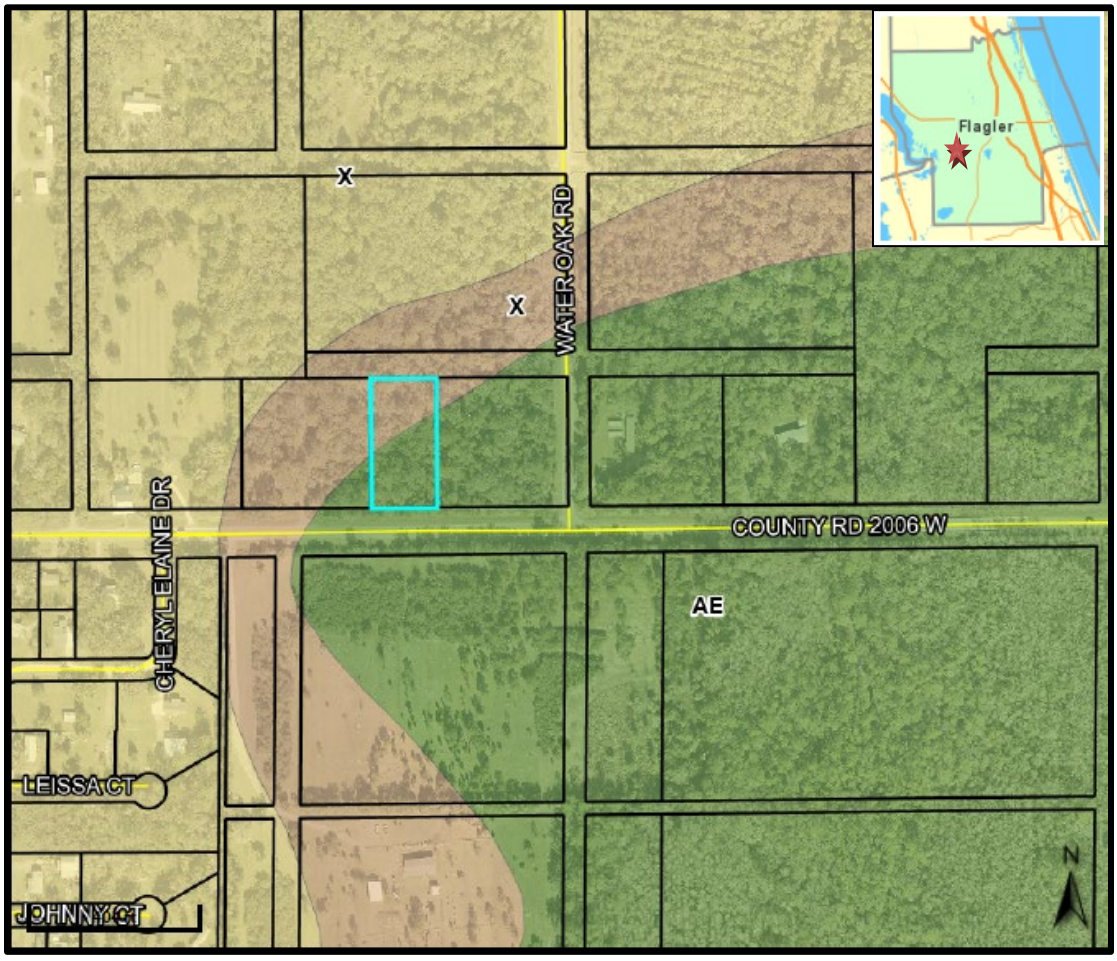
Future Land Use Map



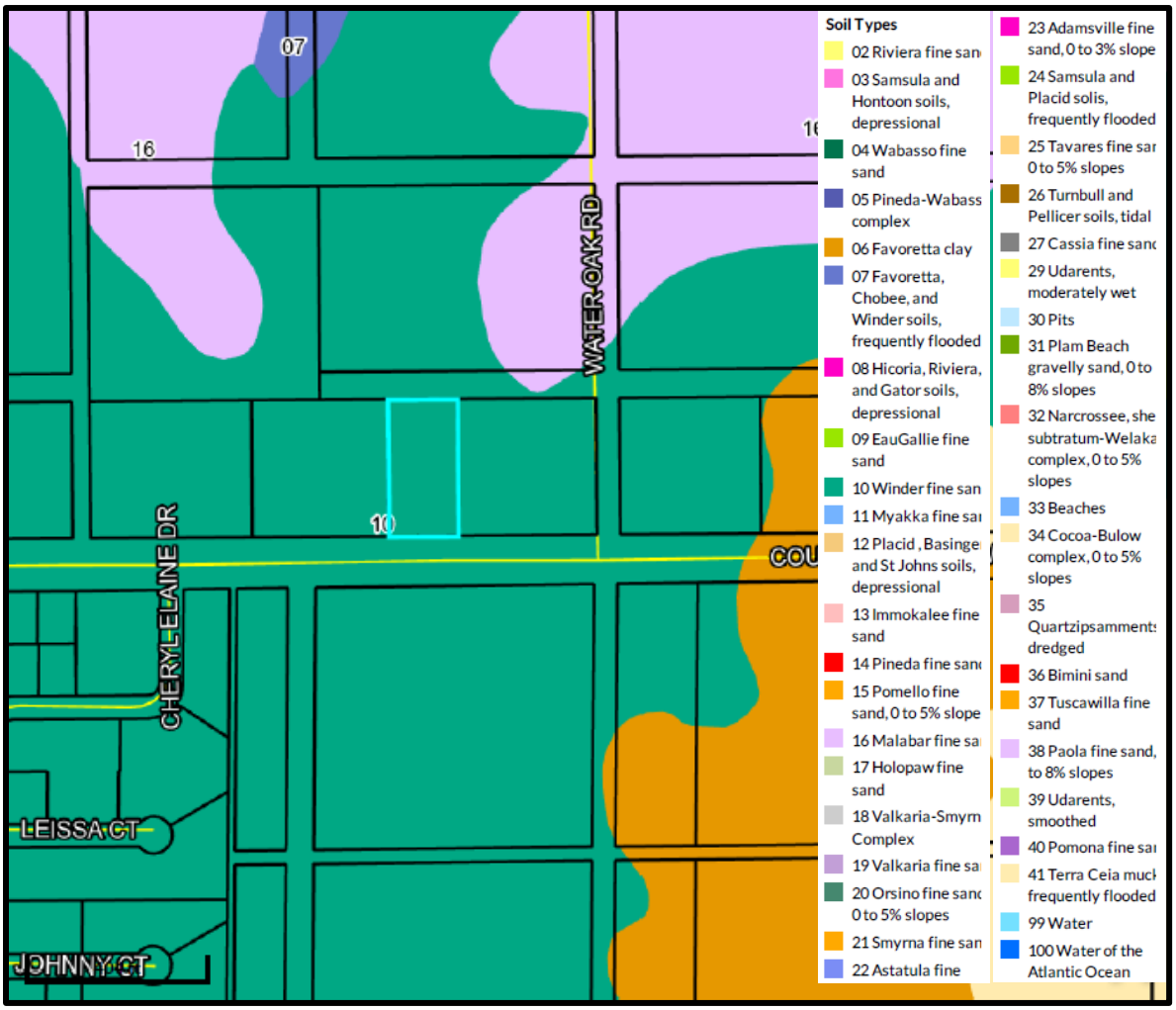
Zoning Map


Unincorporated Zoning
AC
AC-2
C-1
C-2
CN
I
I-PUD
IND
MH-1
MH-2
MH-3
MUH-PUD
NRC-PUD
O-1
P&G
PUD
R-1
R-1B
R-1C
R-1D
R/C
AC
WATER OAK RD
C-1
COUNTY RD 2006 W
AC
MH-1
258 ft
Flagler
N

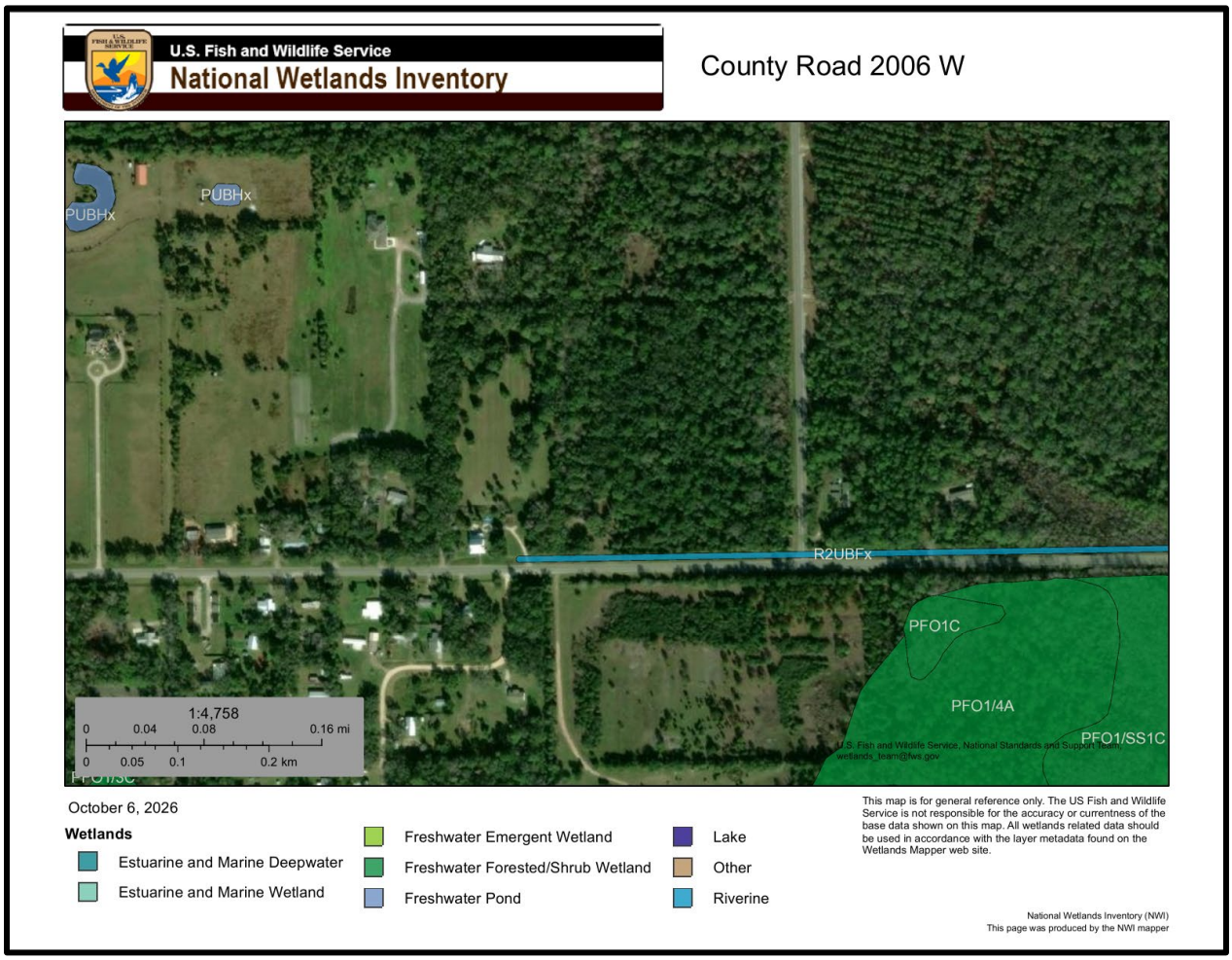
Flood Zone


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

Soils Map


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

National Wetlands Inventory Mapper



APPLICATION FOR REZONING

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

Application/Project #: _____

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

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

SUBJECT PROPERTY	SITE LOCATION (*street address):*	00 CR2006 West	
	LEGAL DESCRIPTION: *(briefly describe, do not use "see attached")*	St. Johns Park Subdivision Being 42 of Lot 2 Blk N W/150' Along CR2006	
	Parcel # (*tax ID #):*	25-12-28-5600-000N0-0021	
	Parcel Size:	1.1	
	Subject to A1A Scenic Corridor IDO?	☐ YES	☑ NO

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

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

6-18-26
Date

****OFFICIAL USE ONLY****

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

Signature of Chairman: _____

Date: _____ *approved with conditions, see attached.

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

Signature of Chairman: _____

Date: _____ *approved with conditions, see attached.

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

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

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

SPACE ABOVE THIS LINE FOR RECORDING DATA

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

John Hillard Smith

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

hereinafter called the grantor, to*

Lewmc, Inc., a Georgia Corporation

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

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

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

The East 1/2 of Lot 2, Block N, St. Johns Park Subdivision in Section 25, Township 12 South, Range 28 East, according to the plat or map thereof described in Plat Book 1, Page 16, of the Public Records of Flagler County, Florida and in Plat Book 1, Page 160, of the Public Records of St. Johns County, Florida.

GRANTOR WARRANTS THAT THIS IS NOT HOMESTEAD PROPERTY.

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

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

Signed, sealed and delivered in the presence of:

Witness 1 Signature
Brandy Hyder
Printed or Typed Name

Ethan Grove
Witness 2 Signature
Ethan Grove
Printed or Typed Name

John H. Smith
John Hillard Smith

STATE OF FLORIDA
COUNTY OF Flagler

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

Notary Public
My Commission Expires:

[seal]

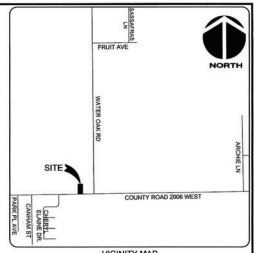
BRANDY HYDER
Notary Public - State of Florida
Commission # GG 914031
My Comm. Expires Sep 21, 2023
Bonded through National Notary Assn.

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

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

N

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

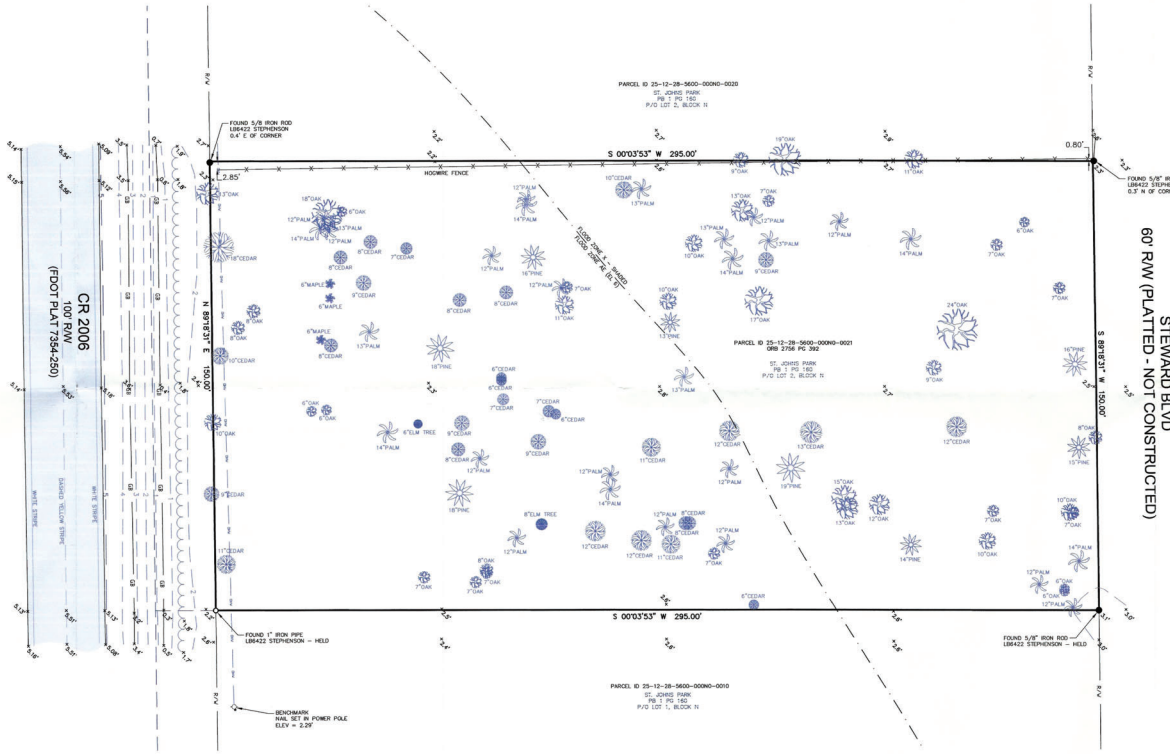


VICINITY MAP
(NOT TO SCALE)

PROPERTY DESCRIPTION:

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

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



SYMBOL LEGEND

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

ABBREVIATIONS

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

SURVEYORS NOTES:

1. THIS IS A MAP OF BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY, THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING SITE IMPROVEMENTS AND THE PROPERTY GEOMETRY AS DEFINED BY THE PROPERTY DESCRIPTION ON THE FACE OF THIS SURVEY MAP.
2. EVERY EFFORT HAS BEEN MADE TO ACCURATELY IDENTIFY THE SPECIES OF TREES SHOWN HEREON. THE TREES SHOWN HEREON WERE IDENTIFIED BY INDIVIDUALS THAT DO NOT PRACTICE IN THE FIELD OF DENDROLOGY OR BOTANY. IT IS POSSIBLE THAT SOME TREES SHOWN ON THIS SURVEY WERE MISTAKENLY IDENTIFIED.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, TITLE REPORT OR TITLE OPINION.
4. THE PROPERTY DESCRIPTION SHOWN HEREON WAS TAKEN FROM OFFICIAL RECORD BOOK 2756 PAGE 392, AS RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA..
5. EASEMENTS SHOWN HEREON ARE PER THE RECORDED PLAT OR INFORMATION OBTAINED BY A CURSORY SEARCH OF THE PUBLIC RECORDS OF FLAGLER COUNTY.
6. NO INSTRUMENTS OF RECORD WERE PROVIDED TO THIS SURVEYOR.
7. THERE MAY BE ADDITIONAL COVENANTS, EASEMENTS, RESERVATIONS AND/OR, RESTRICTIONS NOT SHOWN ON THIS SURVEY RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.
8. THE HORIZONTAL LOCATION OF THE POINTS HEREON WERE ESTABLISHED BY GNSS RTK OBSERVATIONS USING A CARLSON SURVEYOR2 DATA COLLECTOR AND A CARLSON BRX7 RECEIVER WITH FDOT-FPRN BASELINE CORRECTIONS. THE RELATIVE POSITIONAL PRECISION DOES NOT EXCEED 3 CENTIMETERS PLUS 50 PARTS PER MILLION.
9. THE BASIS OF BEARINGS FOR THIS SURVEY AS SHOWN ALONG THE EXTERIOR PROPERTY LINES WERE ESTABLISHED BY GNSS RTK OBSERVATIONS USING A CARLSON SURVEYOR2 DATA COLLECTOR AND A CARLSON BRX7 RECEIVER WITH FDOT-FPRN BASELINE CORRECTIONS AND ARE REFERENCED TO THE FLORIDA STATE PLANE EAST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983(2011).
10. THIS SURVEY MAKES NO CLAIMS REGARDING OWNERSHIP OR RIGHTS OF POSSESSION.
11. ALL DIMENSIONS SHOWN HEREON ARE STATED IN U.S. SURVEY FEET AND DECIMALS THEREOF. FOOT TO METER CONVERSION FORMULA IS 1 US FT = 0.304800609601 M.
12. THE ELEVATION OF THE POINTS HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) USING NGS BENCHMARK Q 611, PID DB5482 AND WERE ESTABLISHED BY DIFFERENTIAL LEVELING AND TRIGONOMETRIC LEVELING PROCEDURES USING A LEICA AUTO LEVEL AND SOKKIA TOTAL STATION INSTRUMENTS.
13. THE VERTICAL ERROR OF CLOSURE FOR THIS SURVEY IS LESS THAN OR EQUAL TO 0.05' TIMES THE SQUARE ROOT OF THE BENCH LOOP IN MILES.
14. UNDERGROUND FOUNDATIONS, IF ANY, WERE NOT LOCATED.
15. ANY REFERENCE TO UTILITIES THAT ARE SHOWN ON THIS MAP, HAVE BEEN LOCATED FROM VISIBLE EVIDENCE THAT EXISTED AT OR ABOVE THE SURFACE OF THE EARTH AT THE TIME OF THIS SURVEY. NO UNDERGROUND UTILITY INFORMATION WAS COLLECTED OR VERIFIED AS PART OF THIS SURVEY.
16. THIS PROPERTY LIES WITHIN ZONE X-SHADED - 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND ZONE AE, EL 6, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, (NFIP FIRM) MAP NUMBER 12035C0195E, WITH A REVISED DATE OF JUNE 6, 2018.
17. THIS SURVEY WAS PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE FOLLOWING PARTY(IES): WENDY MCGREW AND IS NON-TRANSFERABLE TO ANY OTHER PARTY(IES). THIS SURVEY SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL. ANY RE-USE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH IT WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR AND MAPPER, WILL BE DONE SO AT THE RISK OF THE RE-USING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR AND MAPPER.
18. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
19. THIS SURVEY WAS CONDUCTED PER SECTION 472.027 FLORIDA STATUTES AND IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, UNDER THE RESPONSIBLE CHARGE OF THE SIGNING SURVEYOR NAMED BELOW.
20. THIS SURVEY IS NOT VALID UNLESS SIGNED BY THE PROFESSIONAL SURVEYOR AND MAPPER NOTED, AND EMBOSSED WITH THE SURVEYOR'S SEAL.
21. THIS SURVEY MAP WAS PREPARED AT A SCALE OF 1 INCH EQUALS 20 FEET ON 24 INCH BY 36 INCH MEDIA. THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED INFORMATION.
22. FIELD WORK FOR THIS SURVEY WAS PERFORMED ON FEBRUARY 22, 2023, FEBRUARY 27, 2023, MARCH 06, 2023 THROUGH MARCH 08, 2023 AND MARCH 30, 2023.

DATE	REVISION	BY

LINE TYPES

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

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

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

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

COPYRIGHT 2023

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

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

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

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

TECHNICAL REVIEW COMMITTEE COMMENTS

DATE: August 19, 2026

Project #: 2026070041 / AR #6669

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

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

Attachment: Staff Comments

Reviewing Department Comments

ZON - ZONING (386-313-4009)

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

ENGIN1 - DEVELOPMENT ENGINEERING (386-313-4082)

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

EH - ENVIRONMENTAL HEALTH DEPT

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

CA1 - COUNTY ATTORNEY

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

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

FLAGLER COUNTY FLORIDA

Flaglercounty.gov
Phone: (386)313-4009

September 25, 2026

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

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

Dear Property Owner,

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

> A request has been made by Penny Buckles on behalf of LEWMC, LLC for a rezoning of a total of 1.01 acres more or less, located on County Road 2006 W.; Parcel Number 25-12-28-5600-000N0-0021; from AC (Agriculture) District to the MH-1 (Rural Mobile Home) District.

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

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

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

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

Sincerely,

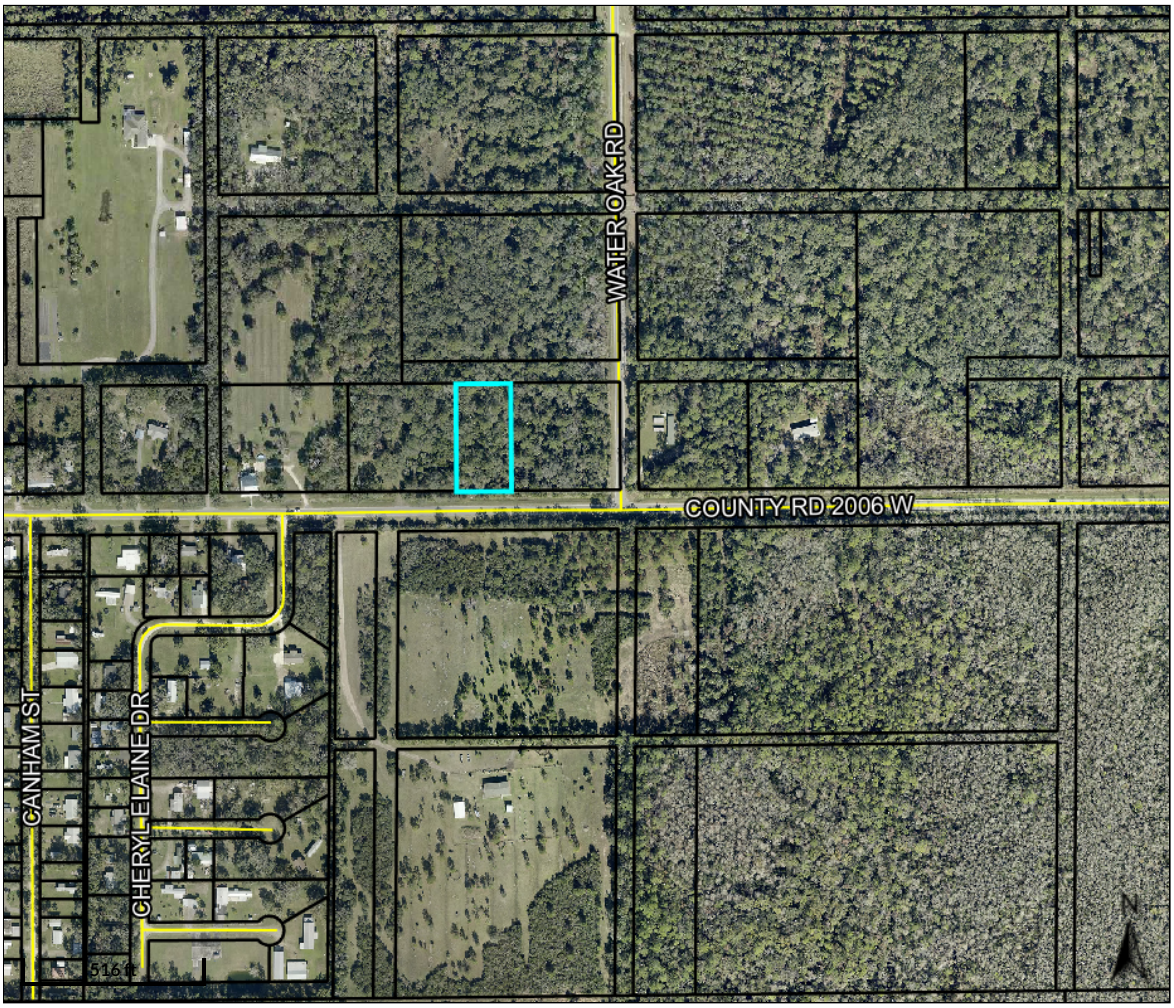
Hannah Lademann

Hannah Lademann
Planner

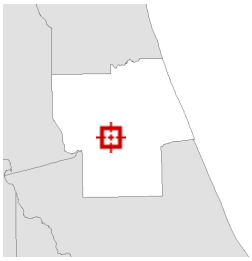
NOTE: PURSUANT TO SECTION 286.0105. FLORIDA STATUTES, IF A PERSON DECIDED TO APPEAL ANY DECISION BY THE BOARD, AGENCY OR COMMISSION WITHRESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR SUCH PURPOSE, HE OR SHEWILL NEED TO ENSURE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

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

FLAGLER COUNTY PROPERTY APPRAISER



Overview



Legend

- Parcels
- Roads
- Streams and Rivers

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

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

Developed by SCHNEIDER GEOSPATIAL

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

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

Hannah Lademann

Hannah Lademann, Senior Planner

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

Hannah Lademann

Hannah Lademann, Senior Planner



Observer

PALM COAST OBSERVER; Published Weekly

Palm Coast Flagler County FLORIDA

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

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

in the matter of
NOTICE OF REZONING-Penny Buckles

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

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

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

(Signature of Affiant)

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

(Signature of Notary Public)

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

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

Personally known X or produced identification ____

Type of identification produced _____

NOTICE OF REZONING

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

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

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

PLANNING AND DEVELOPMENT BOARD-

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

BOARD OF COUNTY COMMISSIONERS –

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

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

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

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

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

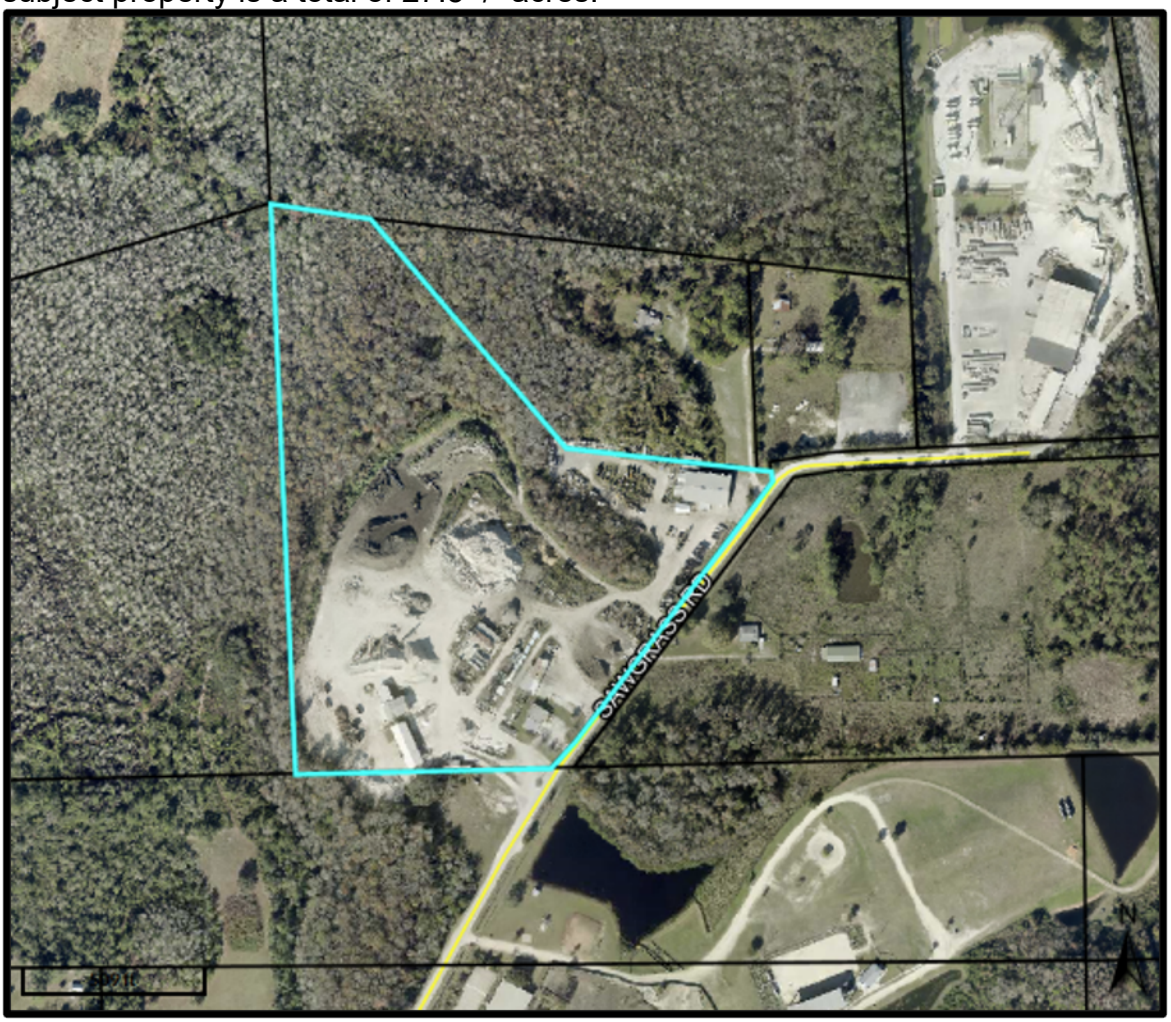
7763-360705

CR 360705

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

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

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



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

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

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

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

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

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

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

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

Funding Information:
N/A

Recommendations:
The Board of County Commissioners may:

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

Deny Project 2026070038, a Future Land Use Map amendment (for Parcel #04-12-30-0000-02040-0000), from 17.6+/- acres of Agriculture and Timberlands to Industrial, finding that the amendment is not consistent with the Flagler County Comprehensive Plan.

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

Attachments:
1. Adoption Ordinance
2. Technical Staff Report
3. FLUM analysis
4. Application and Submittals
5. TRC Comments
6. Public Notice

ORDINANCE NO. 2026 - ___

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP BY AMENDING THE DESIGNATION OF A TOTAL OF 17.6 ACRES, MORE OR LESS, LYING IN SECTION 4, TOWNSHIP 12 SOUTH, RANGE 30 EAST; FROM AGRICULTURE AND TIMBERLANDS TO INDUSTRIAL; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

Section 1. FINDINGS

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

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

Section 2. FUTURE LAND USE MAP AMENDMENT

The real property containing 17.6 acres, more or less, and legally described herein is hereby amended from 17.6+/- acres of Agriculture and Timberlands to 17.6+/- acres of Industrial, as

graphically shown on Exhibit “A” attached hereto. The 2010-2035 Future Land Use Map of the adopted Comprehensive Plan shall be amended to reflect this amendment. The legal description of the subject property to be amended through this application is:

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

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

HAVING AN AREA OF 765149 SQUARE FEET, 17.57 ACRES

Section 3. EFFECTIVE DATE

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

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

BOARD OF COUNTY COMMISSIONERS
OF FLAGLER COUNTY, FLORIDA

_____
Leann Pennington, Chair

ATTEST:

_____
Tom Bexley, Clerk of the
Circuit Court and Comptroller

APPROVED AS TO FORM:

_____
Sarah Spector, Assistant County Attorney

Exhibit “A”

Current:

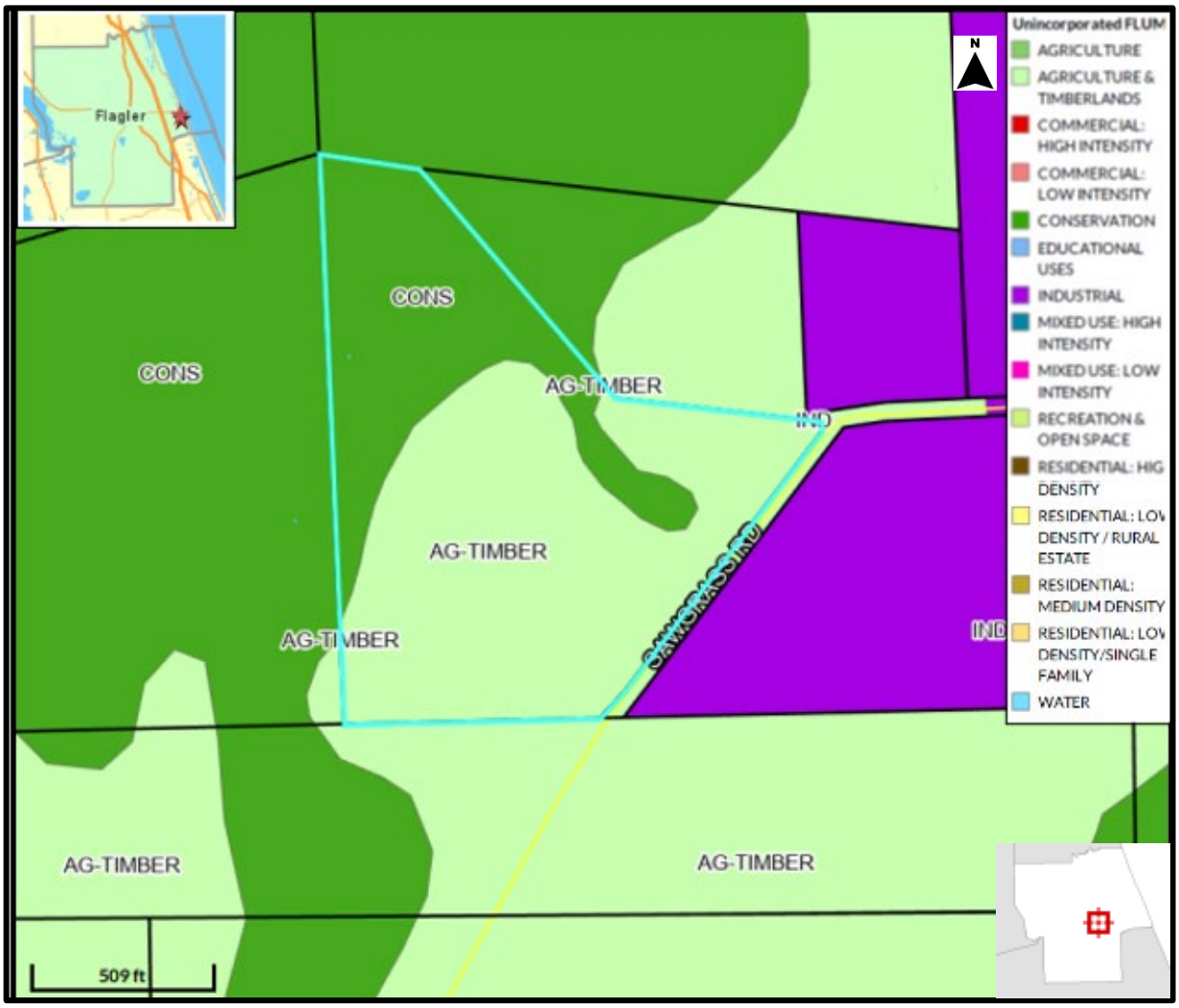
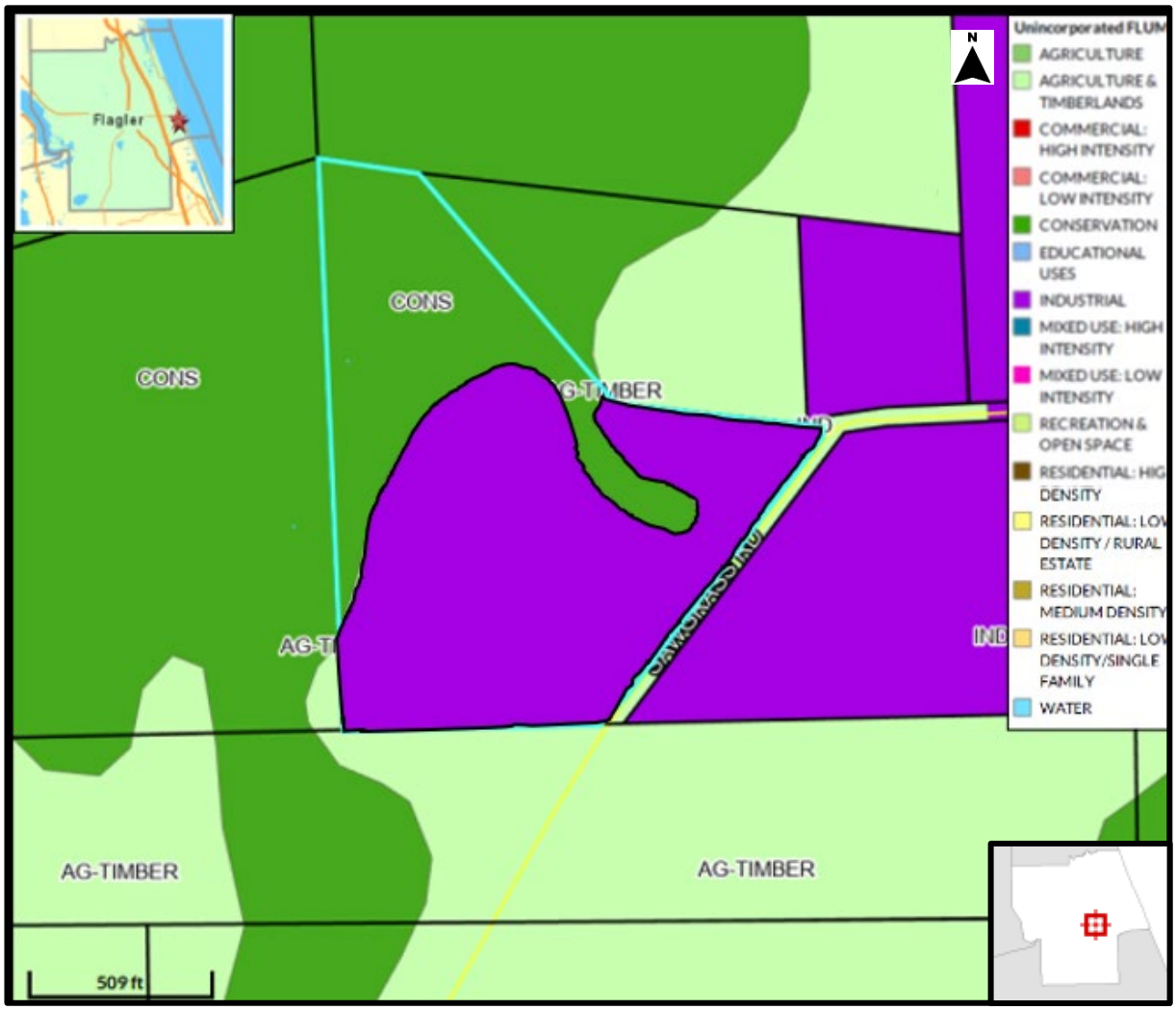


Exhibit “A”

Proposed:



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

Project: Future Land Use Map Amendment

Application #/Project #: 6666/2026070038

Owners: 5530 US HWY 1, LLC

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

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

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

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

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

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

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

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

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

Standards for Review:

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

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

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

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

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

"c. The character of undeveloped land."

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

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

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

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

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

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

Not applicable – the subject parcels are not adjacent or proximate to a military installation.

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

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

"h. The discouragement of urban sprawl."

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

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

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

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

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

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

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

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

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

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

This amendment is not based on an analysis by the County of the minimum amount of land needed. This amendment is related to the applicant's desired continues use of the property as industrial, and is based on a calculation of impacts relying on the maximum permissible industrial intensity.

"9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.
a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

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

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

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

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

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

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

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

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

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

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

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

"b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

(IV) Promotes conservation of water and energy.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

(VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.

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

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

Analysis of Consistency with the Comprehensive Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

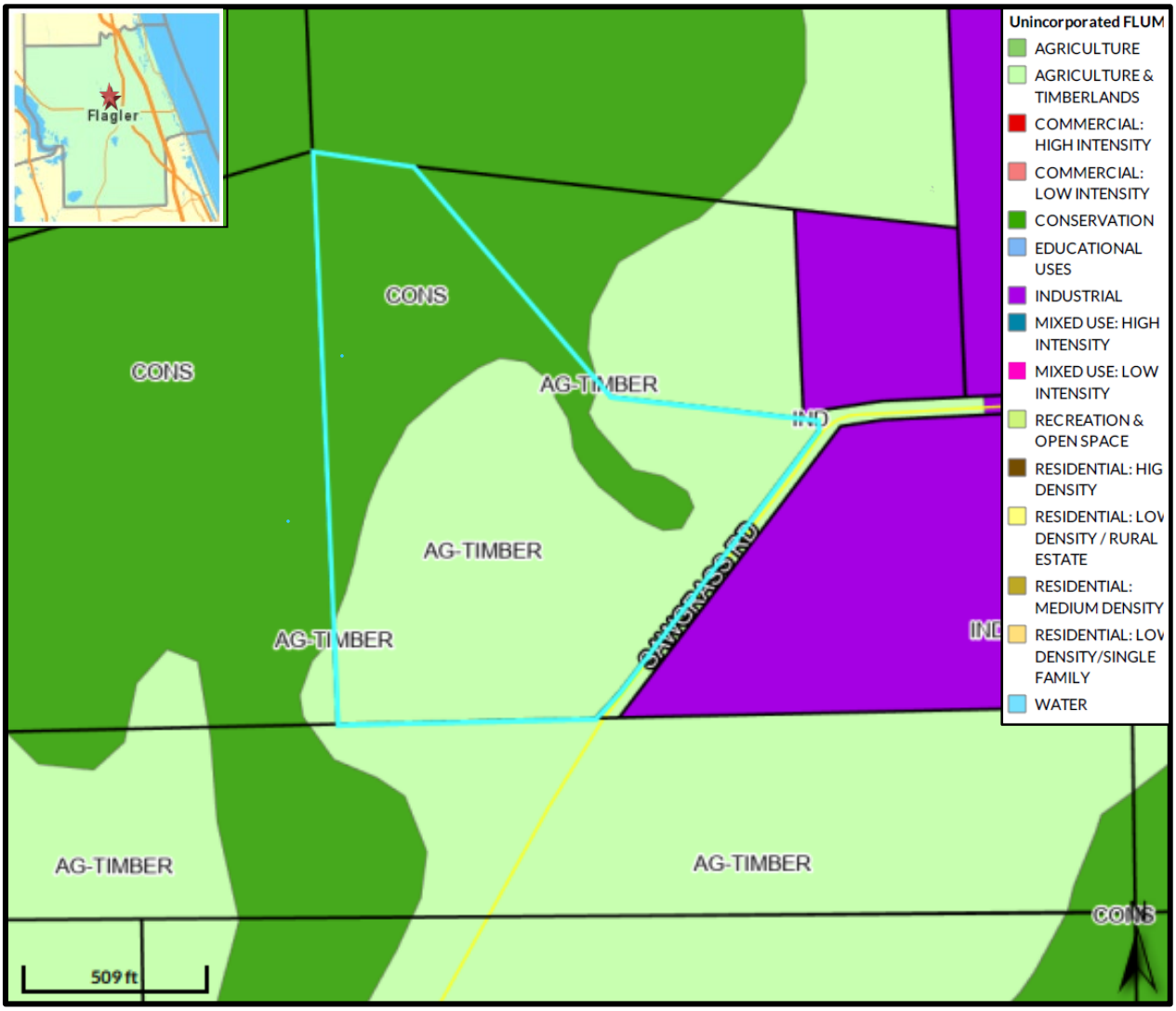
"Policy G.2.1.4: Flagler County shall strive to reduce economic dependency on residential housing development and seek to expand other opportunities that diversify and support economic development within Flagler County."

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

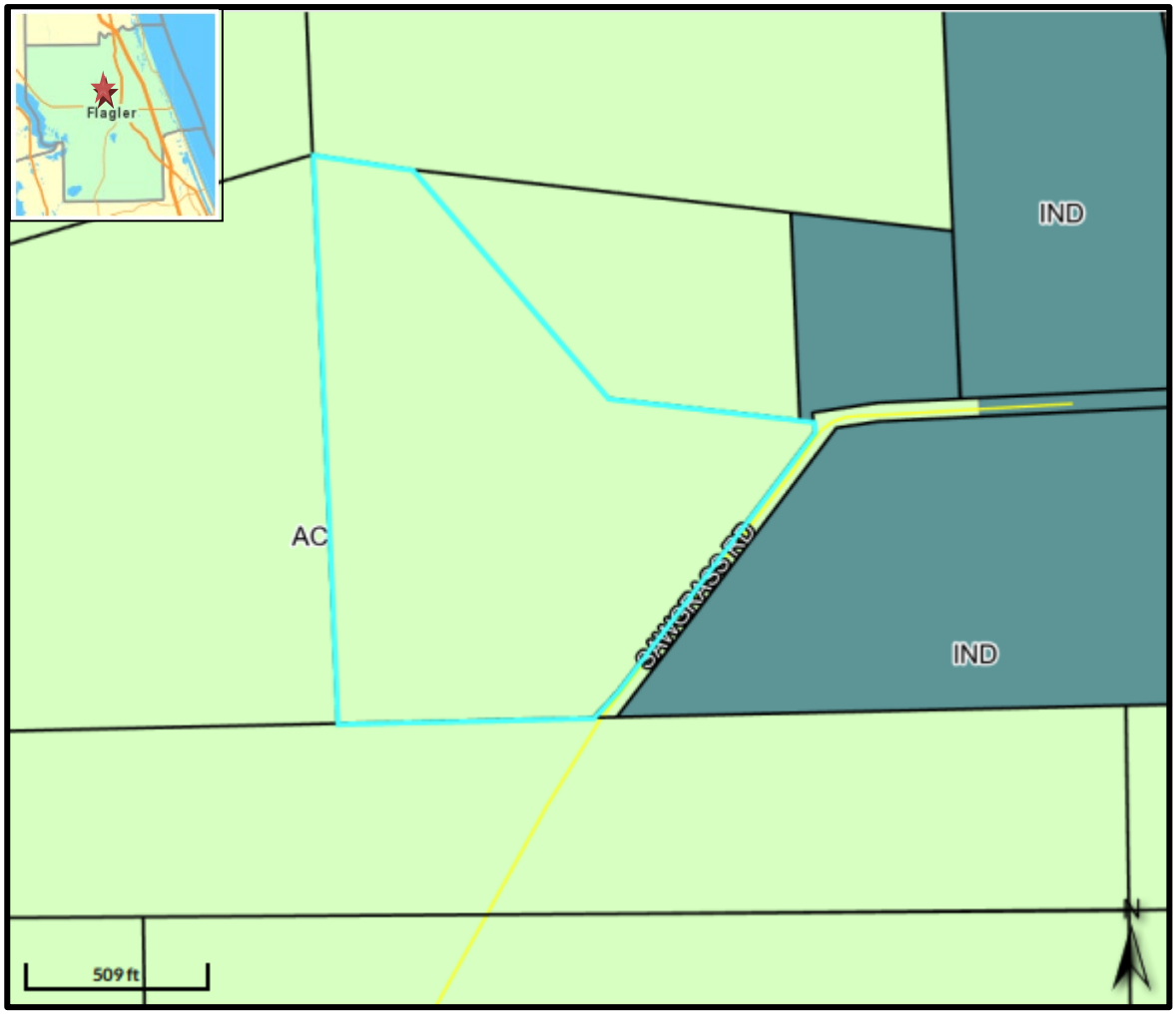
Analysis of Compatibility with the Land Development Code:
The requested small scale amendment has been evaluated by staff for its compatibility with the Land Development Code (LDC):

"8.04.00.: Plan amendments. A report shall be prepared by county staff as required and forwarded as part of the major plan amendment process to the long range planning and land development review board, planning board and the board of county commissioners. The report shall indicate the anticipated impact of the administrative action on the levels of service adopted in this ordinance. This report is intended to be a general analysis and should identify corrective actions and any responsibility for the cost of those actions."

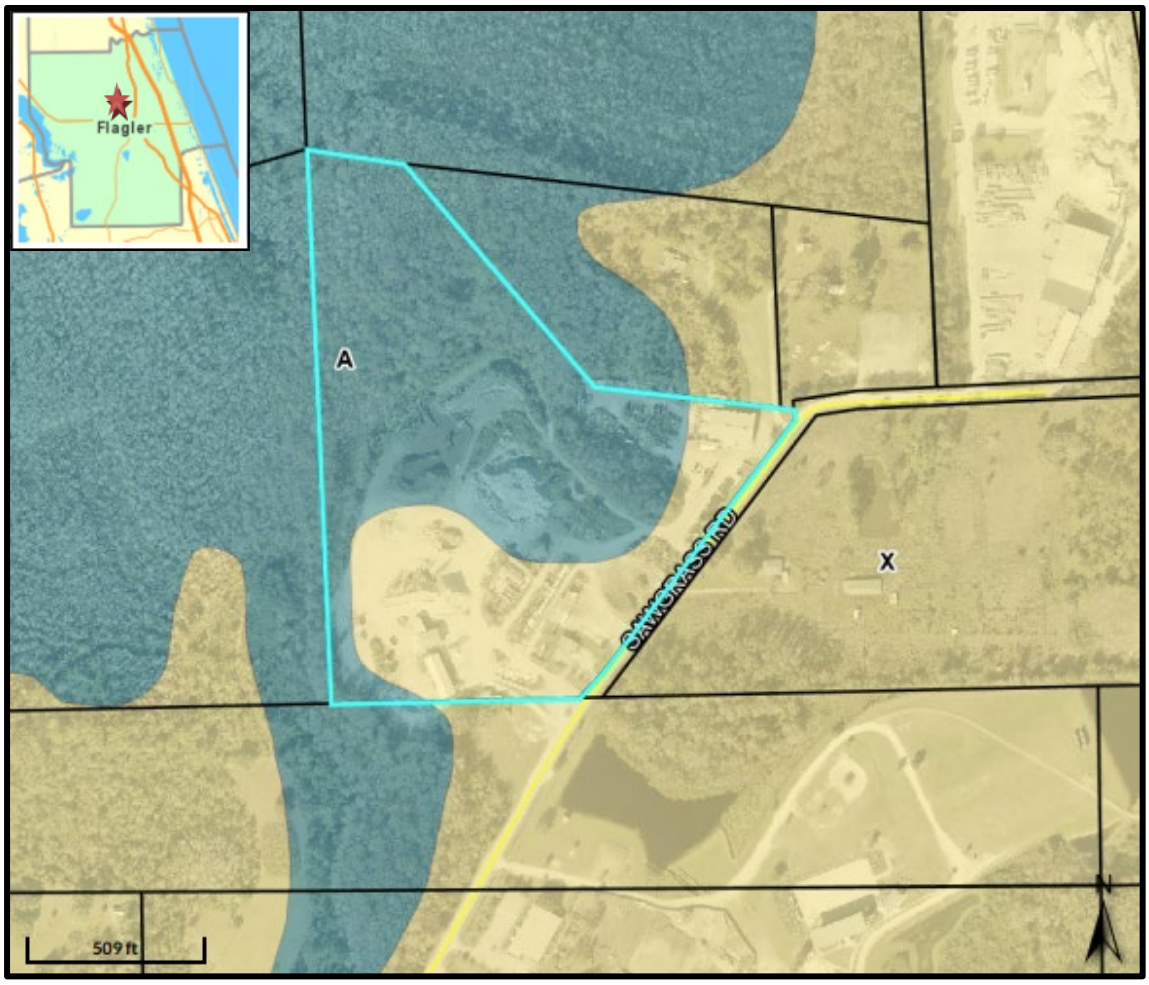
Future Land Use Map



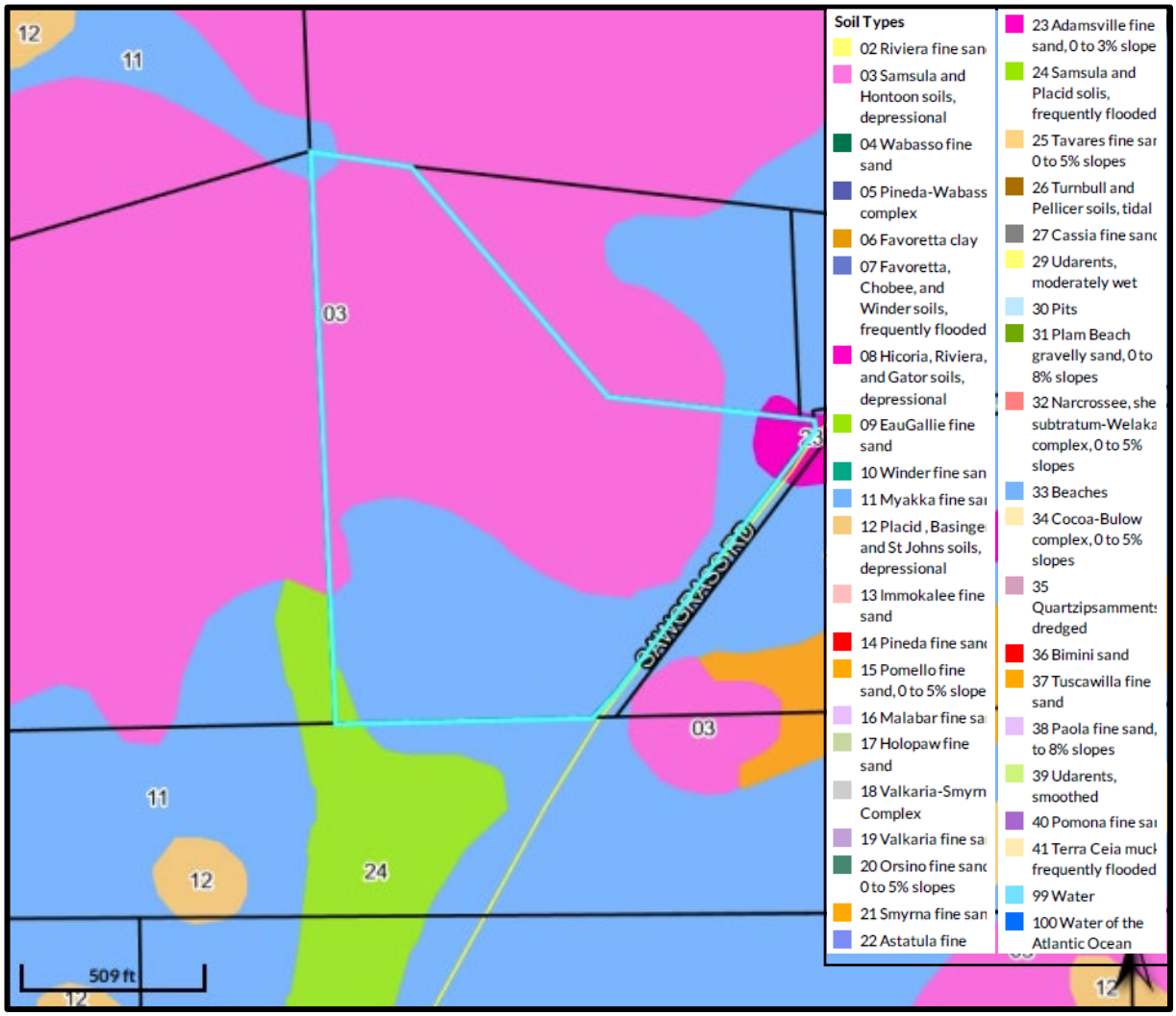
Zoning Map



Flood Zone



Soils Map


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

Wetland Delineation



FUTURE LAND USE AMENDMENT
SUMMARY FOR PROJECT NO. 2026070038

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Decrease) in Potential Floor Area
AC	I	0.2 DU/Acre = 3 DU	0 DU/Acre = 0 DU	0 FAR = 0 SF	0.45 FAR = 344,995 SF	-3 DU	+344,995 SF

Population:

Population Potential of Parcels Affected by FLUA #2026070038

Scenario	Land Use Designation	Maximum Allowed Density	Criterion	Size of Development		Population
				Acres	Max Units or Area	
Existing	AC	0.2 DU/Acre	2.4 pph	17.6	3 DU	8 persons
Proposed	I	0 DU/Acre	2.4 pph	17.6	0 DU	0 persons
Change in Population:						-8 persons

FUTURE LAND USE AMENDMENT
SUMMARY FOR PROJECT NO. 2026070038

Transportation Impacts:

Trip Generation Potential of Parcels Affected by FLUA # 2026070038

Scenario	Land Use Designation	Maximum Allowed Intensity	ITE Land Use Code	Size of Development		Daily Trips (net external)
				Acres	Max Units or Area (ITE Variable)	
Existing	AC	0.2 DU/Acre	(210)*	17.6	3 DU	40 trips
	(Current Non-Conforming Use)	N/A	(110)*	17.6	24,327 SF (Current)	118 Trips
Proposed	I	0.45 FAR	(110)*	17.6	344,995	1888 trips
Change in Daily Trips						+1848 trips from AC +1770 trips from Current Use

*ITE Land Use Code

(210) = Single Family Detached

(110) = Light Industrial

Potable Water:

Water Supply Impacts of Parcels Affected by FLUA #

Scenario	Land Use Designation	Maximum Allowed Intensity	Criterion	Size of Development		Daily Potable Water Demand
				Acres	Max Units or Area	
Existing	AC	0.2 DU/Acre	125 GPD Per Capita	17.6	3 DU	1000 gallons
	Current Non-Conforming Use	N/A	0.015* Gal Per SF	17.6	24,327 SF	356 gallons
Proposed	I	0.45 FAR	0.015* Gal Per SF	17.6	344,995 SF	5175 gallons
Change in Potable Water Demand						+4,157 gallons from AC +4,819 gallons from Current Use

Note: Residential demand based on 2.4 pph.

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

FUTURE LAND USE AMENDMENT
SUMMARY FOR PROJECT NO. 2026070038

Sanitary Sewer:

Sanitary Sewer Impacts of Parcels Affected by FLUA #2026070038

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

Note: Residential demand based on 2.4 pph.

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

FUTURE LAND USE AMENDMENT
SUMMARY FOR PROJECT NO. 2026070038

Solid Waste:

Solid Waste Impacts of Parcels Affected by FLUA #2026070038

Scenario	Land Use Designation	Maximum Allowed Intensity	Criterion	Size of Development		Daily Solid Waste Demand
				Acres	Max Units or Area	
Existing	AC	0.2 DU/Acre	9.3 lbs per capita per day	17.6	0.2 DU/Acre	75 pounds
	Current Non-Conforming Use	N/A	9.3 lbs per ERU	17.6	24,327 SF	91 pounds
Proposed	I	0.45 FAR	9.03 lbs per ERU	17.6	344,995 SF	1,283 pounds
Change in Solid Waste Demand						+1208 pounds from AC +1192 pounds from Current Use

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

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

Parks and Recreation:

Parks and Recreation Impacts of Parcels Affected by FLUA #2026070038

Scenario	Land Use Designation	Maximum Allowed Intensity	Criterion	Size of Development		Parks and Recreation Demand
				Acres	Max Units or Area	
Existing	AC	0.2 DU/Acre	Resident population	17.6	3 DU	8 persons
Proposed	I	0.45 FAR	Resident population	17.6	0 DU	0 persons
Change in Parks and Recreation Demand						-8 persons

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

Educational Facilities:

Educational Facilities Demand of Parcels Affected by FLUA #2026070038

Scenario	Land Use Designation	Maximum Allowed Intensity	Criterion	Size of Development		Educational Facilities Demand
				Acres	Max Units or Area	
Existing	AC	0.2 DU/Acre	FTE	17.6	3 DU	1 student
Proposed	I	0.45 FAR	FTE	17.6	0 DU	0 student
Change in Educational Facilities Demand						-1 student

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

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

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

Application/Project #: _____

SITE DATA INFORMATION

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

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

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

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

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

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

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

TRANSPORTATION INFO	A Traffic Impact Study (TIS) is required to be prepared by a transportation engineer to evaluate the impact of the proposed amendment on segments and intersections of the affected regional transportation network. The horizon year for the analysis shall be 2010. The study area will include all arterial and collector roadway segments and intersections within a two-mile radius of the external boundary of the FLUM parcel. Existing traffic counts shall be for the preceding calendar year and based upon FDOT, Flagler County or City of Palm Coast published data. If the traffic engineer conducts counts, they must be for a minimum of 72 consecutive hours during M-F and be adjusted to AADT using FDOT seasonal adjustment factors. Intersection turning counts shall be made during weekday peak hour. Trip generation of existing and proposed uses shall be based upon the applicable ITE land use code. Residential density is measured in maximum number of units per acre times the gross acreage. Non-residential FAR's are .3comm. low, .4comm. high, and .5 industrial. The adopted LOS of the applicable comprehensive plan, County or City, shall be used and capacity determined by reference to FDOT Level of Service Manual for road segments and the Highway Capacity Manual for intersections. Trip distribution to determine the directional flow of traffic associated with the proposed FLUM shall be based upon FSUTMS using the Flagler County model set. The annual growth rate for traffic shall be calculated by calculating the previous 10 year's traffic counts or by using the following: U.S.1 – 4.7%, I-95 – 4.6%, S.R. 100 – 10%, all other segments – 5%. Committed improvements must be underway, subject of a binding development agreement or funding in a State, County or municipal capital budget. The TIS concludes with an analysis of 2010 conditions in the study area with and without the proposed FLUM and any recommendation to mitigate the impact of increased traffic on the operational efficiency of the regional transportation network.
	TRAFFIC IMPACT STUDY PREPARED BY: Zev Cohen & Associates, Inc. (See Exhibit "I" attached to LSCPA Narrative)	
	NAME: Clay Ervin, Special Projects Manager	
	ADDRESS: 300 Interchange Blvd., Suite C	
	CITY/STATE/ZIP: Ormond Beach, FL 32174	

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

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

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

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

UTILITIES INFORMATION

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

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

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

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

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

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

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

Signature of All Property Owners _____ Date _____

Signature of All Property Owners _____ Date _____

Signature of Applicant _____ Date 7/15/26

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

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

Signature of Notary Public _____ (Notary Stamp)

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

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

Fees – Ord. 2008-31

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

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

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

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

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

Date 7/15/24

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

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

Required Attachment for FLUM Amendment:

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

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

1. Applicant Information

1.1 Applicant Name and Address

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

1.2 Primary Contact for Applicant

Chelsea (Barney) Herbert, President
[redacted]

1.3 Applicant's Authorized Representatives

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

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

2. Property Information

2.1 Nature of Applicant's Interest

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

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

2.2 Size of Property and Survey

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

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

2.3 Legal Description

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

2.4 Parcel Identification Number

04-12-30-0000-02040-0000

2.5 General Location

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

2.7 Access + Frontage

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

3. Land Use Information

3.1 Aerial Photography

See Exhibit "D", attached.

3.2 Existing Development

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

3.3 Current Zoning

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

3.3 Proposed Zoning

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

3.5 Future Land Use Map Designation

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

3.6 Proposed Future Land Use Map Designation

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

4. Consistency and Compatibility

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

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

Future Land Use Element

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

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

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

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

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

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

Economic Development Element

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(III) The character of undeveloped land.

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

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

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

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

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

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

Response: Not applicable.

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

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

(VII) The discouragement of urban sprawl.

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

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

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

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

Response: This criterion is not applicable.

4.3 Analysis of Whether the Amendment Contributes to Urban Sprawl.

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

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

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

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

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

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

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

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge

areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

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

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

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

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

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

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

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

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

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

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

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

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

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

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

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

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

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

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

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

5. Concurrency Analysis

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

5.1 Traffic Data and Analysis

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

5.2 Sanitary Sewer Data and Analysis

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

5.3 Potable Water Data and Analysis

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

5.4 Stormwater Data and Analysis

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

5.5 Solid Waste Data and Analysis

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

6. Environmental Analysis

6.1 Surface Water and Wetlands

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

6.2 Vegetative Cover

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

6.3 Flood Zone

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

6.4 Listed Animal and Plant Species

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

6.5 Soils Map

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

6.5 Topographic Map

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

7. Conclusion

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

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

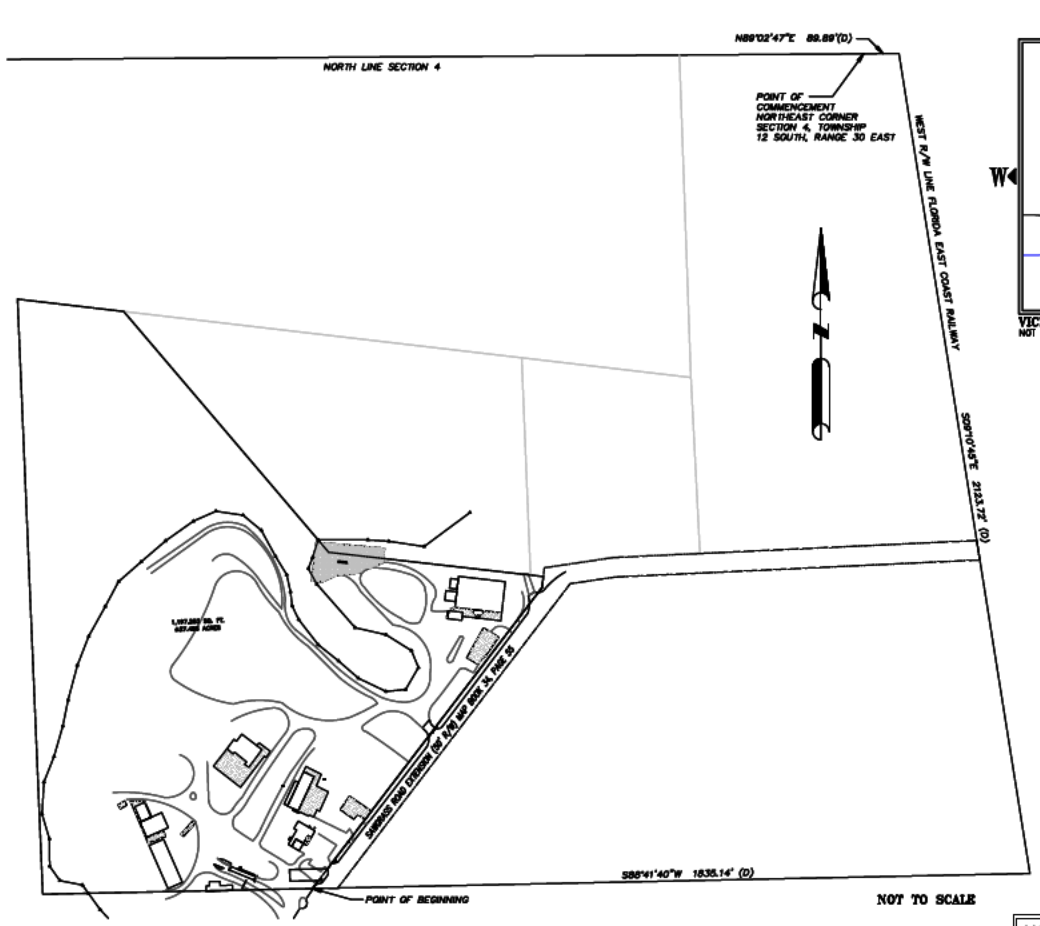
EXHIBIT A

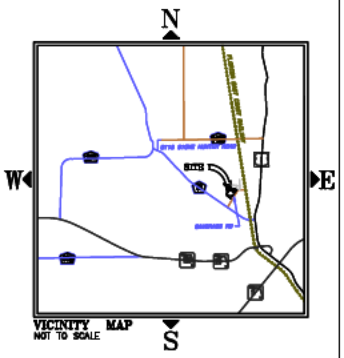
SURVEY/LEGAL DESCRIPTION

BOUNDARY SURVEY

FOR

HERBERT 4C'S TRUCKING & EXCAVATION





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

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

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

FROM THE NORTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 89°02'47" EAST, ALONG THE NORTH LINE OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 30 EAST, SAID COUNTY, 89.89 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE SOUTH 09°10'45" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 2123.72 FEET; THENCE SOUTH 86°41'40" WEST, 1835.14 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A 50.00 FOOT INGRESS AND EGRESS RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86°41'40" WEST, 686.29 FEET; THENCE NORTH 02°24'48" WEST, 1822.85 FEET; THENCE SOUTH 83°49'20" EAST, 270.44 FEET; THENCE SOUTH 40°27'18" EAST, 605.67 FEET; THENCE SOUTH 83°33'32" EAST, 552.33 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF A 50.00 FOOT INGRESS AND EGRESS RIGHT-OF-WAY; THENCE SOUTH 06°26'28" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 28.00 FEET; THENCE SOUTH 37°13'43" WEST, ALONG LAST SAID LINE 904.50 FEET; THENCE SOUTH 86°41'40" WEST, 97.32 FEET; THENCE SOUTH 02°27'48" EAST, 30.12 FEET; THENCE NORTH 86°41'40" EAST 72.73 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF A 50.00 FOOT INGRESS AND EGRESS RIGHT-OF-WAY; THENCE SOUTH 37°13'43" WEST, ALONG LAST SAID LINE, 25.58 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

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

REFERENCE MATERIAL:

OFFICIAL RECORDS BOOK 1970, PAGE 981.

INDEX OF SHEETS:

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

2 BOUNDARY SURVEY.

NOTICE:

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

SURVEYOR'S CERTIFICATION:

TO: HERBERT 4C'S TRUCKING & EXCAVATION

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

Jeffrey S Hattendorf

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

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

LEGEND:

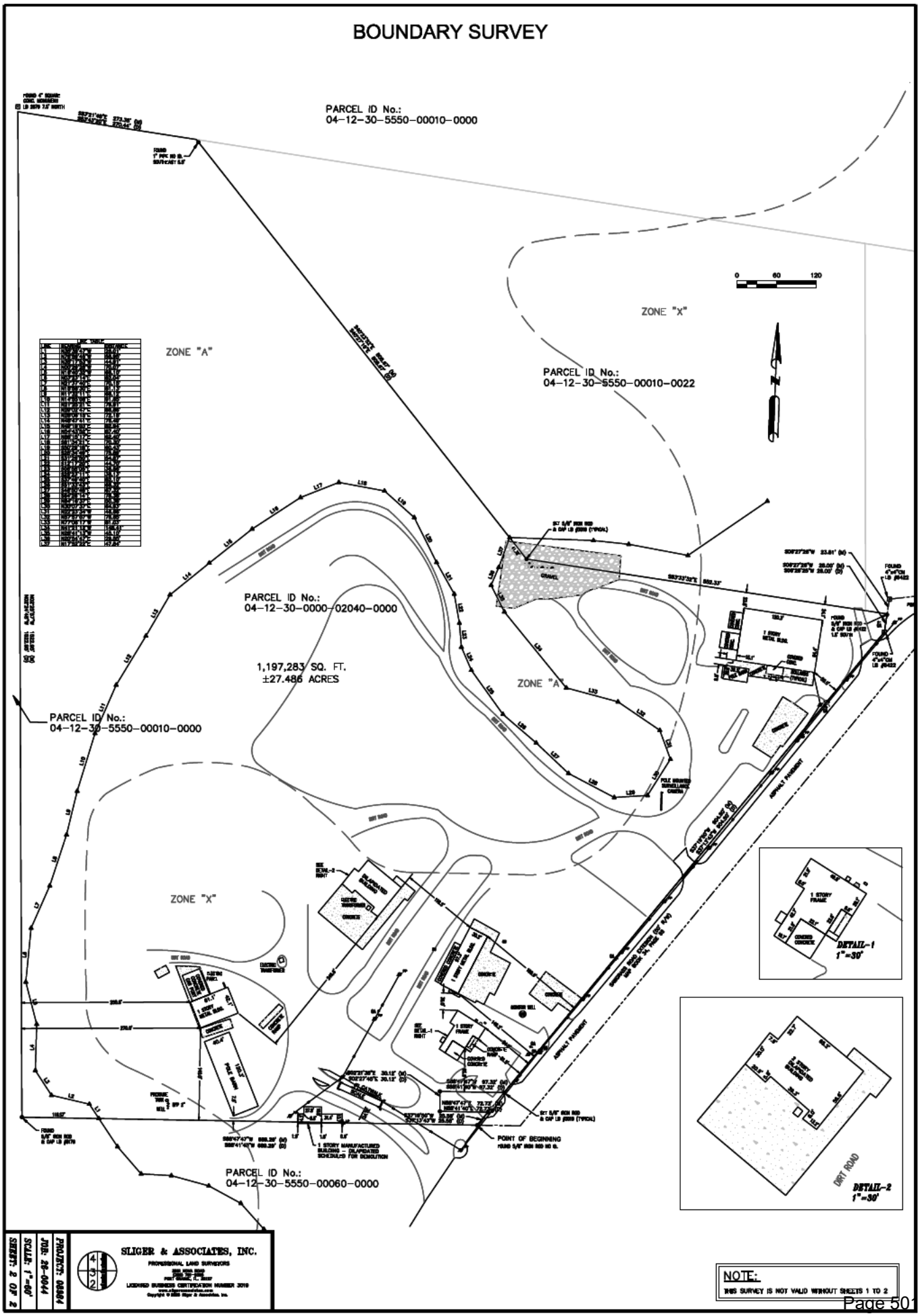
●	IRON ROD WITH CAP	△	BENCH MARK PK / PT	(FH)	FIRE HYDRANT	(WV)	WATER VALVE	(LP)	LIGHT POLE	(SIGN)	SIGN	(OHW)	OVERHEAD WIRE	-TV-	BURIED TELEVISION LINE
○	IRON ROD	⊞	PERMANENT CONTROL POINT	□	WATER METER	(PP)	POWER / UTILITY POLE	(GV)	GUY ANCHOR	(ELEC)	ELECTRIC MANHOLE	6.00+	EXISTING ELEVATION	-FM-	BURIED FORCEMAIN
⊗	IRON PIPE WITH CAP		SITE BENCHMARK	⊠	GAS METER	(UM)	UTILITY MANHOLE	(UP)	UTILITY POLE	(TEL)	TELEPHONE MANHOLE	-FO-	BURIED FIBER OPTIC CABLE	-OH-	AERIAL UTILITY LINE
⊕	IRON PIPE	(FH)	FIRE HYDRANT	☎	TELEPHONE BOX	⊸	E.P. ELECTRIC PANEL	(CO)	CLEAN OUT	(CATV)	CABLE TELEVISION MANHOLE	-T-	BURIED TELEPHONE CABLE	-ST-	STORM WATER LINE
⊙	NAIL & DISK	(GV)	GAS VALVE	▣	MAIL BOX	⊸FOCM	FIBER OPTIC CABLE MARKER	(FOC)	FIBER OPTIC CABLE MANHOLE	(FOC)	FIBER OPTIC MANHOLE	-W-	BURIED WATER LINE	—	CLAIMS OF OWNERSHIP
⊡	10 "X"/60" B CONCRETE MONUMENT	(WV)	WATER VALVE	▤	CABLE TELEVISION BOX	⊸TPM	TELEPHONE CABLE MARKER	(SSMH)	SANITARY SEWER MANHOLE	(RBO)	RADIO BILLBOARD ASSEMBLY	-E-	BURIED ELECTRIC LINE	++	BACKFLOW PREVENTER
□	CONCRETE MONUMENT	(SSV)	SANITARY SEWER VALVE	▭ TMH	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	LLEG.	ILLEGIBLE	MB	MAP BOOK	PP	POWER POLE	SIG	SIGNATURE	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	PRESSURE REDUCING VALVE	TC	TOP COVER	W/	WITH
CB	C-HORZ BEARING	DIP	DUCTILE IRON PIPE	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	IR	IRON ROD	MW	MONITORING WELL	(R)	RADIAL	TOB	TOP OF BANK	DUE	DRAINAGE AND UTILITY EASEMENT
CD	C-HORZ DISTANCE	DW	DRIVEWAY	FDOR	FLORIDA DEPARTMENT OF NATURAL RESOURCES	IPC	IRON PIPE & CAP	NAD	NAIL & DISK	R	RADIUS	TOE	TOE OF SLOPE		
CLS	CENTERLINE OF SWALE	(D)	DEED DIMENSION	FPL CO	FLORIDA POWER & LIGHT COMPANY	IP	IRON PIPE (NO CAP)	(NR)	NON RADIAL	RCP	REINFORCED CONCRETE PIPE	TRF	TRAFFIC SIGNAL POLE		
CO	C-LEANOUT	EL	ELEVATION	GA	GUY ANCHOR	IV	IRRIGATION VALVE	NAVD	NORTH AMERICAN VERTICAL DATUM	RES	RESIDENCE	TWP	TOWNSHIP		
CONC	CONCRETE	CORR	CORRUGATED METAL PIPE	GCM	GEODETIC CONTROL MONUMENT	L	ARC LENGTH	NGVD	NATIONAL GEODETIC VERTICAL DATUM	RGE	RANGE	(TYP)	TYPICAL		
℄	CENTERLINE	COP	CAP OF PIPE	GLM	GAS LINE MARKER	LB	LICENSED BUSINESS	ORB	OFFICIAL RECORDS BOOK	RV	REVERSE VALVE	U.E.	UTILITY EASEMENT		
CM	CONCRETE MONUMENT	COW	CORNER OF WATER	HDPE	HIGH DENSITY POLYETHYLENE PIPE	LP	LIGHT POLE	(P)	PLATTED DIMENSION	R/W	RIGHT OF WAY	M.E. & M.W.E.	MITERED END SECTION & MITERED WINGS		
CMP	CORRUGATED METAL PIPE	CS	CONCRETE SERVICE	ID	IDENTIFICATION	(M)	MEASURED DIMENSION	PVC	PVC	SAN	SANITARY	VCP	VITREOUS CLAY PIPE		

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

BOUNDARY SURVEY



PROJECT: 00804	SLIGER & ASSOCIATES, INC.
JOB: 25-0044	PROFESSIONAL LAND SURVEYORS
SCALE: 1"=60'	LICENSED BUSINESS CERTIFICATION NUMBER 3019
SHEET: 2 OF 2	

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

SKETCH OF DESCRIPTION

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

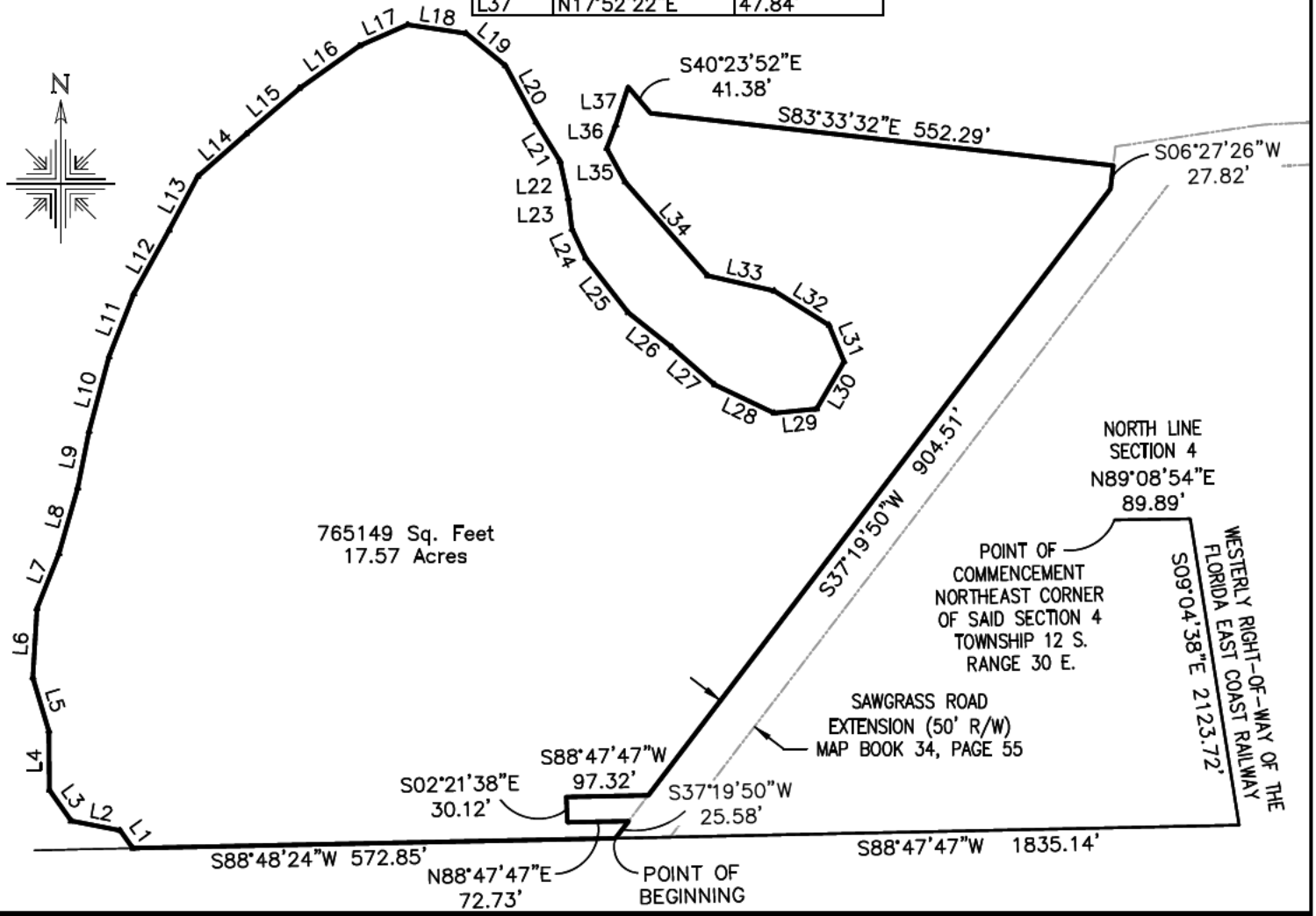
LINE TABLE		
LINE	BEARING	DISTANCE
L19	S50°29'18"E	60.43'
L20	S28°34'49"E	75.89'
L21	S31°26'50"E	54.87'
L22	S12°17'20"E	44.70'
L23	S06°58'05"E	36.56'
L24	S25°23'11"E	38.13'
L25	S37°49'40"E	82.10'
L26	S51°33'43"E	66.32'
L27	S48°50'48"E	67.32'
L28	S64°26'14"E	78.38'
L29	N84°16'37"E	50.38'
L30	N30°07'37"E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

GRAPHIC SCALE

0 200 400

(IN FEET)

1 inch = 200 ft.



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

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

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

SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

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

LICENSED BUSINESS CERTIFICATION NUMBER 3019
www.sligerassociates.com

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JOB NO. 26-0303

SHEET 1 OF 2

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION:

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

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

HAVING AN AREA OF 765149 SQUARE FEET, 17.57 ACRES

SURVEYOR'S NOTES:

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

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

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

CERTIFIED TO:
ZEV COHEN & ASSOCIATES INC

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

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

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

EXHIBIT B

PROPERTY APPRAISER INFORMATION CARD AND DEED

Owner Information

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

Change of Address Application

Parcel Summary

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

View Map

Linked Personal Property

- 8200300
- 9000841

Valuation

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

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

Historical Assessment

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

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

Residential Buildings

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

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

Commercial Buildings

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

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

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

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

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

Sketches

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

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

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

SPECIAL WARRANTY DEED FORM

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

Unofficial Copy

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

GRANTOR:

OLDCASTLE LAWN & GARDEN, a Delaware corporation

Witness

Witness

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

Unofficial Copy

STATE OF Georgia)
COUNTY OF Cobb)

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

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

Georgina Castillo
Notary Public, State at Large

Georgina Castillo
Print Name

My Commission Expires: April 25, 2017

Unofficial Copy

EXHIBIT A
DESCRIPTION OF THE PROPERTY:

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

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

Unofficial Copy

EXHIBIT C

LOCATION MAP

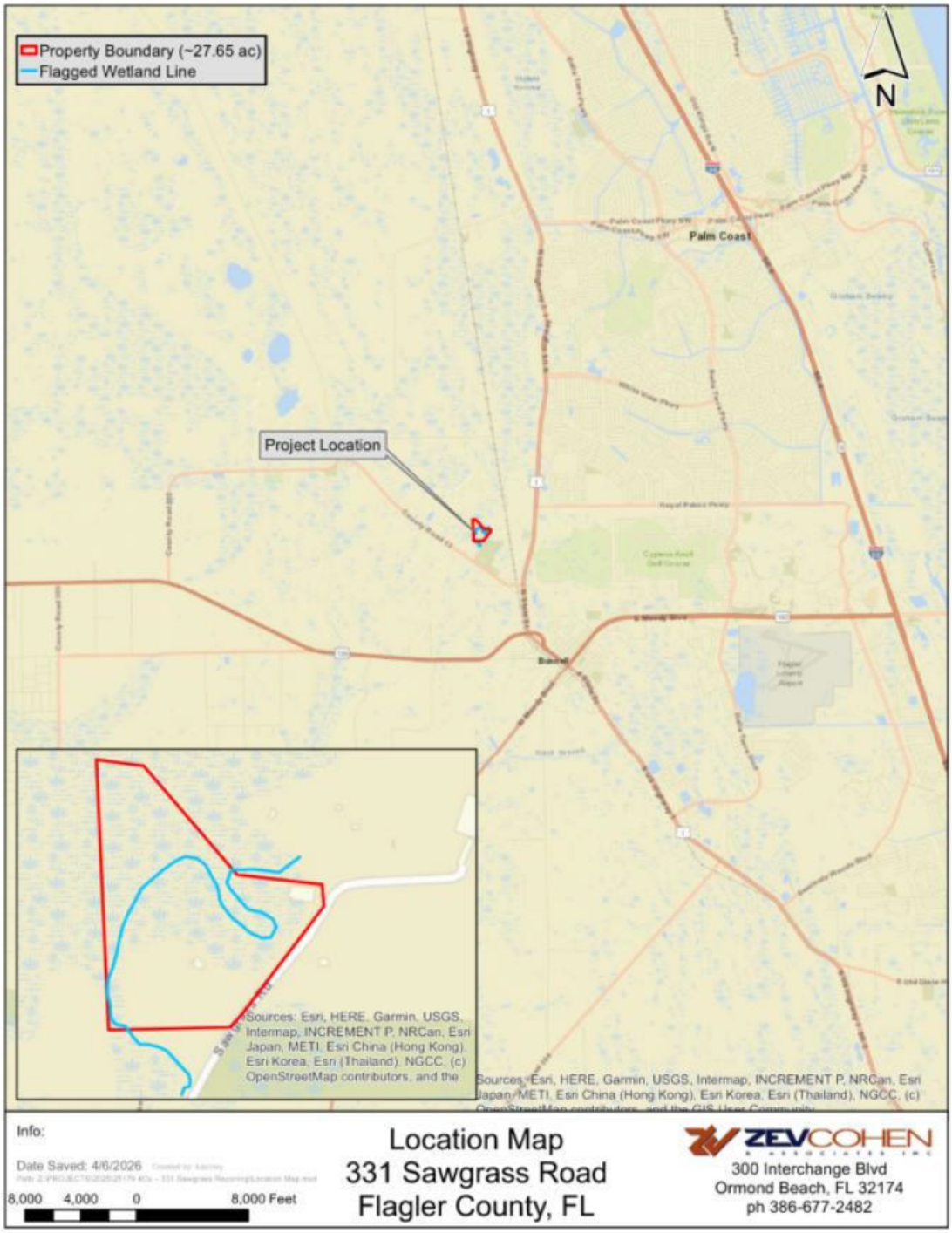


EXHIBIT D

AERIAL



EXHIBIT E

EXISTING ZONING MAP



EXHIBIT F

PROPOSED ZONING MAP



EXHIBIT G

CURRENT FUTURE LAND USE MAP

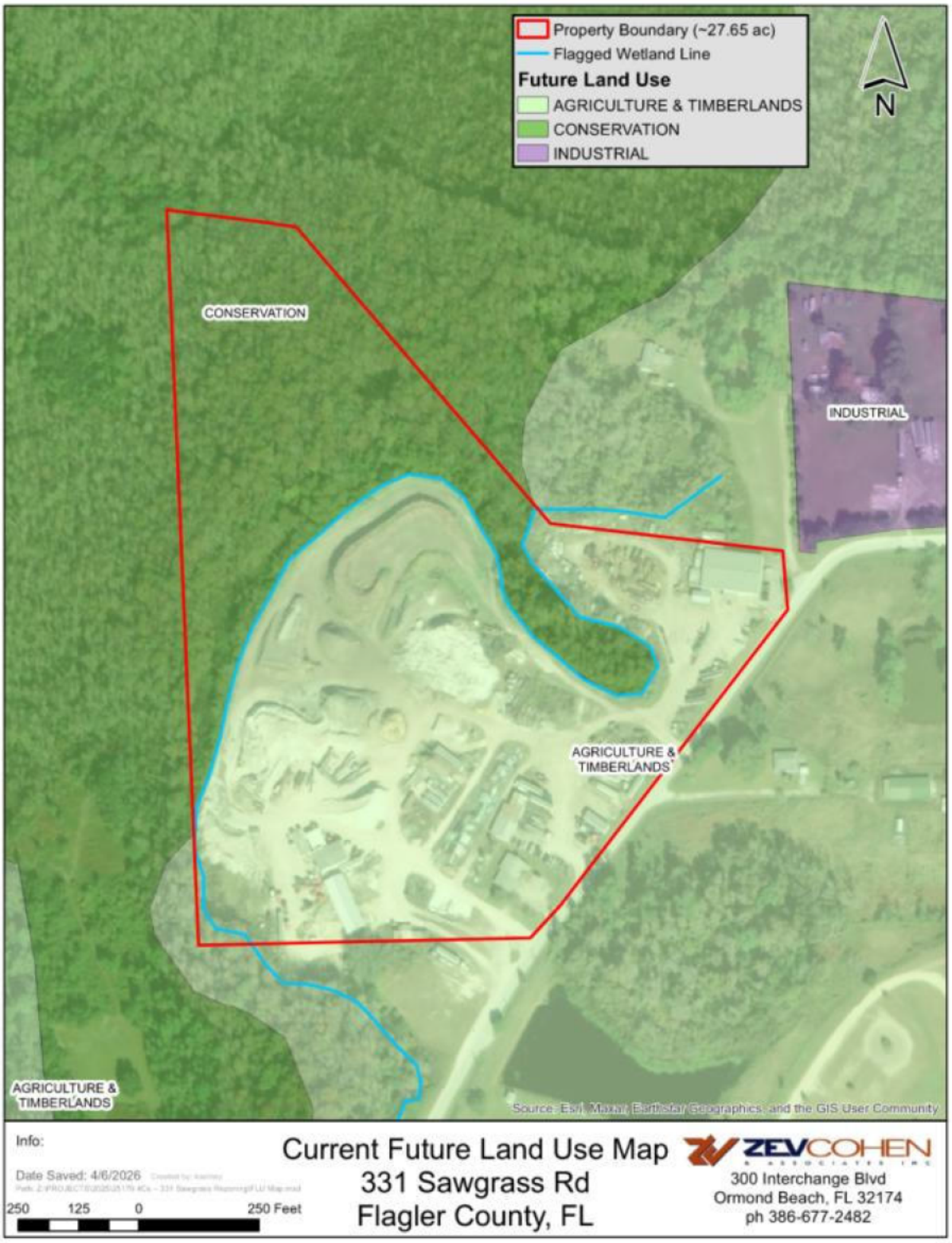


EXHIBIT H

PROPOSED FUTURE LAND USE MAP

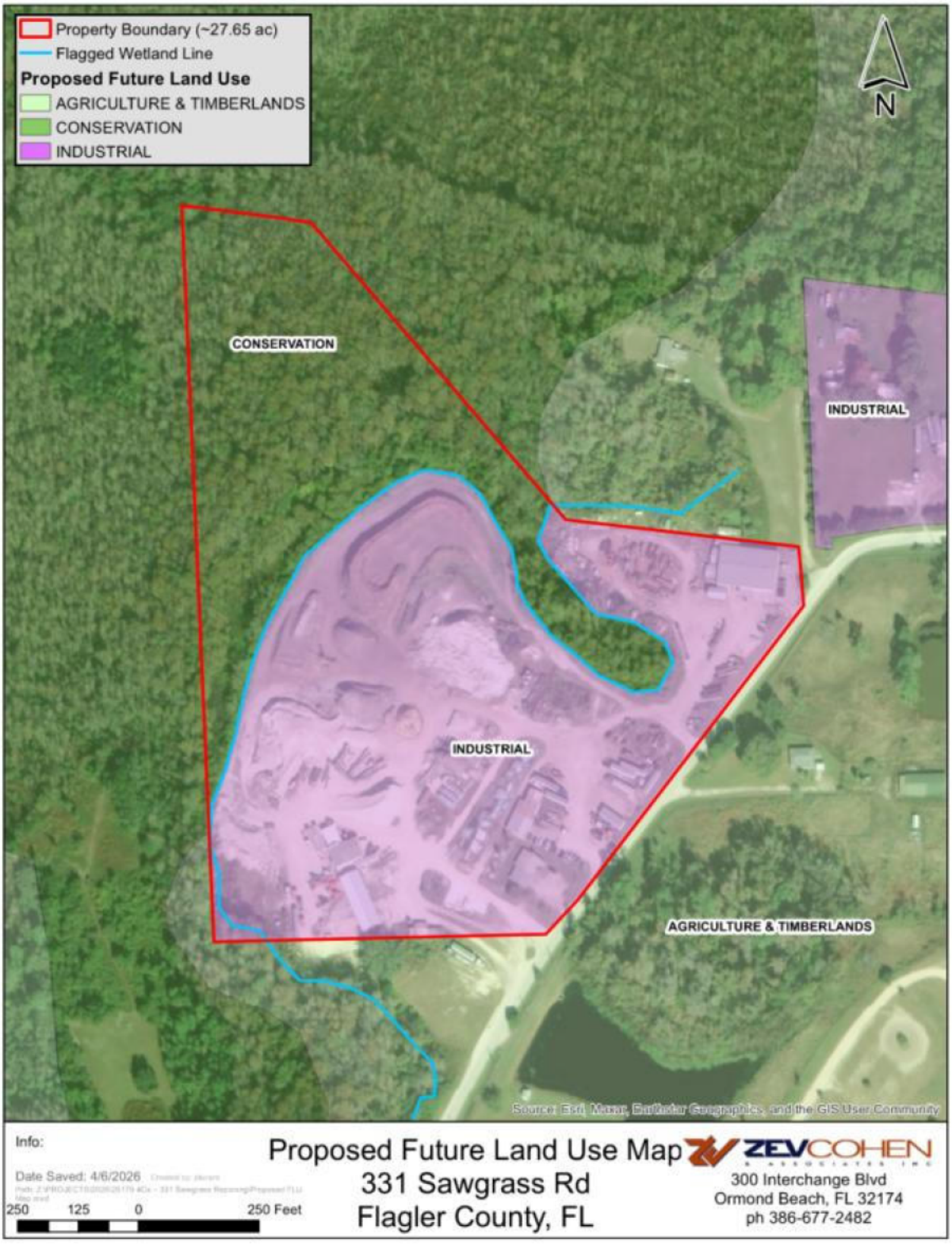


EXHIBIT I

TRANSPORTATION MEMO

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

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

FROM: Clay Ervin, Special Projects Manager

THROUGH: Robert (Rob) Merrell, Cobb Cole

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

DATE: April 29, 2026

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

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

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

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

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

Existing road segment conditions

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

Table 1
Existing Traffic Volume
Within the Study Area

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

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

Existing use trip generation

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

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

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

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

Table 2
Existing Daily Trip Generation

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

ITE Trip Generation Manual, 11th Edition

Table 3
Existing PM Peak Hour Trip Generation

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

ITE Trip Generation Manual, 11th Edition

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

Table 4
Existing Conditions Assessment
Daily Trips

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

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

Future Conditions

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

Future road segment conditions

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

Table 5
Future Traffic Volume
Within the Study Area

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

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

Future trip generation

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

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

Table 6
Future Daily Trip Generation

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

ITE Trip Generation Manual, 11th Edition

Table 7
Future PM Peak Hour Trip Generation

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

ITE Trip Generation Manual, 11th Edition

Trip distribution:

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

Level of service analysis:

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

Table 8
Future Condition Assessment
Daily Trips

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

Table 9
Future Condition Assessment
Peak Hour Trips

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

Assessment of future conditions

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

Exhibit 1
Location Map

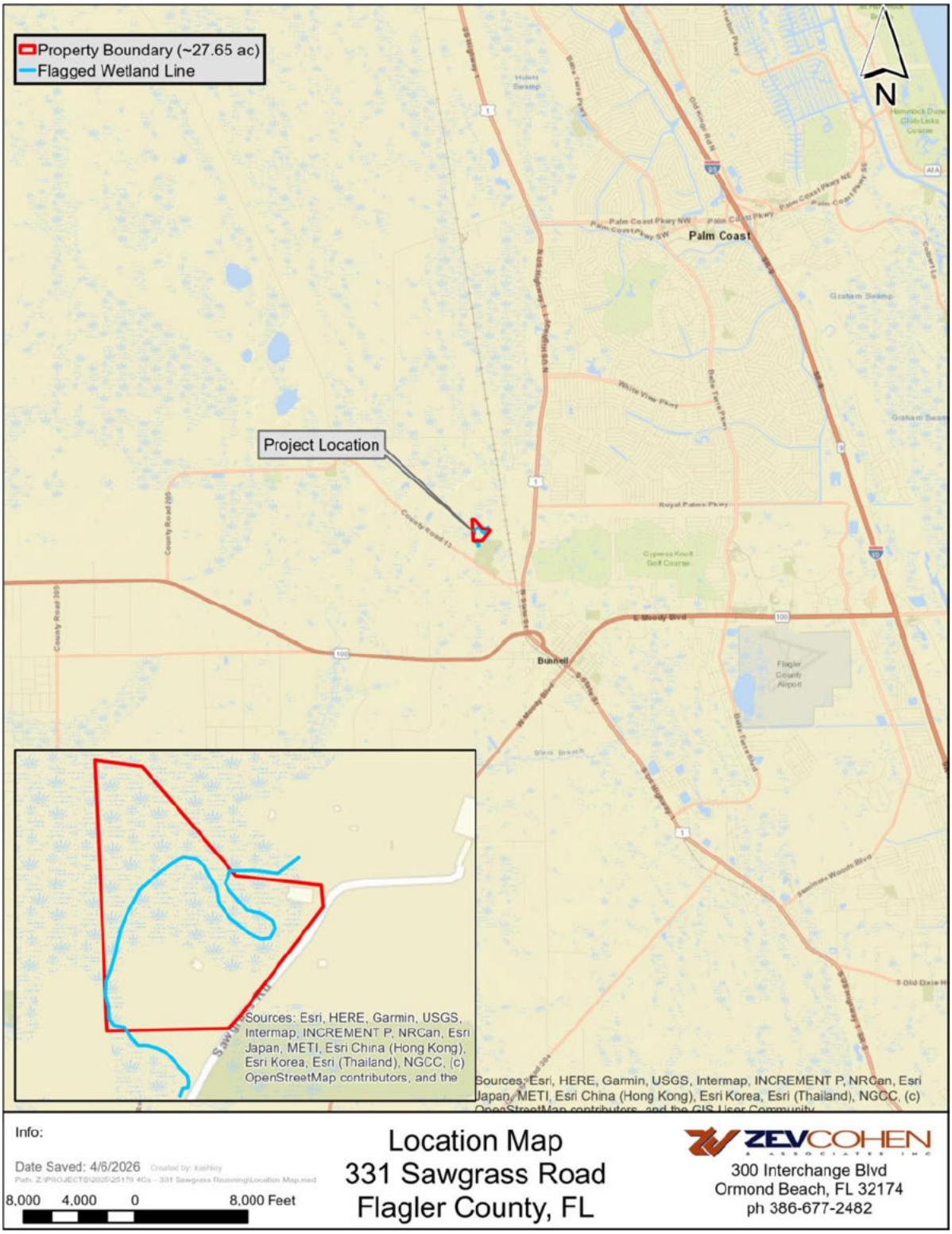


Exhibit 2
ITE Trip Generation Data LU 410-Light Industrial
Weekday

General Light Industrial
(110)

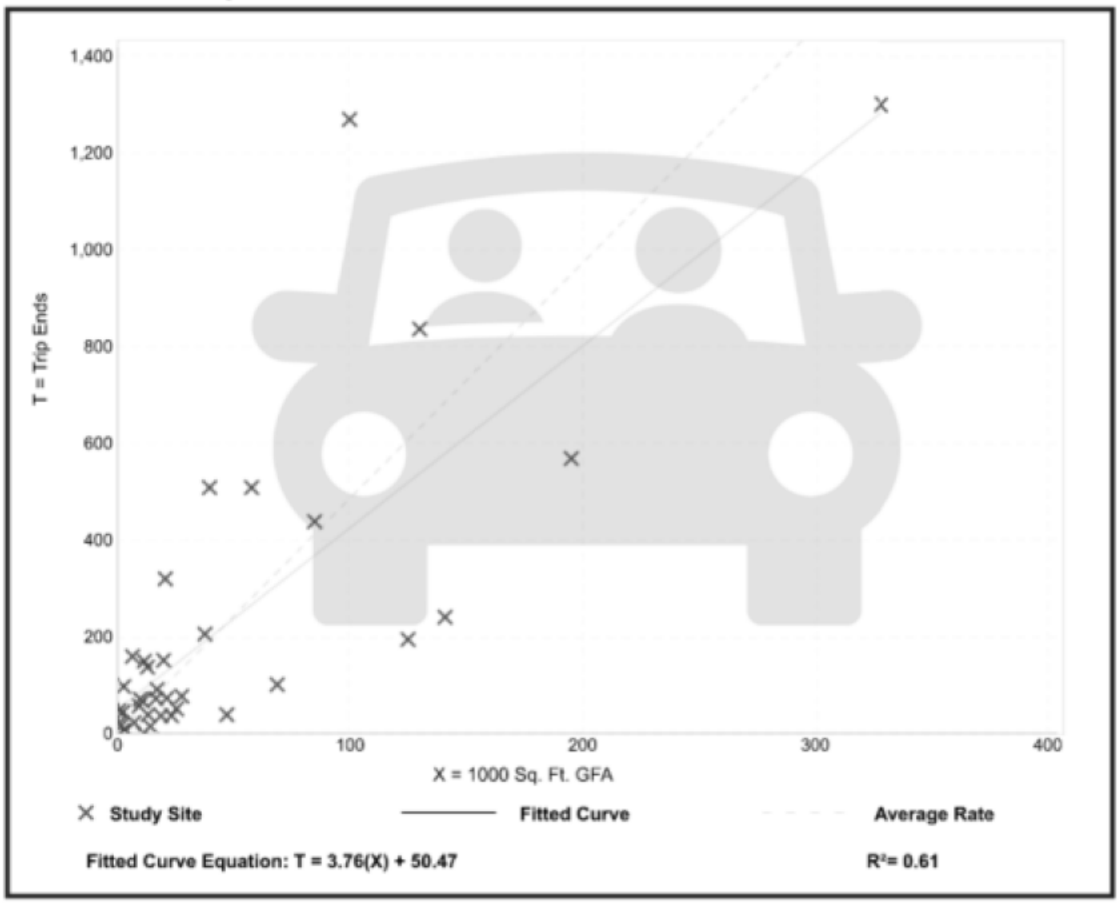
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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

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

General Light Industrial
(110)

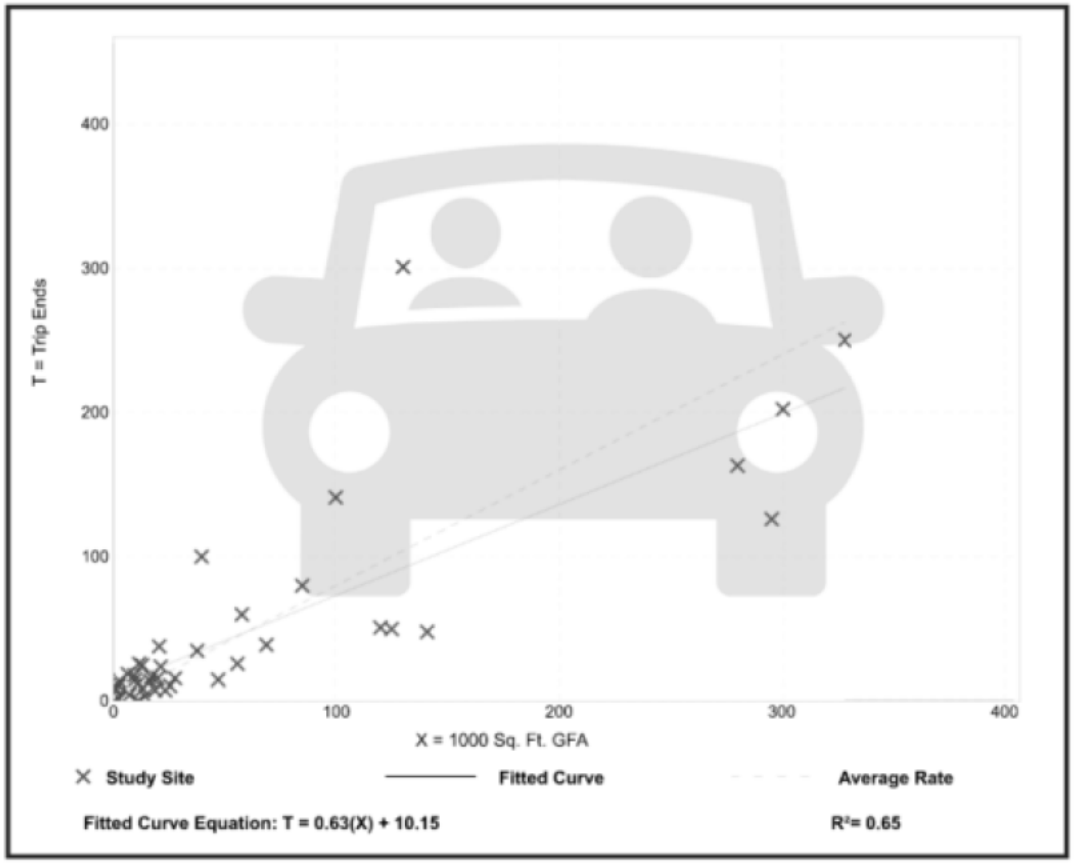
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
PM Peak Hour of Generator

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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

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



Exhibit 5
FDOT LOS Table

FDOT

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

(C2T-Rural Town)

Peak Hour Directional

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

Peak Hour Two-Way

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

AADT

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

(C4-Urban General)

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

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

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

(C5-Urban Center)

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

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

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

(C6-Urban Core)

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

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

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

Adjustment Factors

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

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

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

Exhibit 6
Trip Distribution and Assignment

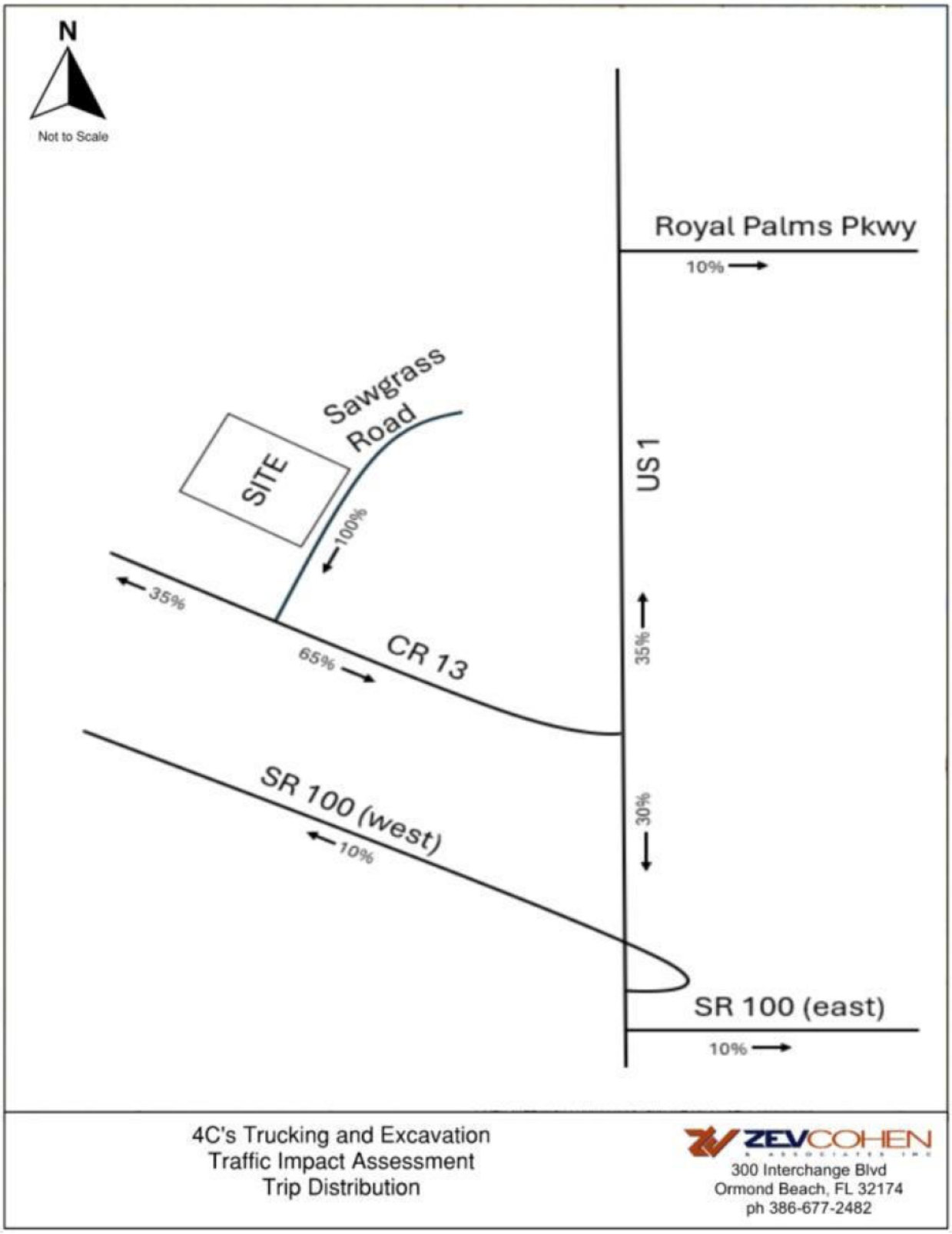


EXHIBIT J

CONCURRENCY ANALYSIS (NON-TRANSPORTATION)

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

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

FROM: Clay Ervin, Special Projects Manager

THROUGH: Robert (Rob) Merrell, Cobb Cole

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

DATE: April 29, 2026

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

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

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

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

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

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

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

Existing Conditions:

Total Area: 27.5 acres

Developed area: 17.6 acres

Vegetated/wetland area: 9.7 acres

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

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

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

Theoretical Maximum Development

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

Total area: 17.8 acres

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

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

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

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

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

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

EXHIBIT K

ENVIRONMENTAL ASSESSMENT REPORT

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

Environmental Assessment

For

331 Sawgrass Road Rezoning

ZC 25179

January 20, 2026

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

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

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1.0 PROJECT INFORMATION

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

The applicant and property owner for the project is:

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

The project biologist for this project is:

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

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

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

2.0 SOILS

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

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

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

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

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

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

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

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

3.0 VEGETATIVE COMMUNITY AND LAND USE DESCRIPTIONS

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

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

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

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

4.0 WETLANDS AND SURFACE WATERS

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

5.0 PROTECTED SPECIES

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

5.1 Protected Wildlife Species

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

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

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

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

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

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

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

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

5.2 Wildlife Survey

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

6.0 SUMMARY

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

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

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

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

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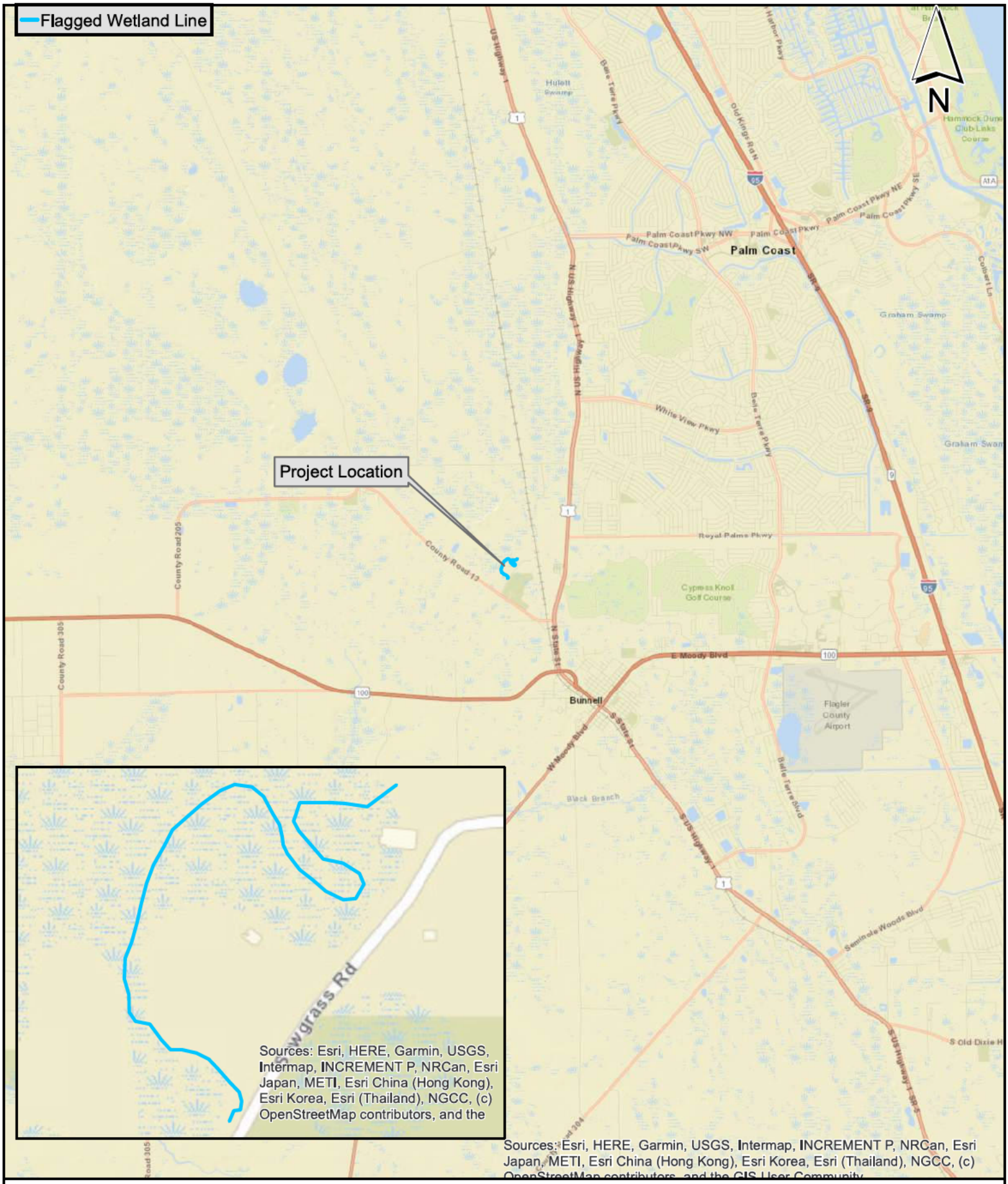
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Appendix A

Exhibits



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Location Map
331 Sawgrass Road
Bunnell, FL

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



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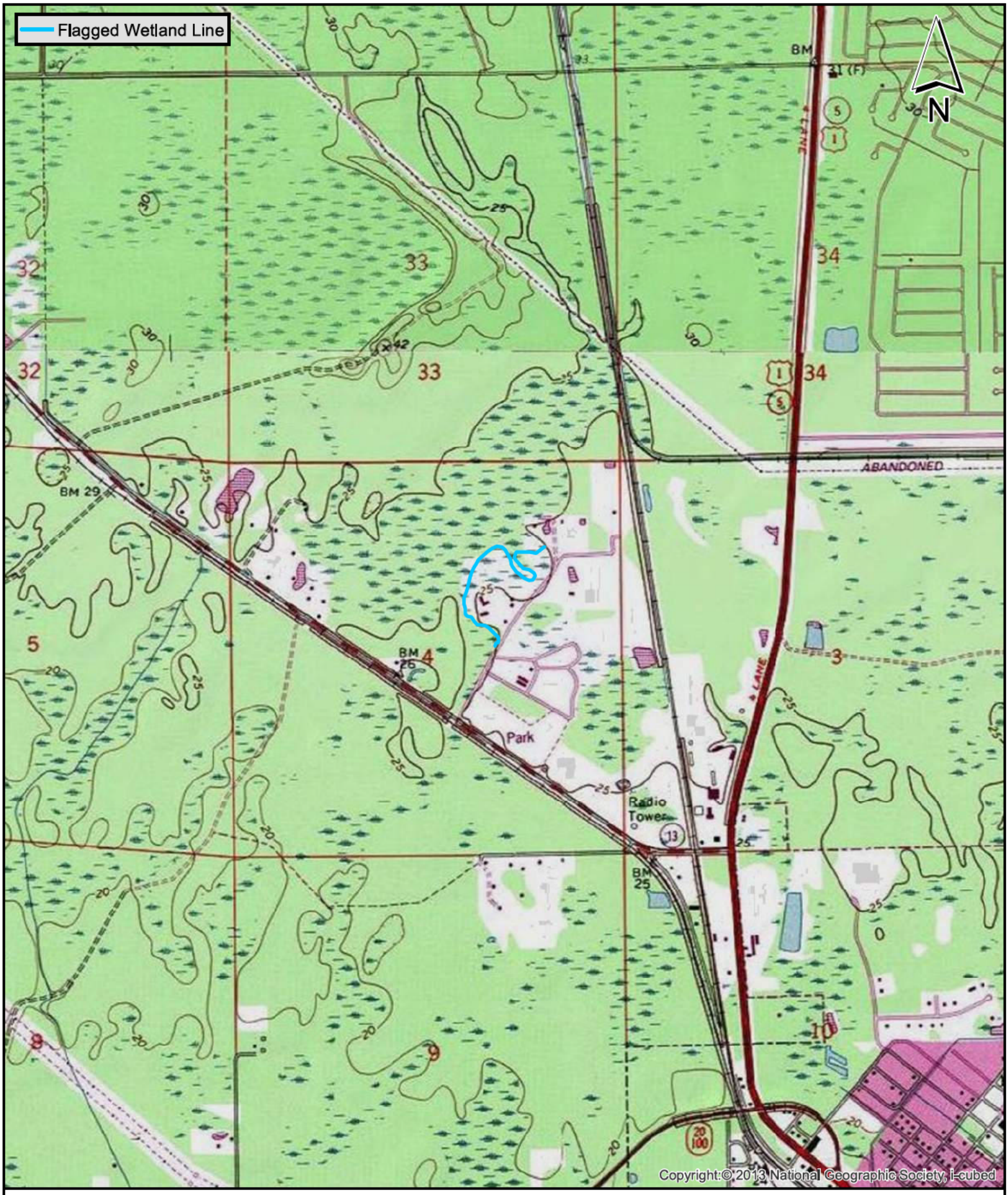
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Photointerpreted Wetlands Map
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Ormond Beach, FL

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



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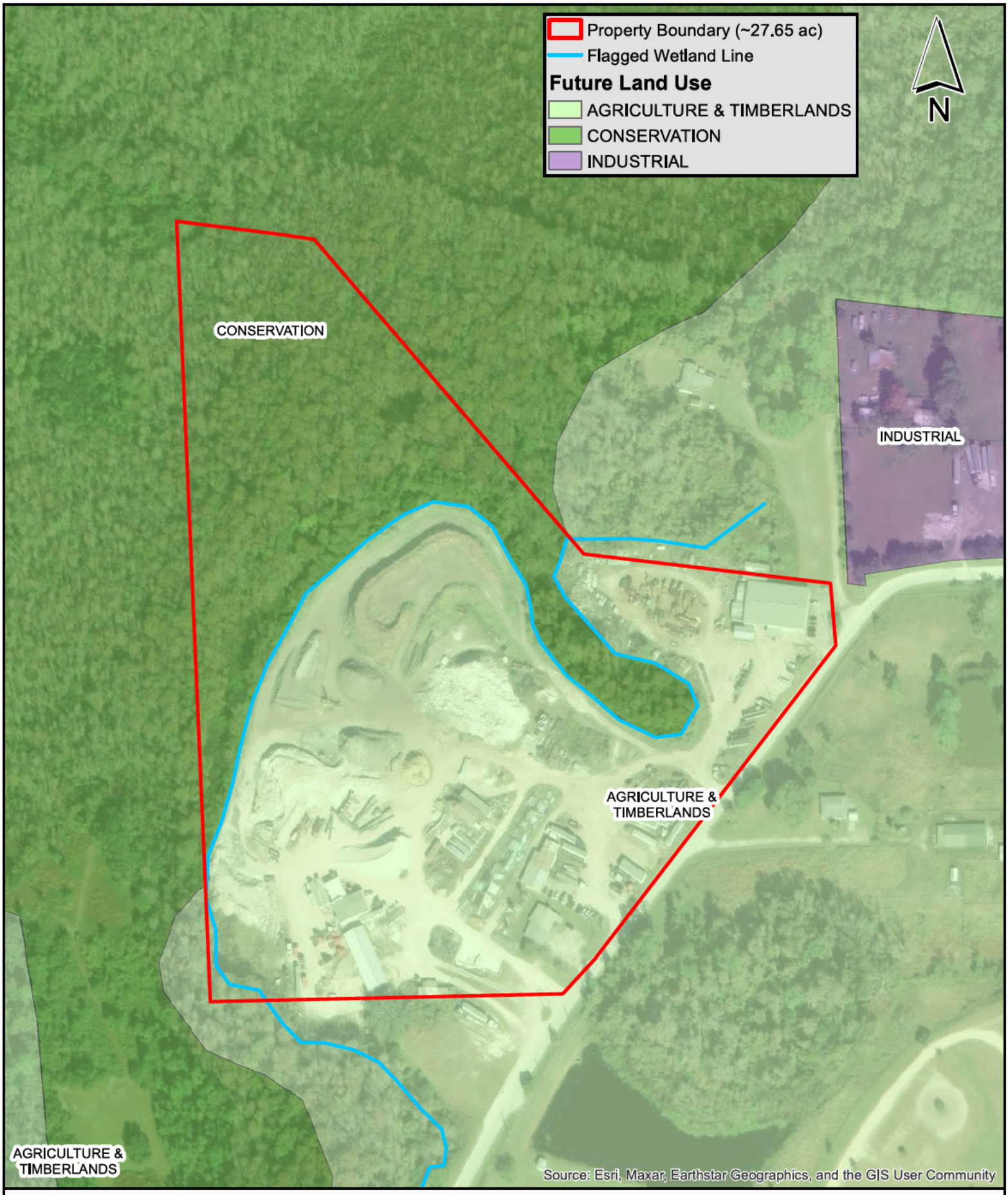
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USGS Quadrangle Map
331 Sawgrass Road
Bunnell, FL

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



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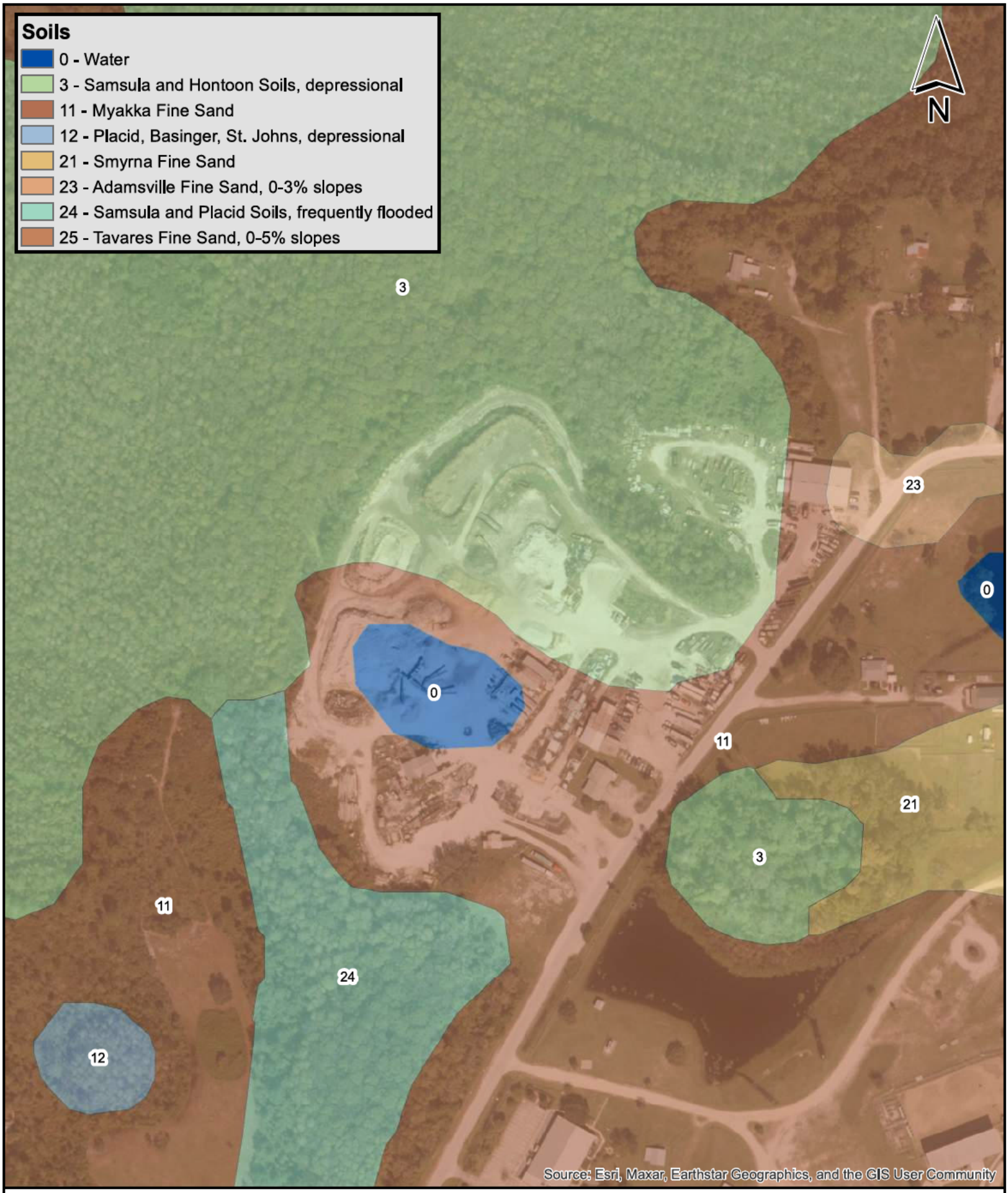
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Current Future Land Use Map
331 Sawgrass Rd
Flagler County, FL

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



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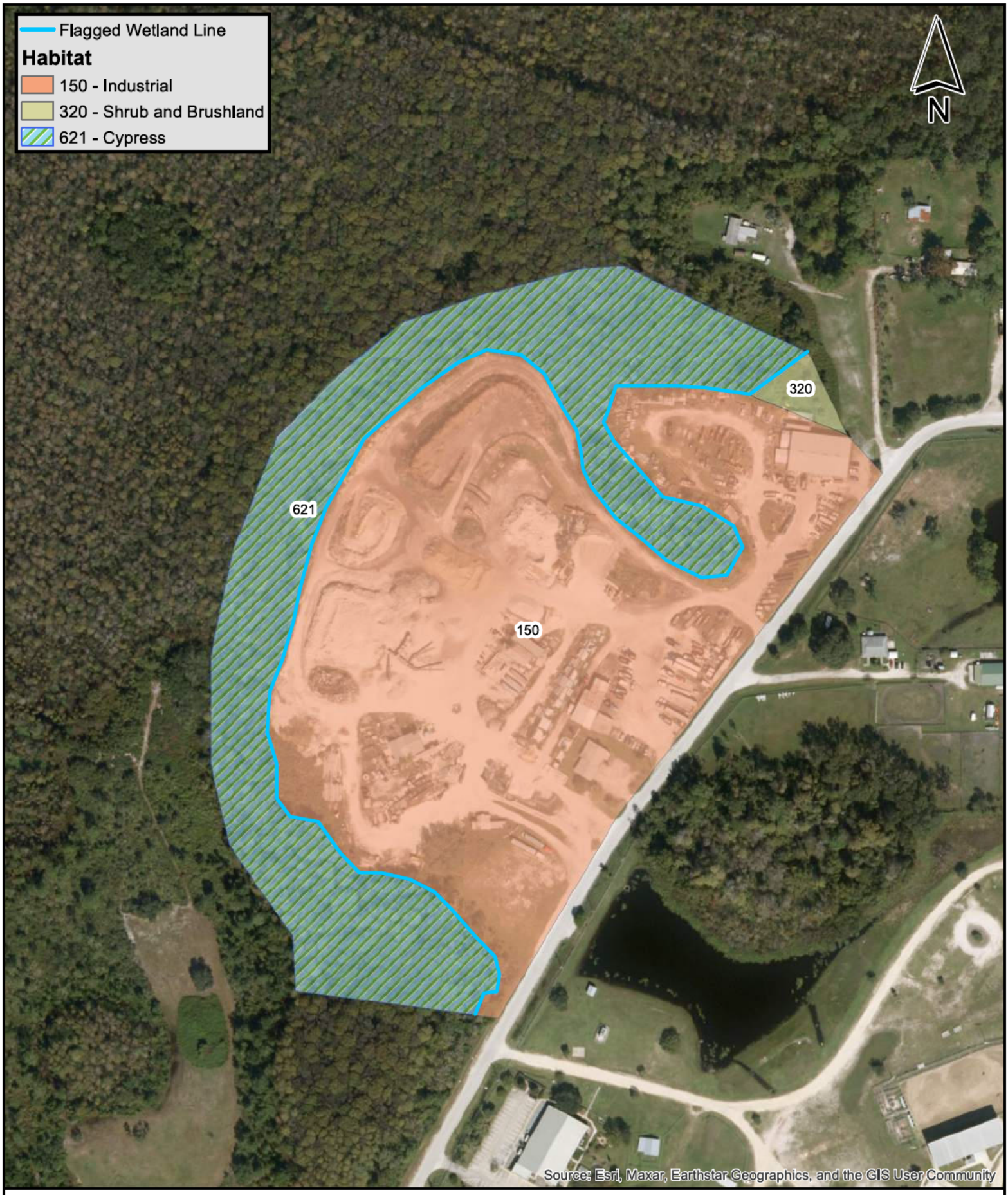
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Soils Map
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Ormond Beach, FL

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Ormond Beach, FL 32174
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Habitat Map
3313 Sawgrass
Ormond Beach, FL

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EXHIBIT L

FLOOD ZONE MAP

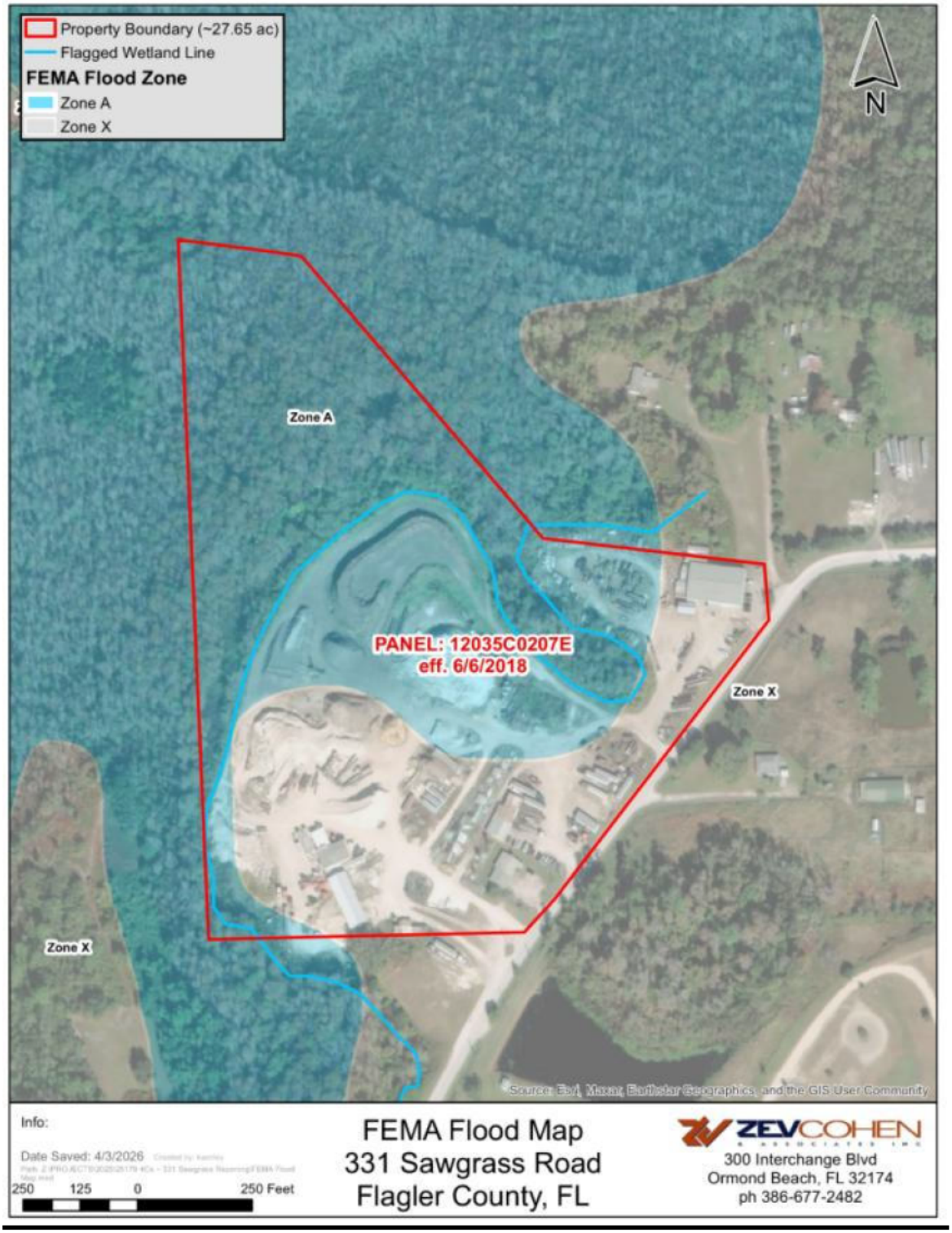


EXHIBIT M

LIDAR MAP



NOTARIZED AUTHORIZATION OF OWNER

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

4 C'S TRUCKING AND EXCAVATION, INC.

By: _____

Chelsea Herbert

Its: President

STATE OF Florida
COUNTY OF Manatee

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

_____

NOTARY PUBLIC – STATE OF FL

ELAINE F BRAMLITT

NAME OF NOTARY TYPED OR PRINTED

COMMISSION NO:

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

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

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

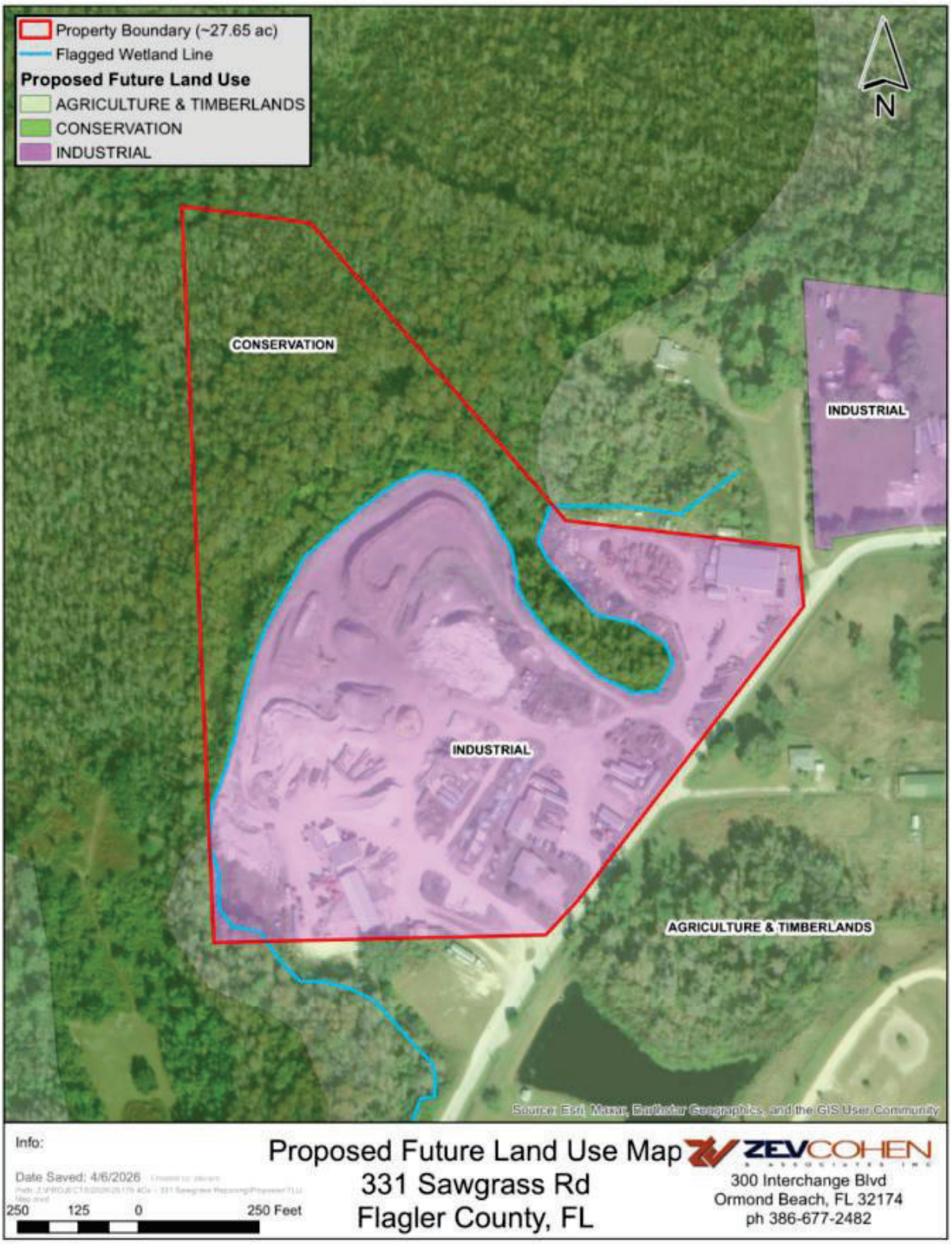
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Document Images

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01/12/2006 -- ANNUAL REPORT	View image in PDF format
07/29/2005 -- Domestic Profit	View image in PDF format

EXHIBIT H

PROPOSED FUTURE LAND USE MAP



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

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

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

FROM: Clay Ervin, Special Projects Manager

THROUGH: Robert (Rob) Merrell, Cobb Cole

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

DATE: April 29, 2026

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

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

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

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

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

Existing road segment conditions

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

Table 1
Existing Traffic Volume
Within the Study Area

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

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

Existing use trip generation

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

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

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

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

Table 2
Existing Daily Trip Generation

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

ITE Trip Generation Manual, 11th Edition

Table 3
Existing PM Peak Hour Trip Generation

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

ITE Trip Generation Manual, 11th Edition

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

Table 4
Existing Conditions Assessment
Daily Trips

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

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

Future Conditions

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

Future road segment conditions

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

Table 5
Future Traffic Volume
Within the Study Area

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

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

Future trip generation

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

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

Table 6
Future Daily Trip Generation

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

ITE Trip Generation Manual, 11th Edition

Table 7
Future PM Peak Hour Trip Generation

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

ITE Trip Generation Manual, 11th Edition

Trip distribution:

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

Level of service analysis:

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

Table 8
Future Condition Assessment
Daily Trips

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

Table 9
Future Condition Assessment
Peak Hour Trips

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

Assessment of future conditions

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

Exhibit 1
Location Map

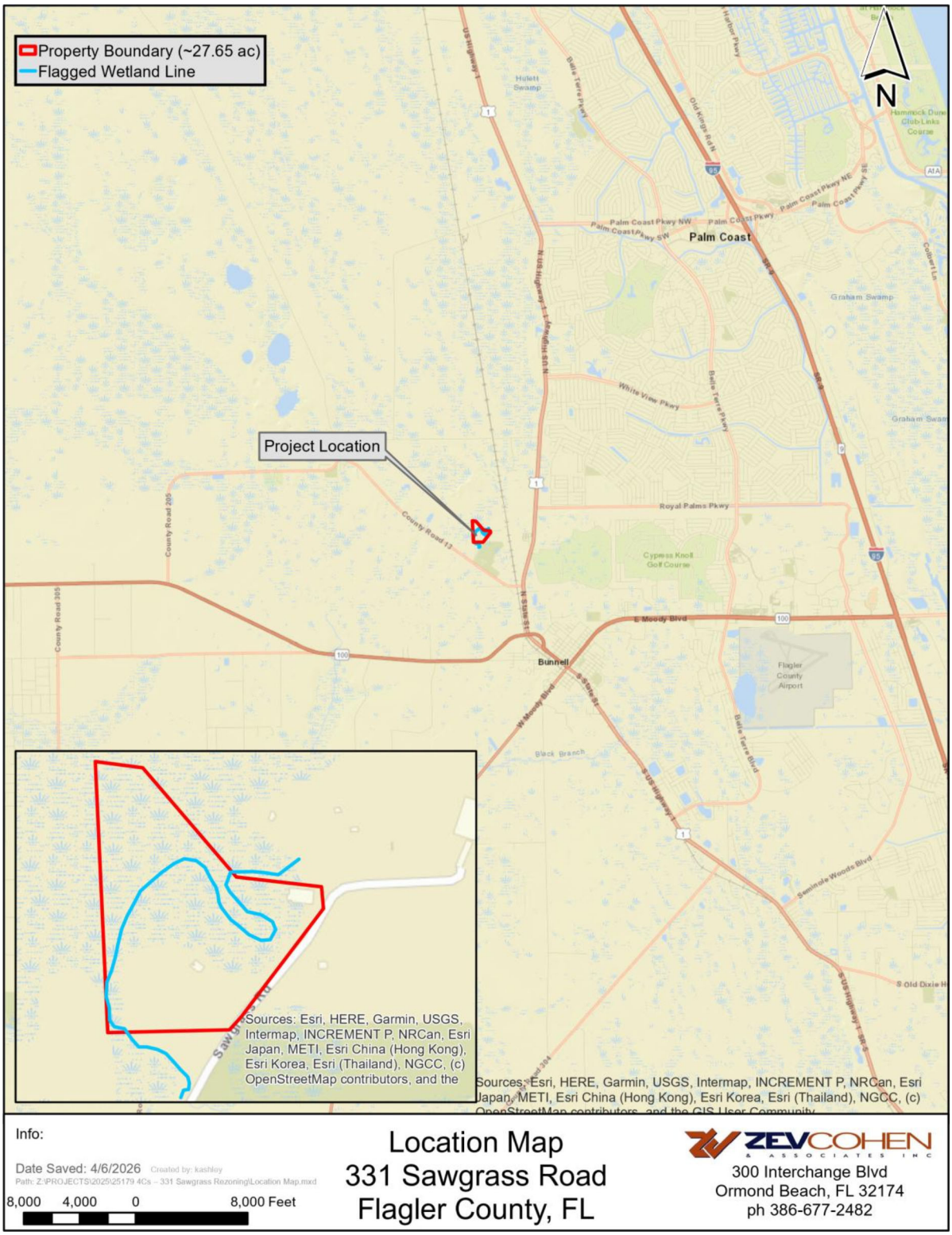


Exhibit 2
ITE Trip Generation Data LU 410-Light Industrial
Weekday

General Light Industrial
(110)

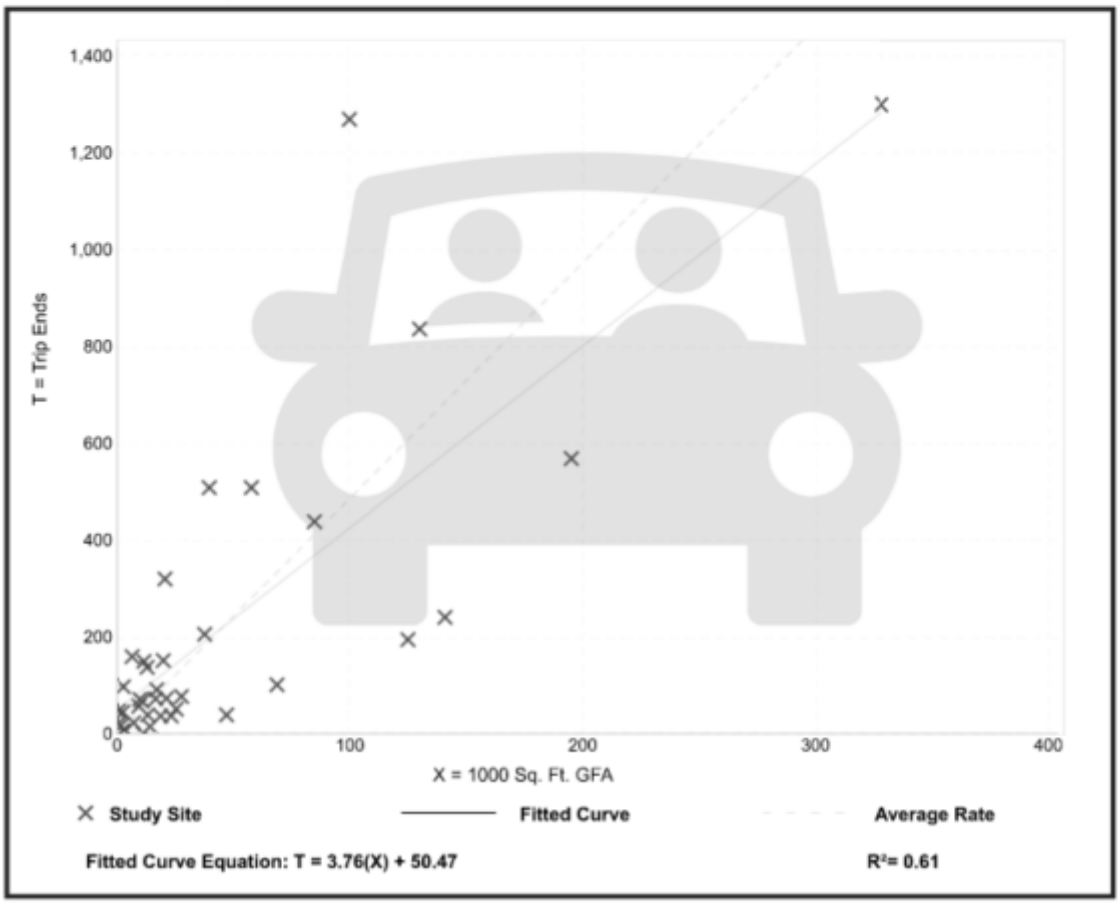
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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

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

General Light Industrial
(110)

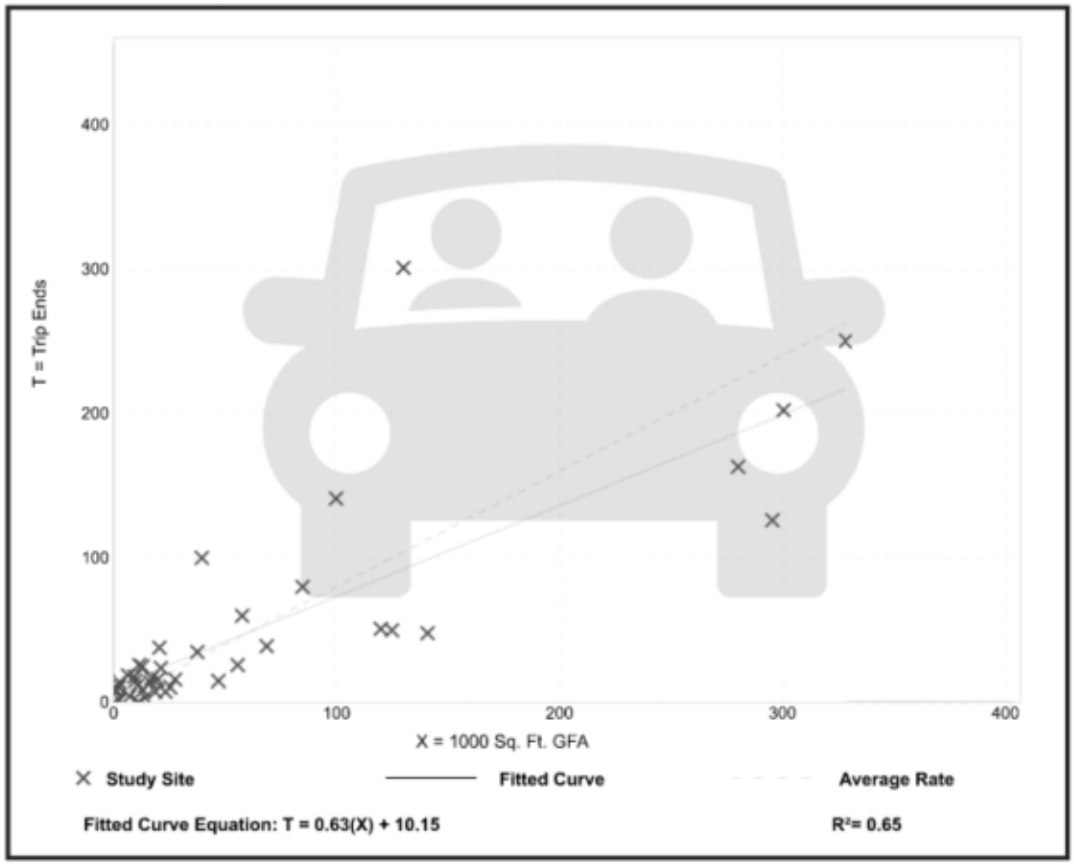
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
PM Peak Hour of Generator

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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

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



Exhibit 5
FDOT LOS Table

FDOT

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables

(C2T-Rural Town)

Peak Hour Directional

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

Peak Hour Two-Way

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

AADT

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

(C4-Urban General)

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

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

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

(C5-Urban Center)

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

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

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

(C6-Urban Core)

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

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

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

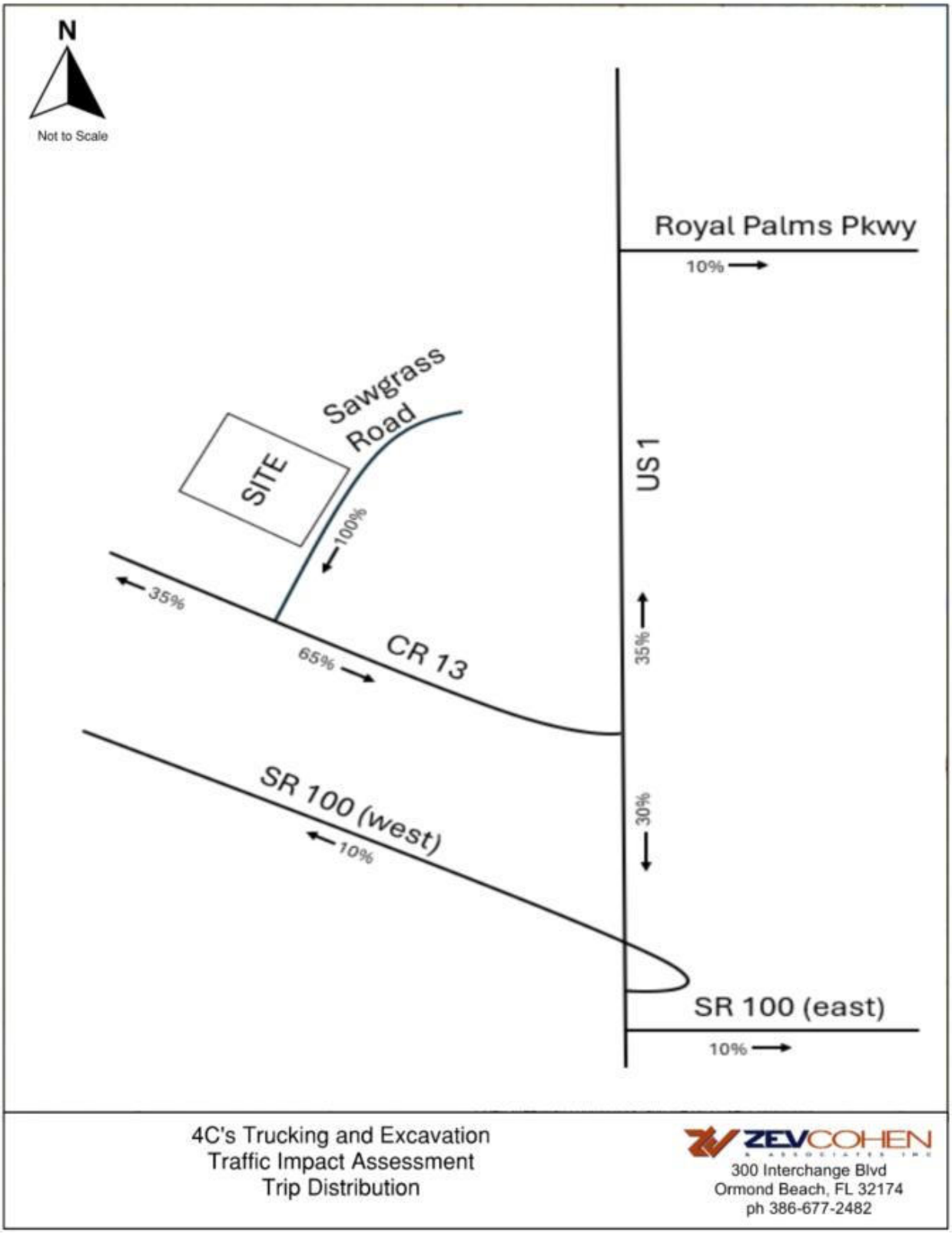
Adjustment Factors

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

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

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

Exhibit 6
Trip Distribution and Assignment



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

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

TECHNICAL REVIEW COMMITTEE COMMENTS

DATE: August 19, 2026

Project #: 2026070038 / AR #6666

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

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

Attachment: Staff Comments

Reviewing Department Comments

CA1 - COUNTY ATTORNEY

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

EH - ENVIRONMENTAL HEALTH DEPT

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

ENGIN1 - DEVELOPMENT ENGINEERING (386-313-4082)

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

ZON - ZONING (386-313-4009)

Comments:
Marked INFORMATION By: SIMONE KENNY - - SKENNY@FLAGLERCOUNTY.GOV
1. While most the submitted analysis is based on the current non-residential industrial use, staff analysis will be based on the current future land use of the property, Agriculture and Timberlands, which has a maximum density of 1 unit per 5 acres.
2. Please provide the rationale for the ERUs utilized in the LOS analysis.

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

FLAGLER COUNTY FLORIDA

Flaglercounty.gov
Phone: (386)313-4009

September 25, 2026

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

RE: Project No. 2026070038 – AR No. 6666 – Large Scale Future Land Use Map Amendment from Agriculture & Timberland to Industrial.

Dear Property Owner,

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

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

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

FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD – for recommendation to the Board of County Commissioners on transmittal – **October 13, 2026 at 6:00 p.m**. in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Blvd., Building 2, Bunnell, FL 32110.

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS – Transmittal Hearing – **November 16, 2026 at 5:30 p.m.** or soon thereafter in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Blvd., Building 2, Bunnell, FL 32110.

For purposes of reviewing this amendment, the Board of County Commissioners will also be sitting in its capacity as the County's Local Planning Agency (LPA). You are welcome to attend and express your opinion. Please direct any questions or concerns via email to planningdept@flaglercounty.gov.

Sincerely,

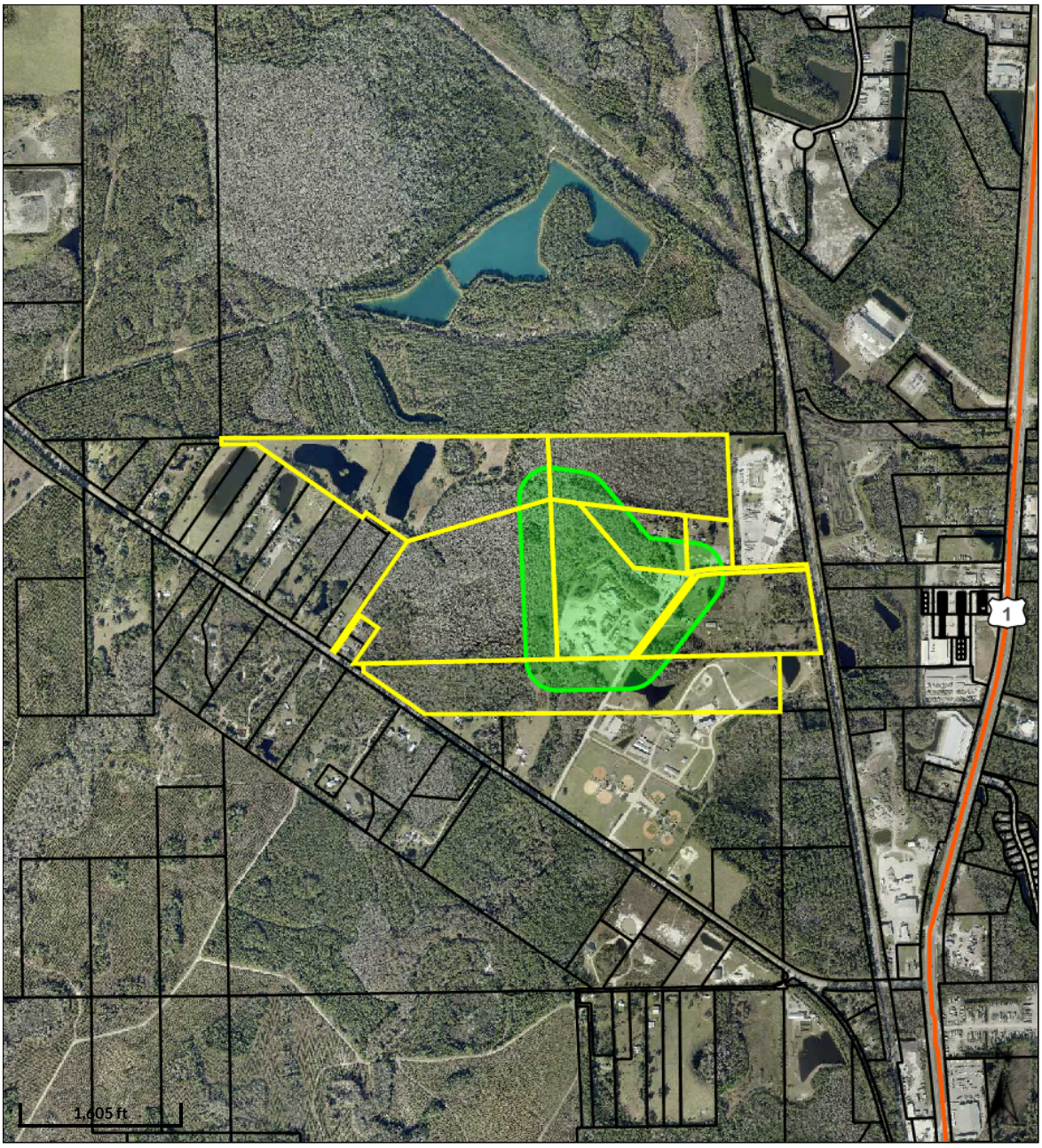
Hannah Lademann

Hannah Lademann
Planner

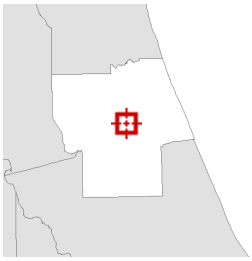
NOTE: PURSUANT TO SECTION 286.0105. FLORIDA STATUTES, IF A PERSON DECIDED TO APPEAL ANY DECISION BY THE BOARD, AGENCY OR COMMISSION WITHRESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR SUCH PURPOSE, HE OR SHE WILL NEED TO ENSURE THAT A VERBATUM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTAMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

Andy Dance	Greg Hansen	Kim Carney	Leann Pennington	Pam Richardson
District 1	District 2	District 3	District 4	District 5

FLAGLER COUNTY PROPERTY APPRAISER



Overview



Legend

- Parcels
- Roads
- Streams and Rivers

Date created: 9/22/2026
Last Data Uploaded: 9/22/2026 7:37:11 AM

Developed by SCHNEIDER GEOSPATIAL

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCityStZip	Country
04-12-30-5550-00030-0000	SAXON OLLIFF &	MARLYN JOAN SAXON H&W	1547 CR 13 PO BOX 366		BUNNELL, FL 32110	
04-12-30-5550-00010-0011	BOARD OF COUNTY COMMISSIONERS	OF FLAGLER COUNTY	1769 E MOODY BLVD BLDG #2		BUNNELL, FL 32110	
04-12-30-5550-00060-0000	TIITF/FORESTRY	% DEP, DIVISION OF STATE LANDS	3900 COMMONWEALTH BLVD MAIL STATION 108		TALLAHASSEE, FL 32399	
04-12-30-0000-02040-0000	4 C'S TRUCKING AND EXCAVATION	INC	PO BOX 2682		BUNNELL, FL 32110	
04-12-30-5550-00010-0022	MUNDIS SUSAN		PO BOX 1834		BUNNELL, FL 32110	
04-12-30-0000-02031-0000	RMC FLAGLER LLC		1617 SOUTH DIVISION AVE		ORLANDO, FL 32805	
04-12-30-5550-00010-0020	CRAIN CRISTAL B		25 WESTMAYER PL		FLAGLER BEACH, FL 32136	
04-12-30-5550-00010-0000	TUCKER MARVIN R & MAUREEN B	TUCKER AS TRUSTEE %DOUGLAS TUCKER	17 SE 73 TERR		GAINESVILLE, FL 32641	

I hereby affirm mailed notice to each owner on 9/25/2026 for the Planning and Development Board meeting on 10/13/2026 at 6:00 pm.

Hannah Lademann

Hannah Lademann, Senior Planner

I hereby affirm mailed notice to each owner on 9/25/2026 for the Board of County Commissioners meeting on 11/16/2026 at 5:30 pm.

Hannah Lademann

Hannah Lademann, Senior Planner


NOTICE OF
PUBLIC HEARING
NOTICE OF
PUBLIC HEARING
NOTICE OF
PUBLIC HEARING
NOTICE OF
PUBLIC HEARING

Observer

PALM COAST OBSERVER; Published Weekly

Palm Coast Flagler County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF FLAGLER

Before the undersigned authority, Brandon Bressner, personally appeared, who under oath, says he/she is a registered representative of Palm Coast Observer, a weekly newspaper published at Palm Coast in Flagler County, Florida, that the attached copy of advertisement, being a
Municipal

in the matter of
NOTICE OF FUTURE LAND USE MAP AMENDMENT-Project No. 2026070038

was published in said newspaper by print in the issue(s) of:
Sept. 24, 2026

and by publication on the newspaper's publicly available website, if authorized, on Sept. 24, 2026

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me this
This 24th day of September, 2026.

(Signature of Notary Public)

OFFICIAL SEAL
JESSIE CATHERINE BORN
Notary Public, State of Illinois
Commission No. 991966
My Commission Expires June 06, 2028

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known X or produced identification ____

Type of identification produced _____

NOTICE OF FUTURE LAND USE MAP AMENDMENT

Pursuant to Section 163.3184, Florida Statutes, the Flagler County Board of County Commissioners hereby gives notice of a proposal to adopt the following Ordinance titled similar to:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP BY AMENDING THE DESIGNATION OF A TOTAL OF 17.6 ACRES, MORE OR LESS, LYING IN SECTION 4, TOWNSHIP 12 SOUTH, RANGE 30 EAST; FROM AGRICULTURE AND TIMBERLANDS TO INDUSTRIAL; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

Project No. 2026070038 / Applicant: Rob Merrell and Alanna Smith dba Cobb Cole/ Owner: 4 C's Trucking and Excavation, Inc

FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD -

Recommendation to Board of County Commissioners on adoption – October 13, 2026 at 6:00 p.m. in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Blvd., Building 2, Bunnell, Florida, 32110.

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS –

Adoption Hearing – November 16, 2026 at 5:30 p.m. in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Blvd., Building 2, Bunnell, Florida, 32110.

All interested persons are urged to attend these public hearings and be heard. Anyone wishing to express their opinion may attend, telephone 386-313-4009 or write to: Flagler County Planning Department, 1769 E. Moody Blvd, Building 2, Bunnell, FL 32110 or email to
planningdept@flaglercounty.gov.

Copies of the proposal, supporting data and analysis, staff reports and other pertinent information are available for review at the Flagler County Planning & Zoning Dept., 1769 East Moody Boulevard, Bldg, 2, Bunnell, Florida 32110.

PURSUANT TO SECTION 286.0105 OF FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR
COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE MEETINGS SHOULD CONTACT THE PLANNING DEPARTMENT AT (386) 313-4009 AT LEAST 48 HOURS PRIOR TO THE MEETING.

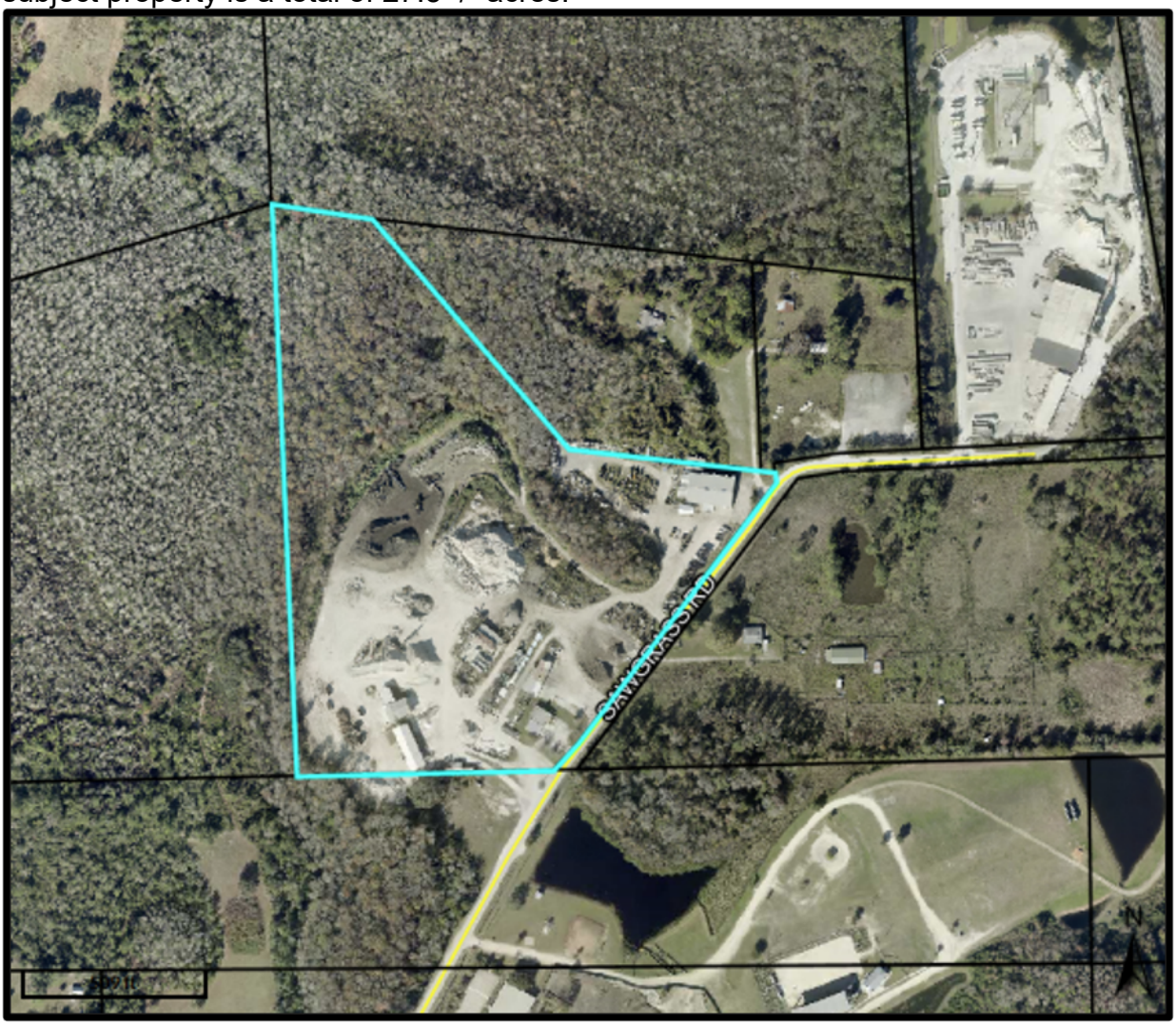
7763-360699

CR 360699

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.

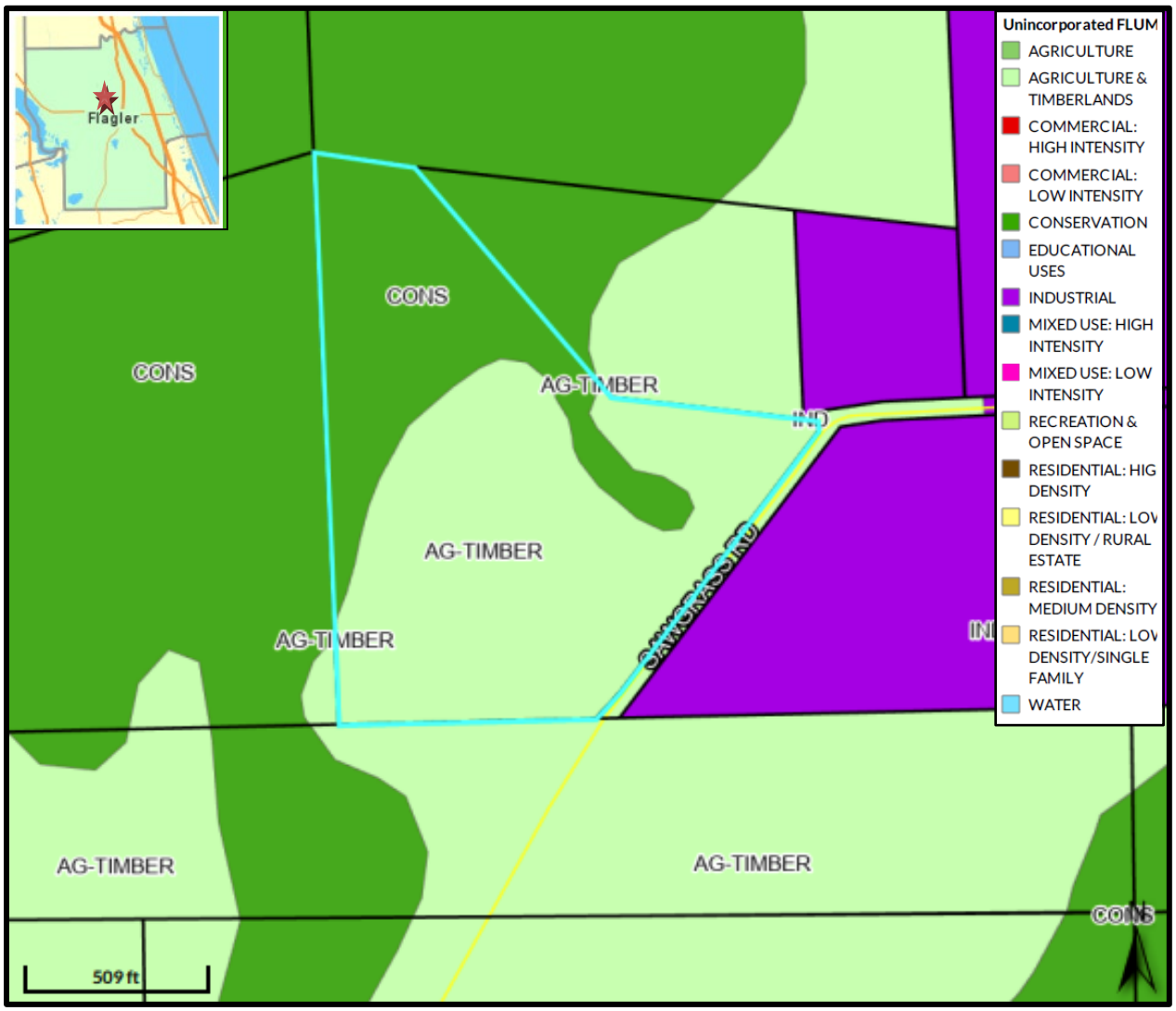
The current uses are permitted uses and activities within the proposed I zoning district are consistent and compatible with the character of the surrounding areas and with the land use and zoning entitlements of surrounding lands. Several parcels abutting Sawgrass Road are currently designated with the 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.

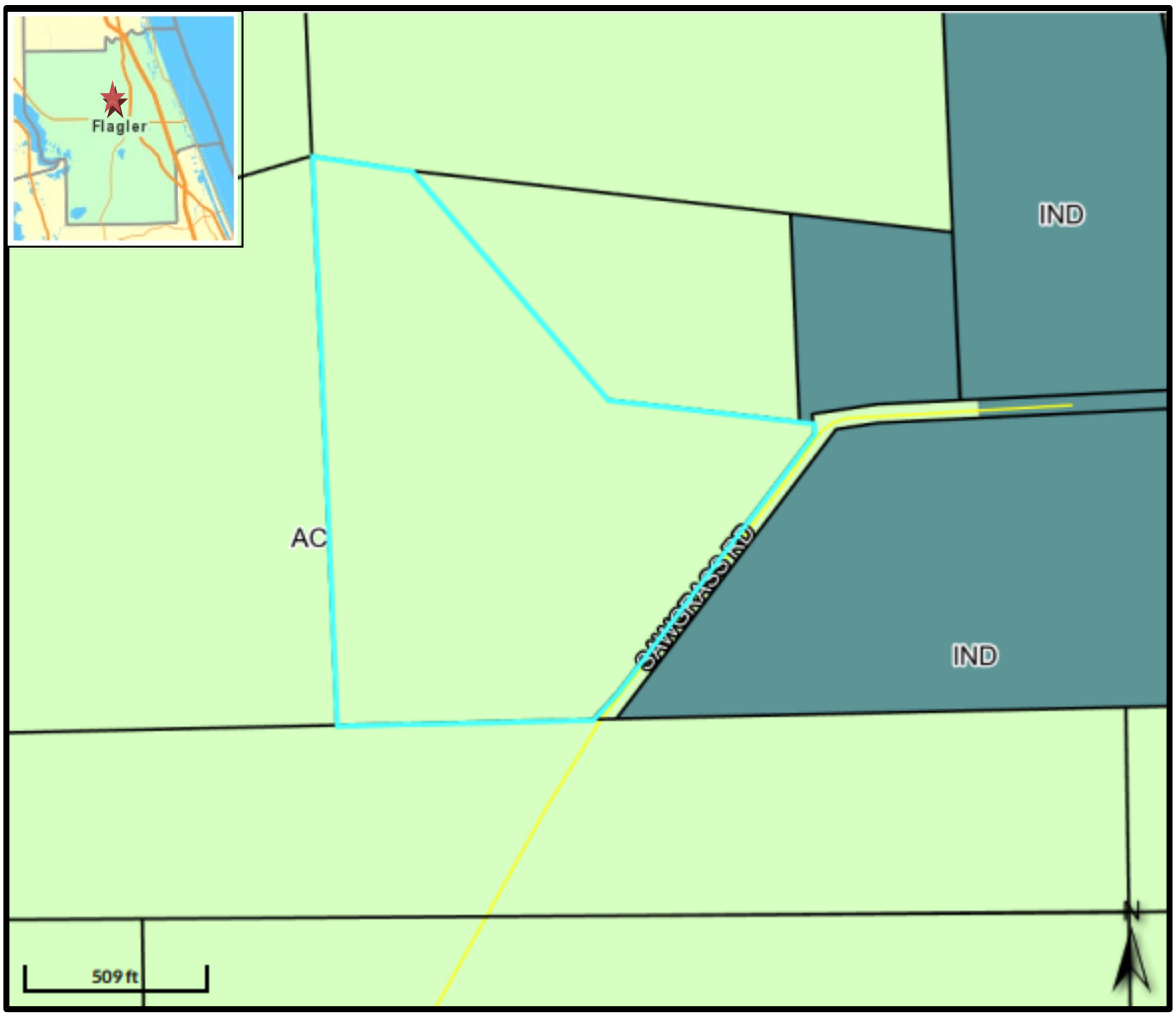
The project area already operates in its intended Industrial Capacity with no unreasonable impacts to public roadways. The traffic study, completed by ZevCohen & Associates and dated April 29, 2026, attached, concluded that should the property be redeveloped and/or majorly expanded resulting in additional 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.

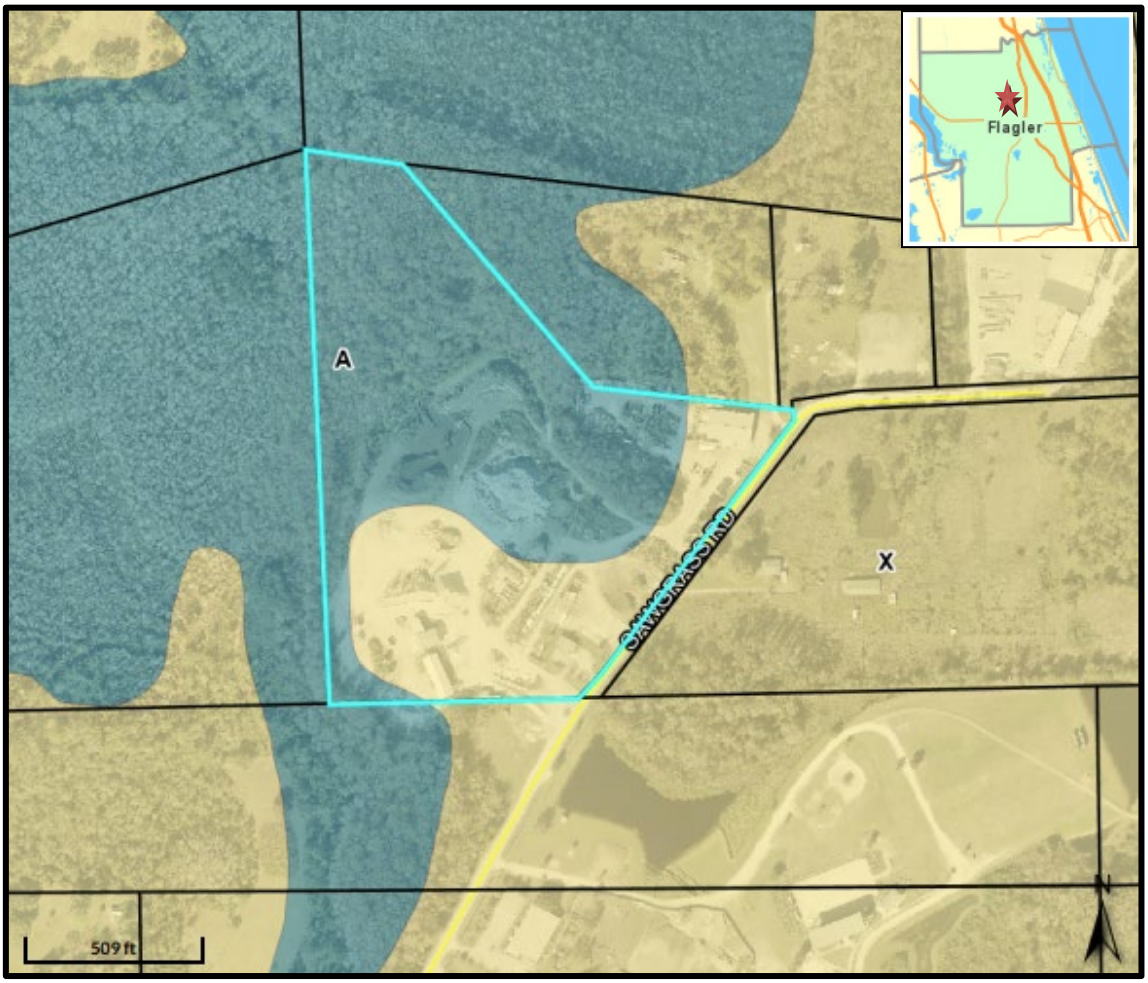
Future Land Use Map



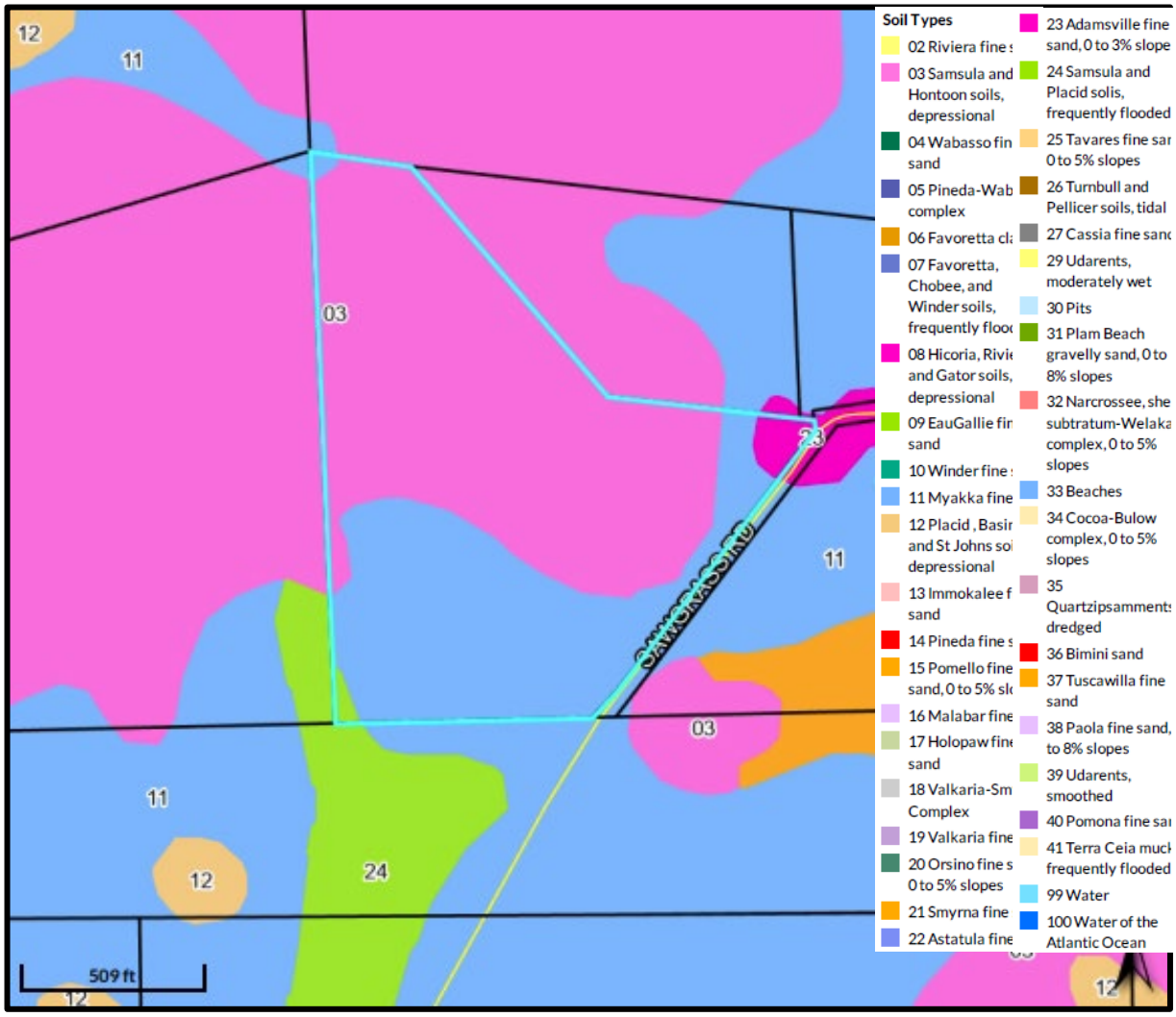
Zoning Map



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 , Basir and St Johns so depressional
13 Immokalee f sand
14 Pineda fine s
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 sar 0 to 5% slopes
26 Turnbull and Pellicer soils, tidal
27 Cassia fine sanc
29 Udarents, moderately wet
30 Pits
31 Plam Beach gravelly sand, 0 to 8% slopes
32 Narcrossee, she subtratum-Welaka complex, 0 to 5% slopes
33 Beaches
34 Cocoa-Bulow complex, 0 to 5% slopes
35 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

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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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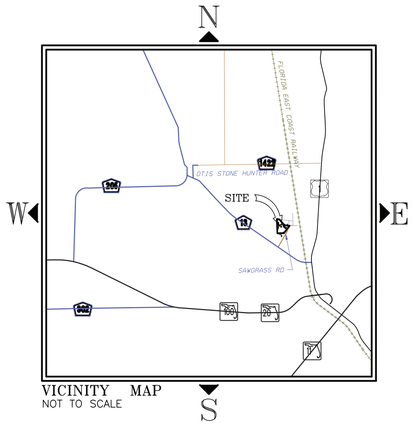
BOUNDARY SURVEY

FOR

HERBERT 4C'S TRUCKING & EXCAVATION



NOT TO SCALE



VICINITY MAP
NOT TO SCALE

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+ 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
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 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

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)

1,197,283 SQ. FT.
±27.486 ACRES

PARCEL ID No.:
04-12-30-5550-00010-0000

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

DIRT ROAD

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)

SEE DETAIL-2 RIGHT

DILAPIDATED BUILDING

ELECTRIC TRANSFORMER

SEE DETAIL-1 RIGHT

1 STORY FRAME

COVERED CONCRETE

CONCRETE RAMP

POLE MOUNTED SURVEILLANCE CAMERA

MONITOR WELL (MW)

ELECTRIC PANEL

COVERED CONCRETE CAR PORT

PRESSURE TANK

WELL

BFP 2"

CATWALK

SCALE

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)

S88°47'47"W 689.29' (M)
S88°41'40"W 689.29' (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

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

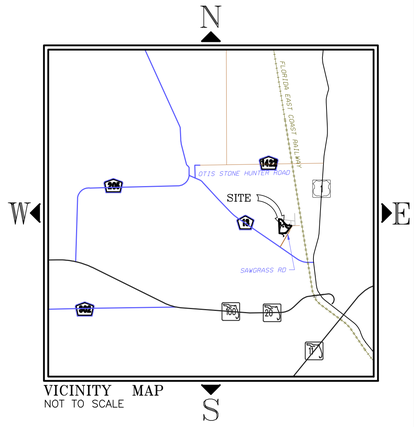
BOUNDARY SURVEY

FOR

HERBERT 4C'S TRUCKING & EXCAVATION



NOT TO SCALE



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+ 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
o 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:

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3. *UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.*
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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.

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TO: HERBERT 4C'S TRUCKING & EXCAVATION

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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	CLIENT: HERBERT 4C'S TRUCKING & EXCAVATION
PAGE (S): 27-28	PARTY CHIEF: J. PENFIELD	331 SAWGRASS ROAD, BUNNELL, FLORIDA	
FIELD BOOK:	DRAWN BY: J. MOLLER		
PAGE (S):	CHECKED BY: J. HATTENDORF		

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.:
04-12-30-5550-00010-0022

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'

SET 5/8" IRON ROD & CAP LB #3019 (TYPICAL)

41.58'

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

ASPHALT PAVEMENT

DIRT ROAD

PARCEL ID No.:
04-12-30-0000-02040-0000

1,197,283 SQ. FT.
±27.486 ACRES

N02°25'57"W 1522.95' (M)
N02°24'48"W 1522.95' (D)

PARCEL ID No.:
04-12-30-5550-00010-0000

POLE MOUNTED SURVEILLANCE CAMERA

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

SEE DETAIL-2 RIGHT

DILAPIDATED BUILDING

ELECTRIC TRANSFORMER

CONCRETE

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'

CONCRETE RAMP

COVERED CONCRETE

81.5'

65.9'

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

255.6'

270.0'

140.0'

40.4'

120.3'

POLE BARN

7.6'

CONCRETE RAMP

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'

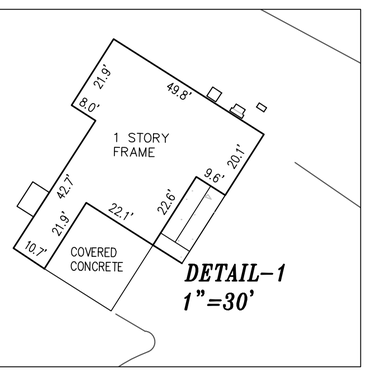
1 STORY MANUFACTURED BUILDING - DILAPIDATED SCHEDULED FOR DEMOLITION

PARCEL ID No.:
04-12-30-5550-00060-0000

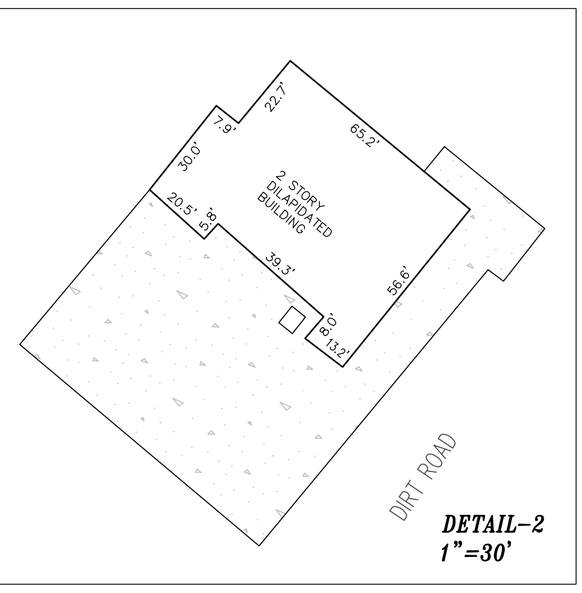
ZONE "X"

DIRT ROAD

DETAIL-1
1"=30'



DETAIL-2
1"=30'



NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 TO 2

PROJECT: 08984	SLIGER & ASSOCIATES, INC.
JOB: 26-0044	PROFESSIONAL LAND SURVEYORS
SCALE: 1"=60'	3921 NOVA ROAD (386) 761-5385 PORT ORANGE, FL. 32127
SHEET: 2 OF 2	LICENSED BUSINESS CERTIFICATION NUMBER 3019 www.sligerassociates.com

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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
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\MCS\04-25179_ODP.DWG - PRINTED 4/23/2026 8:45 AM

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
OND/DAYTONA BEACH, FL 32174
WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
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RANDY M. HUDAK, P.E., NO.65053
NOT VALID WITHOUT SEAL

SHEET: C1 OF 1

R:\25179 4Cs # 331 SAWGRASS REZONING\FINAL ENGINEERING PLANS\CADD\MCS\04-25179_ODP.DWG - PRINTED 6/23/2026 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

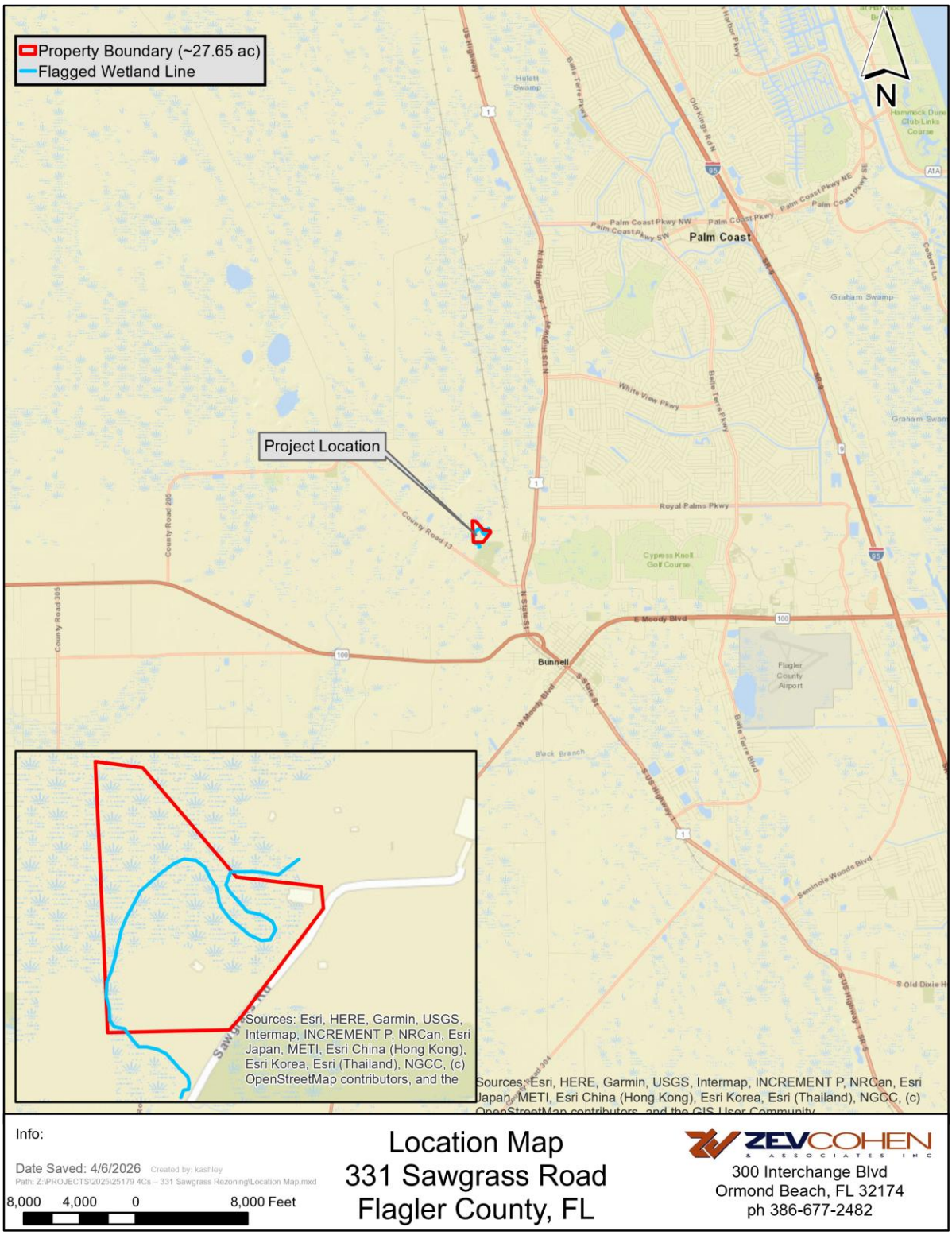


Exhibit 2
ITE Trip Generation Data LU 410-Light Industrial
Weekday

General Light Industrial
(110)

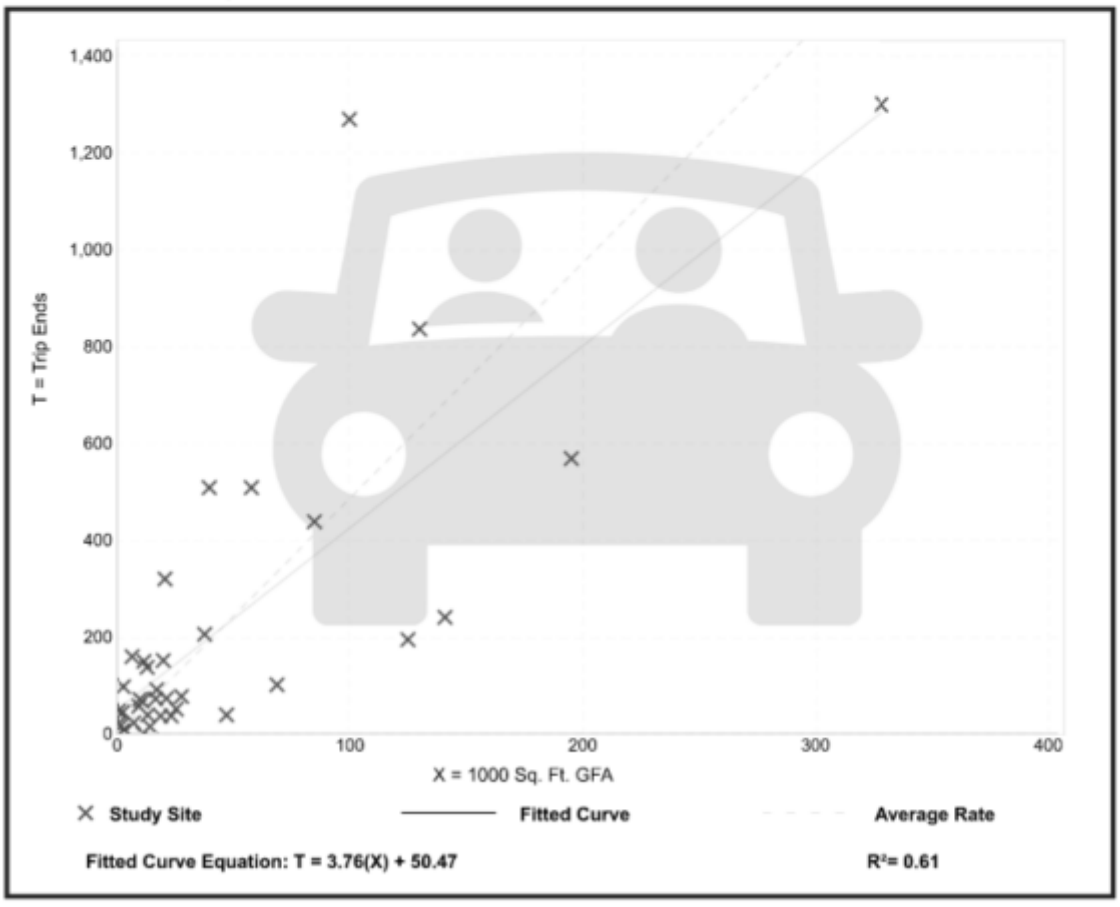
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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



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14

Exhibit 3
ITE Trip Generation Data LU 410-Light Industrial
Peak Hour

General Light Industrial
(110)

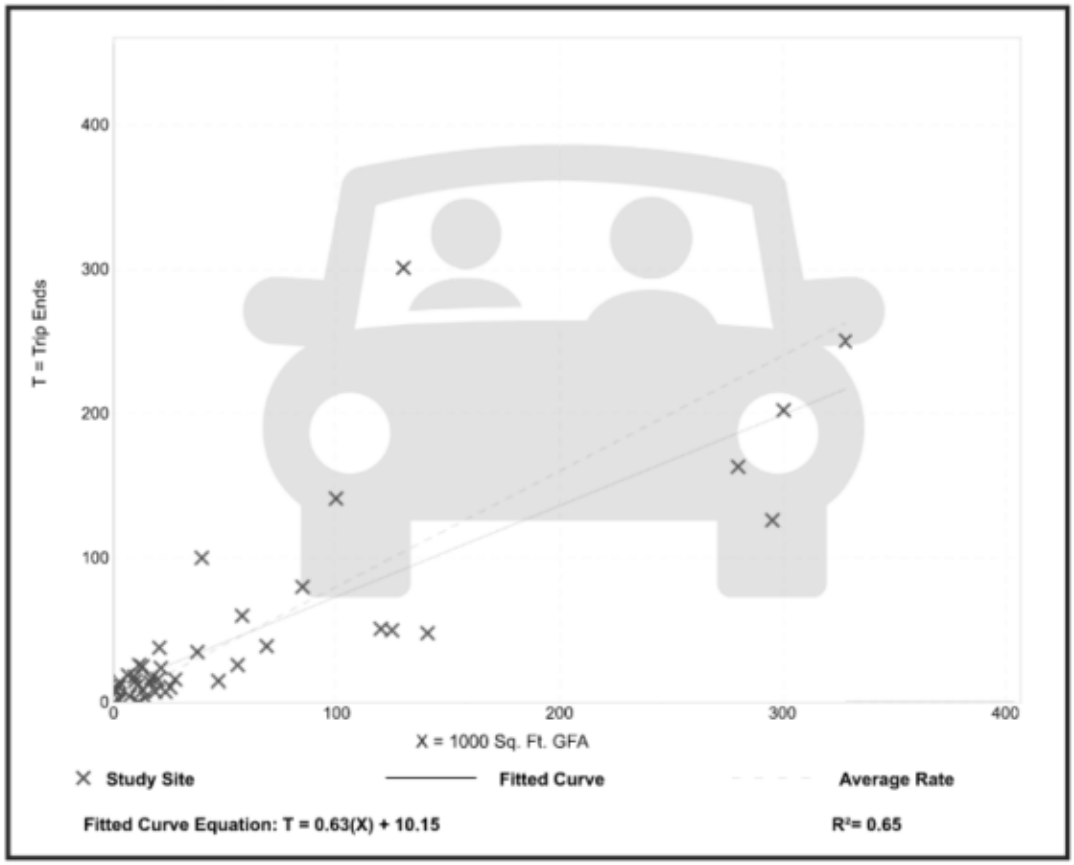
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
PM Peak Hour of Generator

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



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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

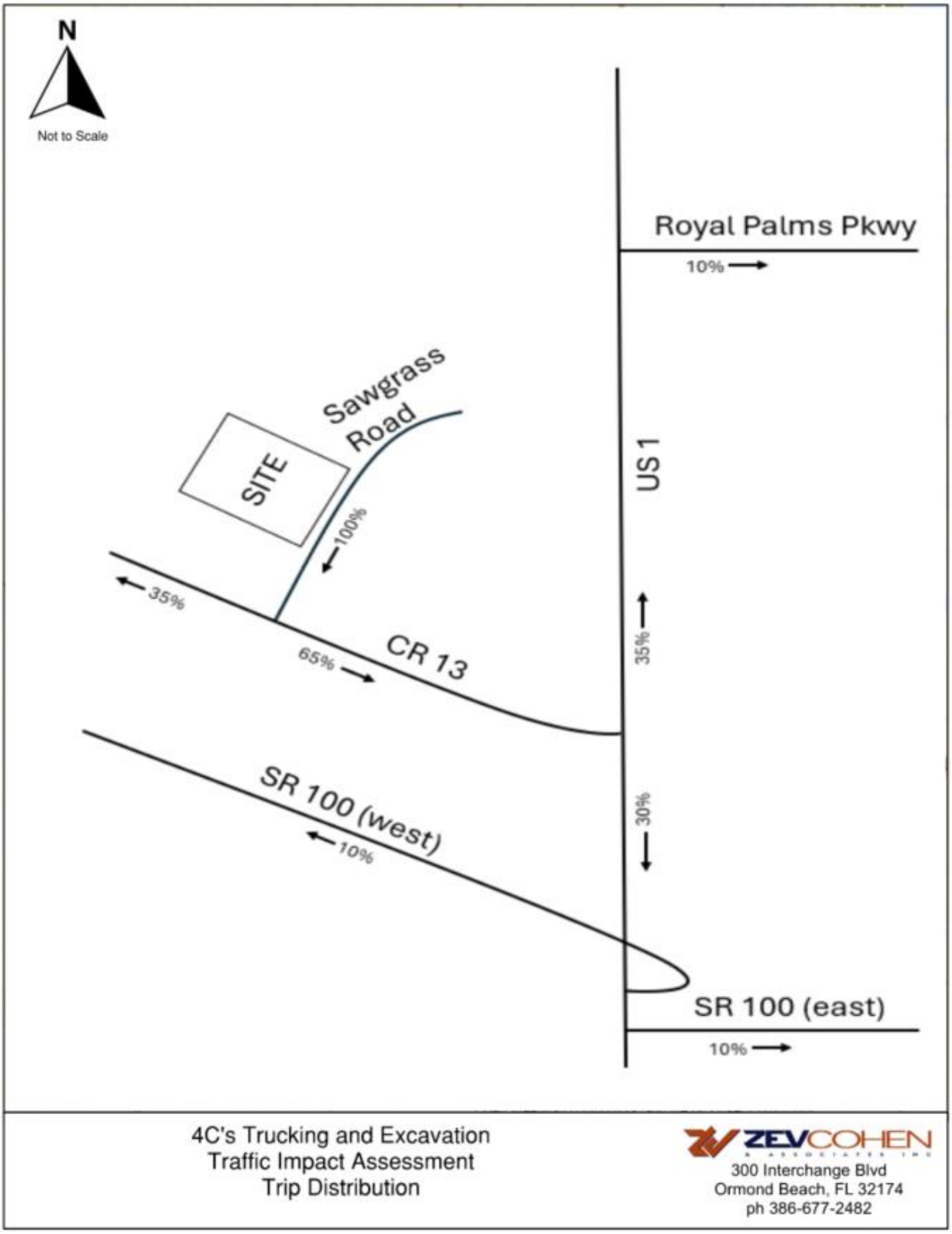
Adjustment Factors

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

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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

07/16/2026 11:55 am IP:[128.94.7.239] Packet No: 20557

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

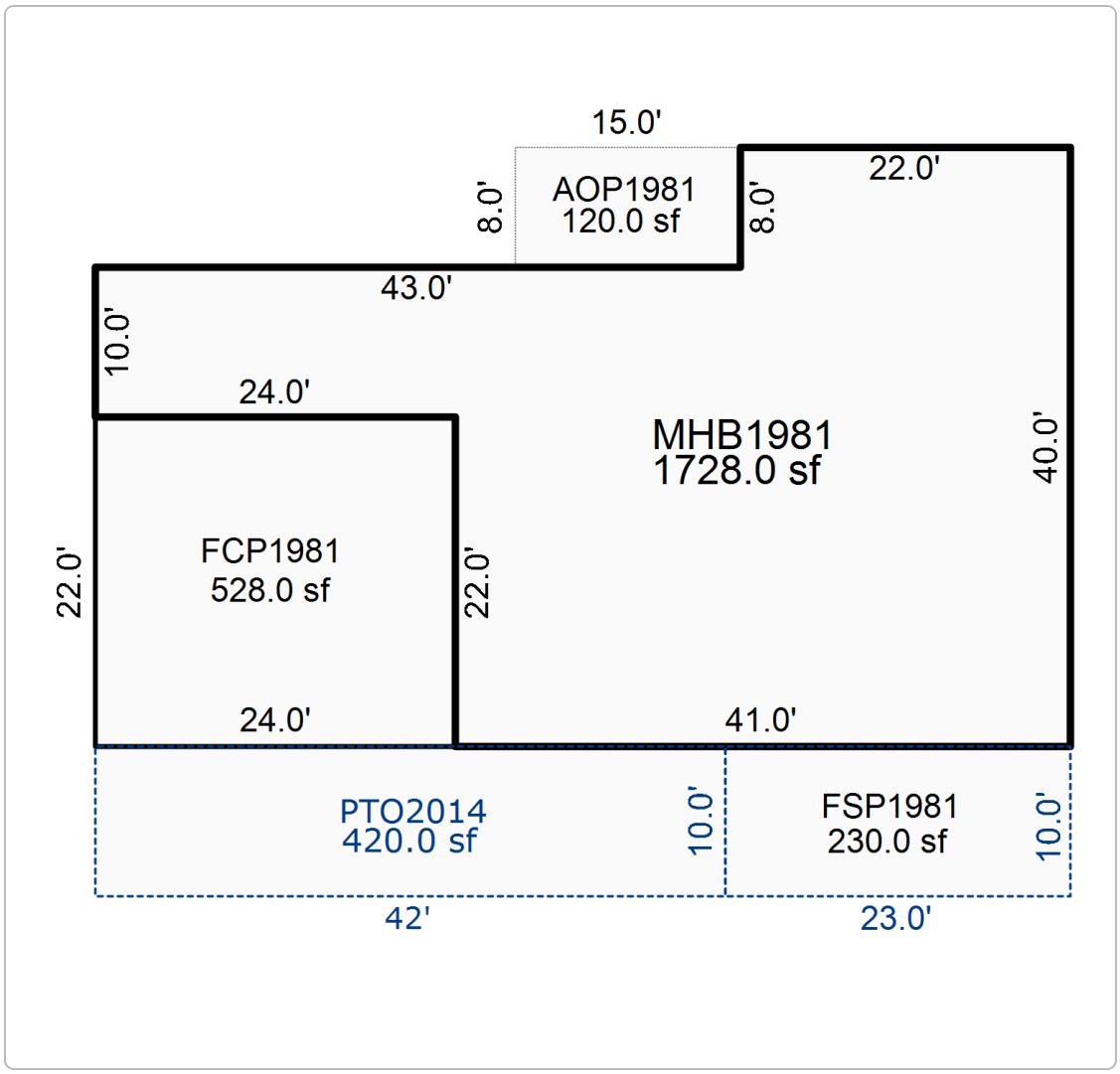
Building	3	**Frame**	CLASS S
Type	STRG WHSE	**HVAC**	
Construction Class	0S	**Stories**	1
Total Area	9600	**Wall Height**	18
Heated Area	9600	**Actual Year Built**	1996
Exterior Walls	STL PANEL	**Effective Year Built**	1996

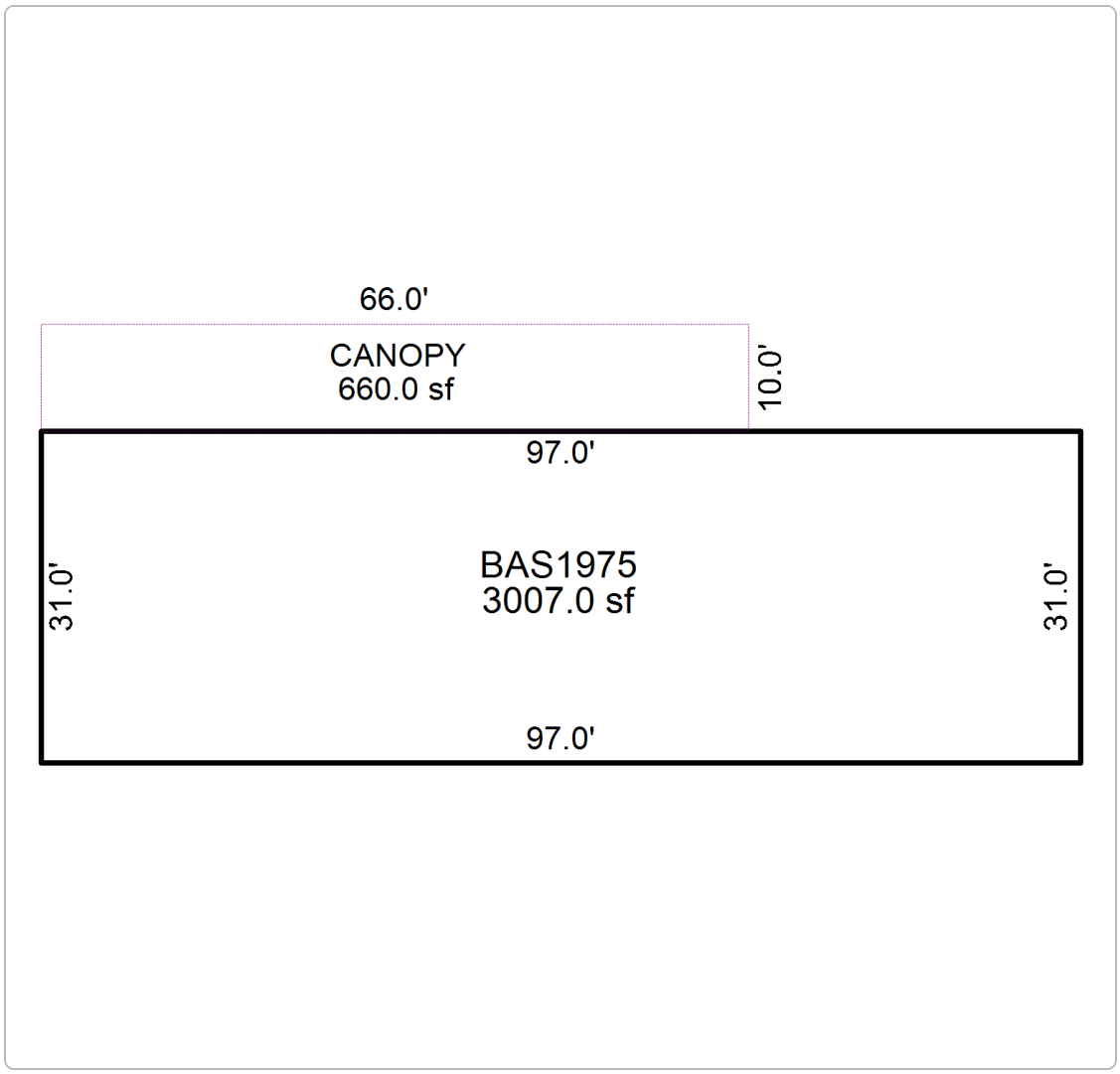
Building	5	**Frame**	CLASS D
Type	STRG WHSE	**HVAC**	
Construction Class	0D	**Stories**	1
Total Area	4200	**Wall Height**	16; 18
Heated Area	4200	**Actual Year Built**	1985
Exterior Walls	STL PANEL	**Effective Year Built**	1980

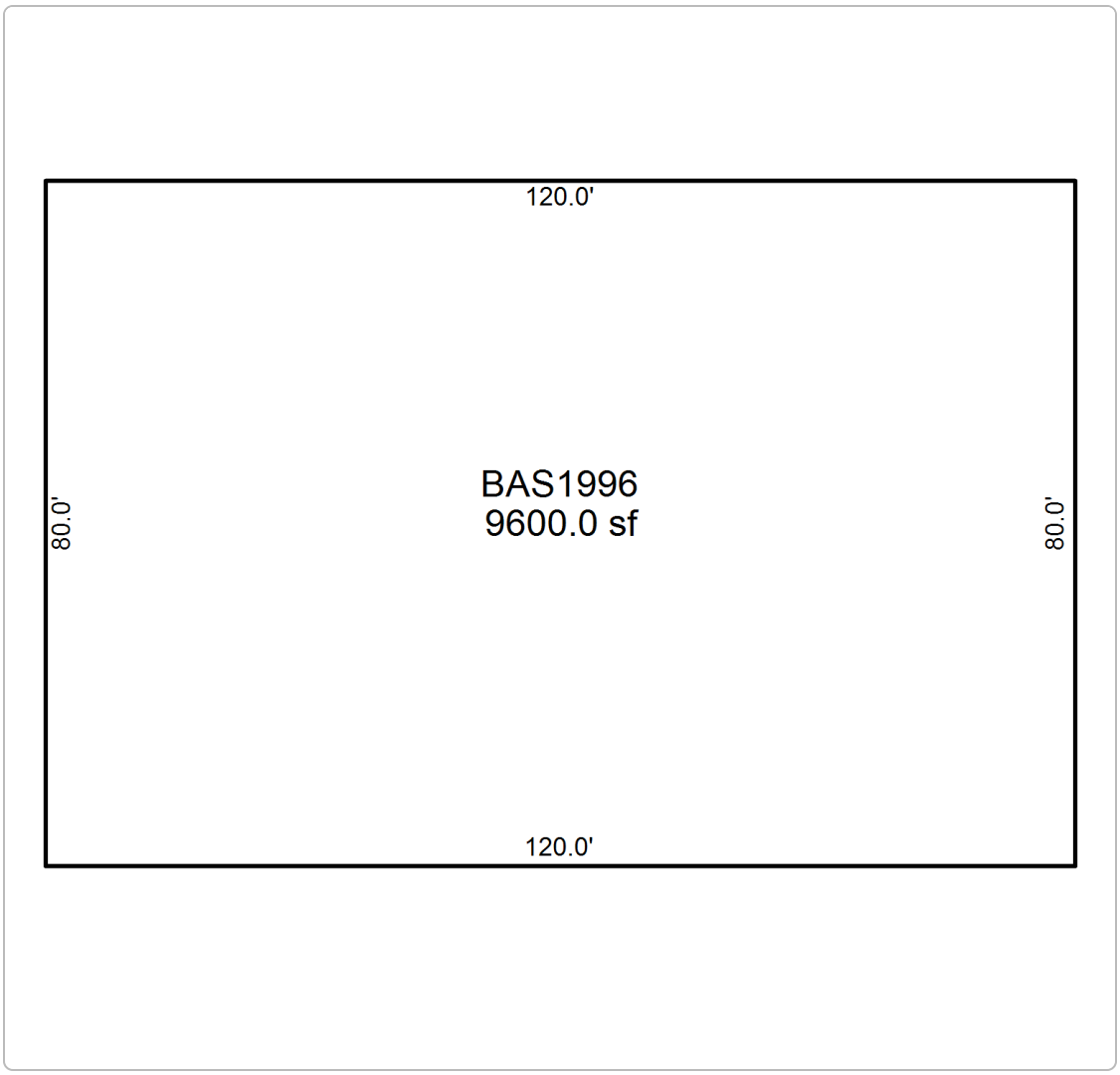
Building	6	**Frame**	CLASS D
Type	SHED OFF	**HVAC**	
Construction Class	0D	**Stories**	1
Total Area	200	**Wall Height**	08
Heated Area	200	**Actual Year Built**	1980
Exterior Walls	WOOD LAP	**Effective Year Built**	1980

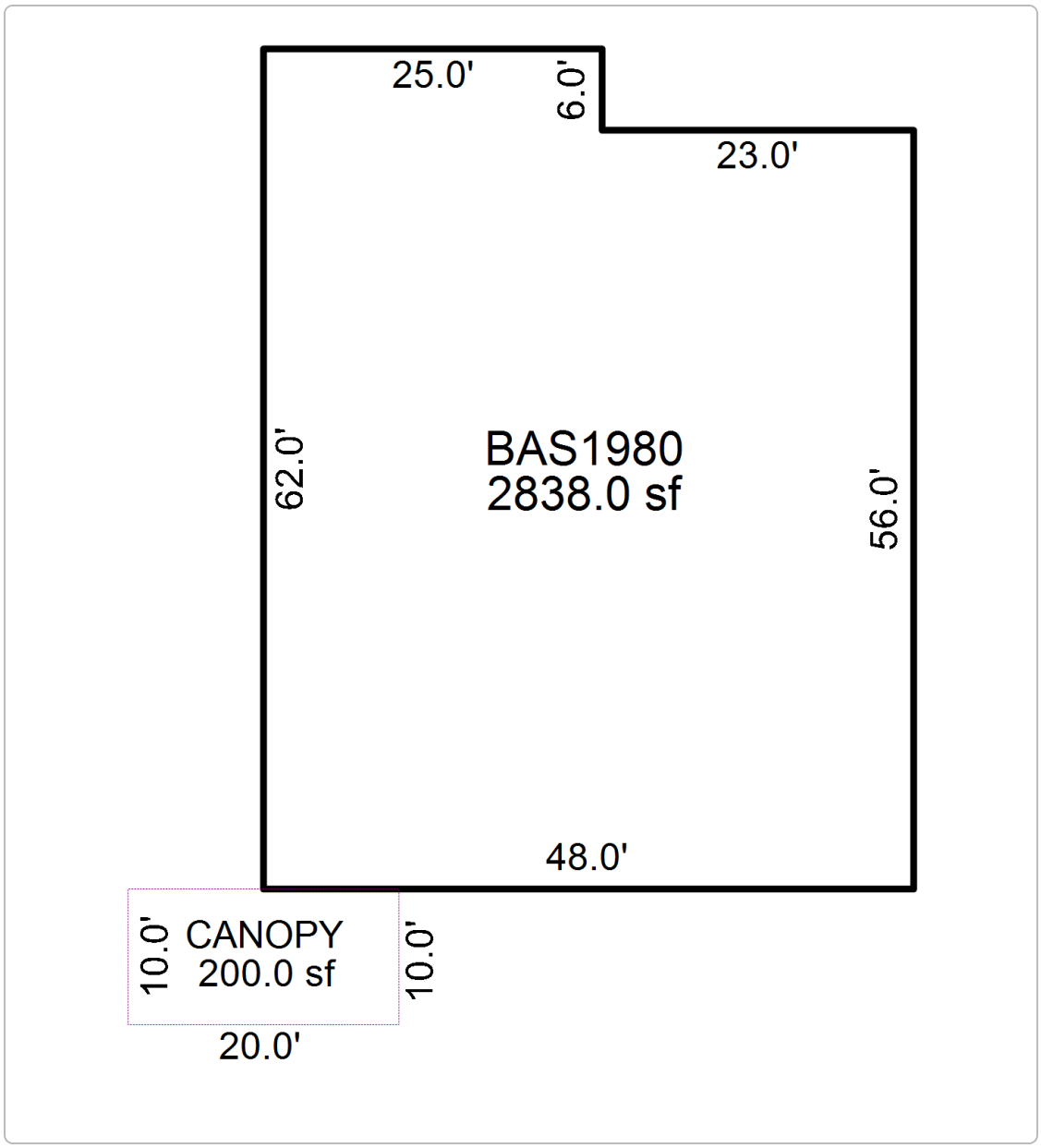
Building	8	**Frame**	
Type	COMM EXTRA FEATURES	**HVAC**	
Construction Class	xf	**Stories**	1
Total Area	4800	**Wall Height**	
Heated Area		**Actual Year Built**	2023
Exterior Walls		**Effective Year Built**	2023

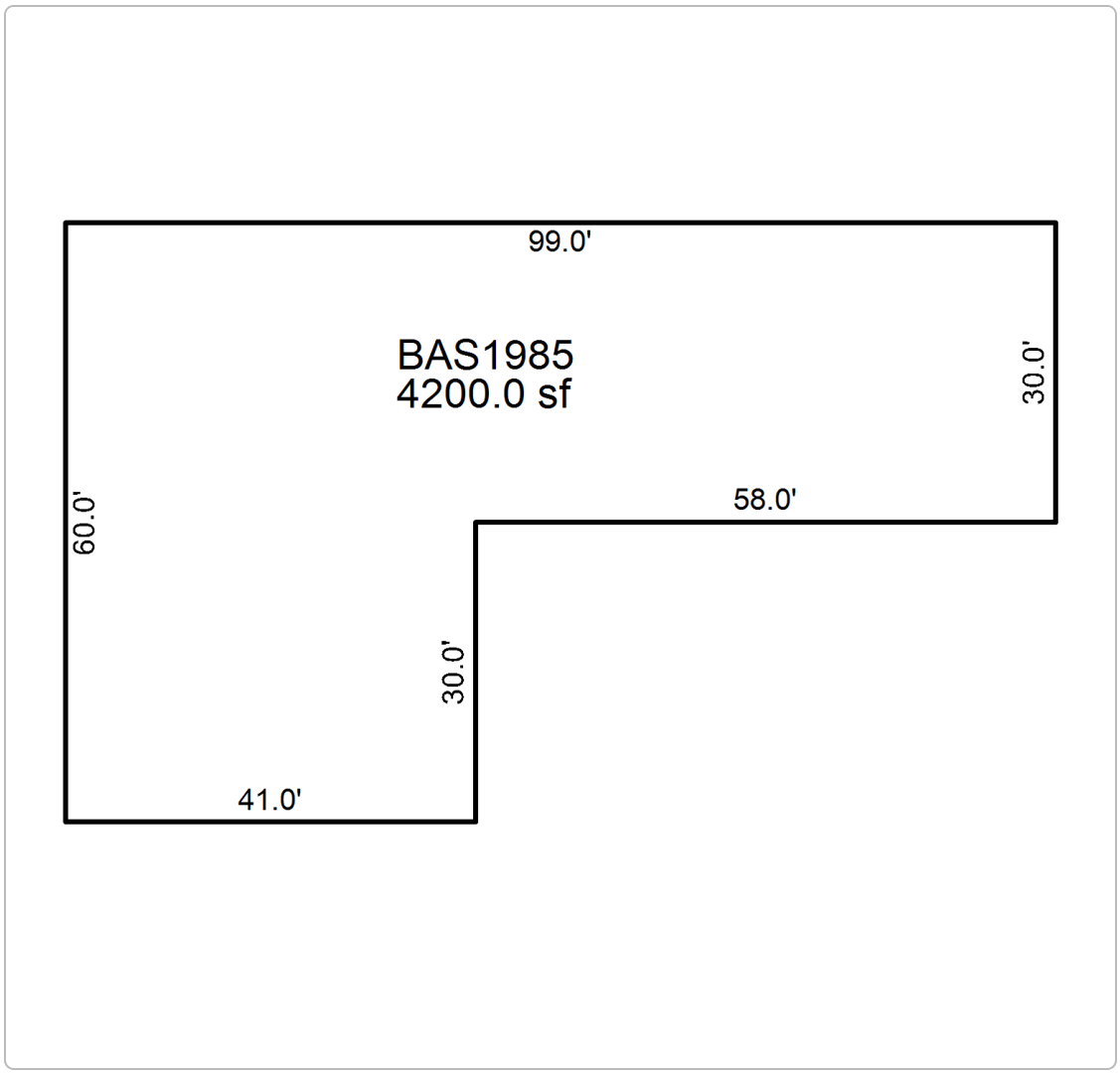
Sketches

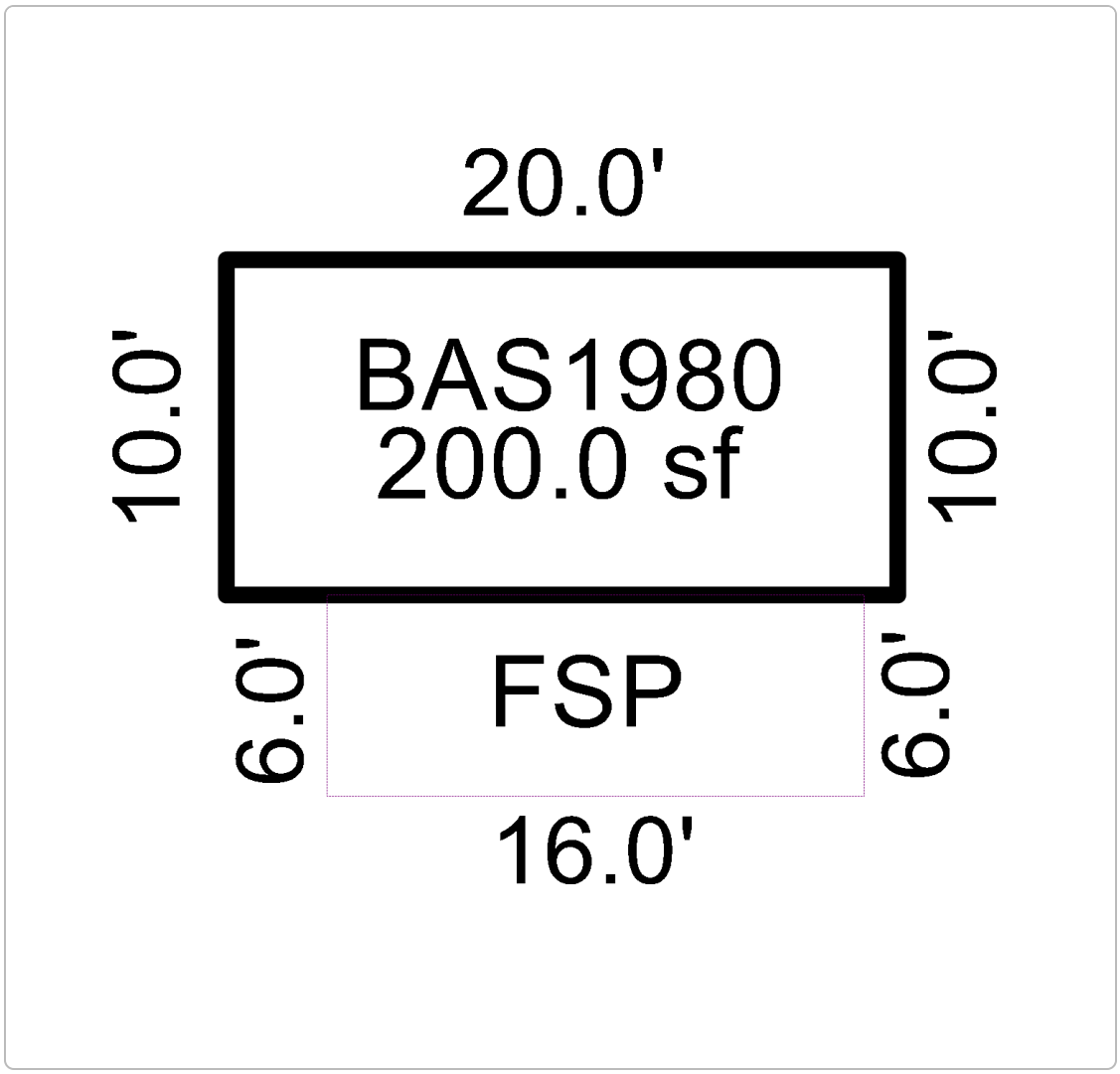

15.0'
AOP1981
120.0 sf
8.0'
8.0'
22.0'
43.0'
10.0'
24.0'
MHB1981
1728.0 sf
40.0'
FCP1981
528.0 sf
22.0'
22.0'
24.0'
41.0'
PTO2014
420.0 sf
10.0'
FSP1981
230.0 sf
10.0'
42'
23.0'

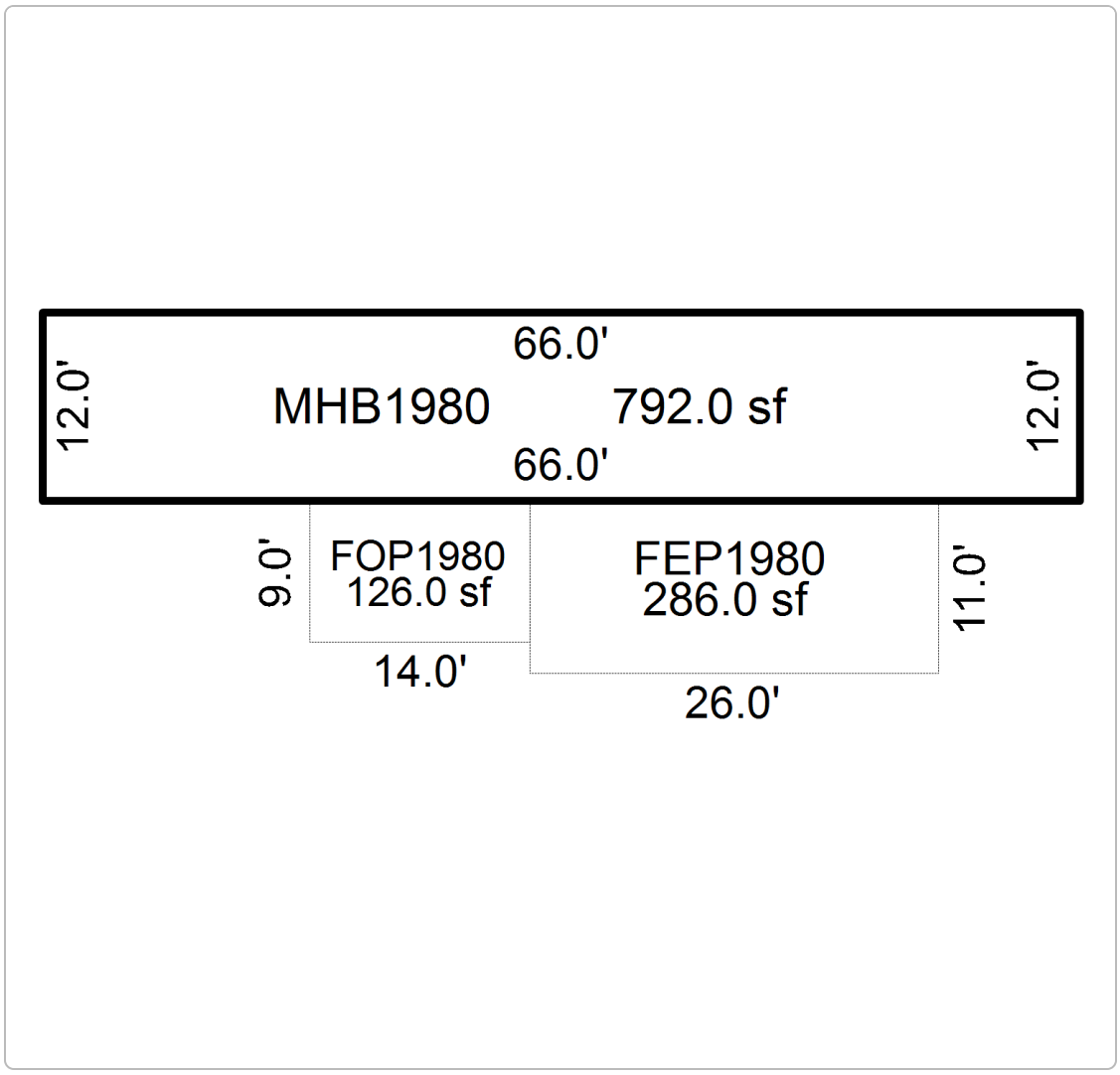

66.0'
CANOPY
660.0 sf
10.0'
97.0'
BAS1975
3007.0 sf
31.0'
31.0'
97.0'


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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Last Data Upload: 6/19/2026, 7:21:26 AM

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

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,

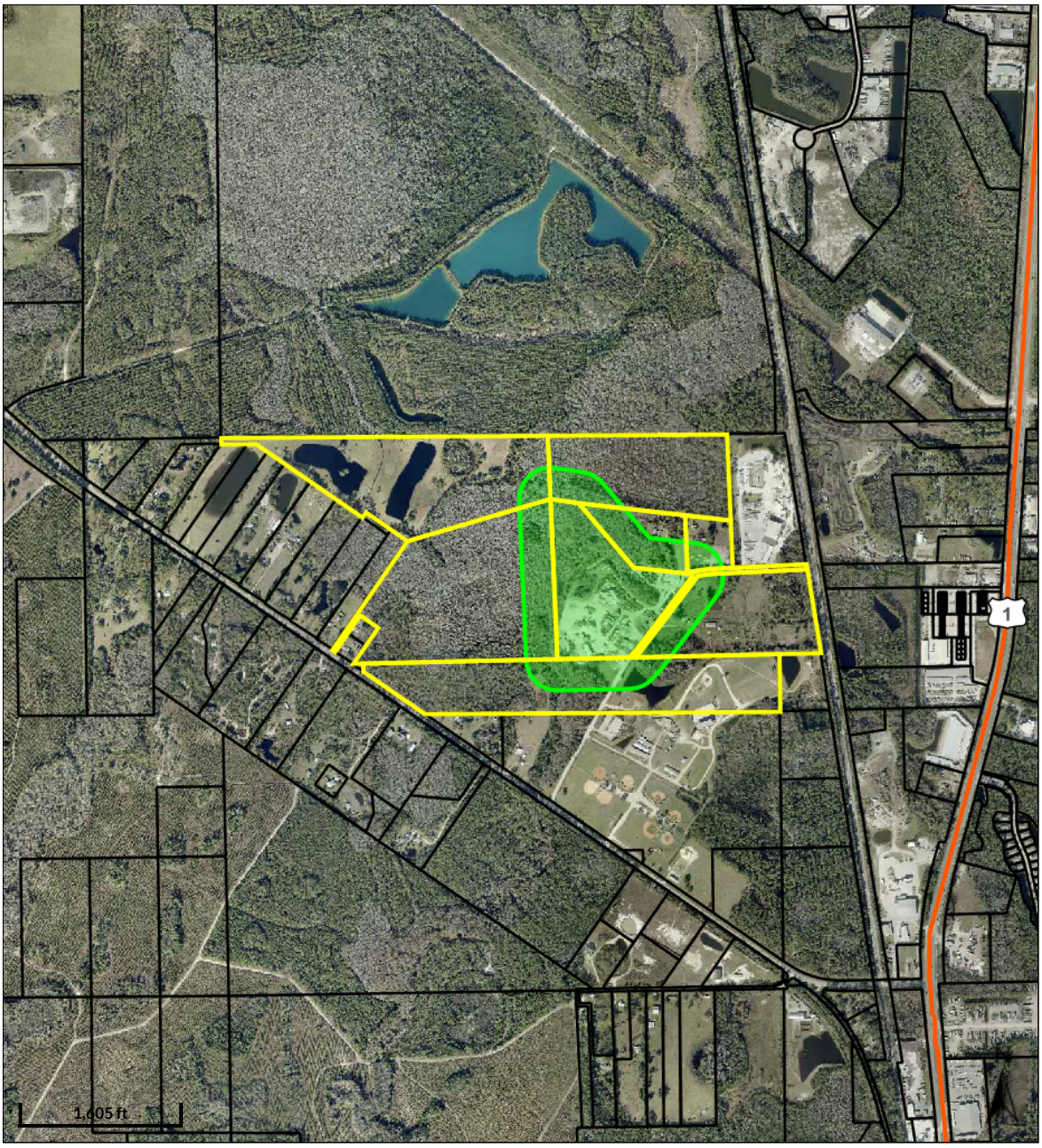
Hannah Lademann

Hannah Lademann
Planner

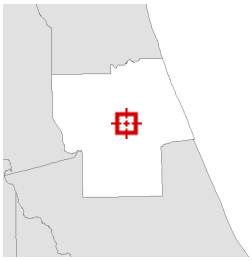
NOTE: PURSUANT TO SECTION 286.0105. FLORIDA STATUTES, IF A PERSON DECIDED TO APPEAL ANY DECISION BY THE BOARD, AGENCY OR COMMISSION WITHRESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR SUCH PURPOSE, HE OR SHEWILL NEED TO ENSURE 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