

City of Bunnell

Vision Statement

Introduction

For over 100 years Bunnell has worked to define itself, and promote its many opportunities. Historically the priorities have been rooted in agriculture and silviculture, providing natural resources and its central location to transportation routes. Articles dating from the late 1890's to the early 1900's promote the area describing unlimited natural resources for crops, fruit trees, hunting and fishing with transportation options to distribute the goods. Recently, Flagler County has experienced a population and development boom. The quiet, rural and agricultural orientation of the County has changed significantly east of highway U.S. 1 and the FEC railroad tracks.

The City of Bunnell, the County Seat of Flagler County continues its effort to define itself through this latest vision process. This is a formal attempt to develop a guide for the future direction of the City. This is important not only because of the State of Florida statutory requirements for Comprehensive Planning, but the City's recent western annexations created an ideal opportunity for the City to define its own destiny.

Process

This most recent vision process follows statutory requirements with a series of public meetings, including specific meetings with stakeholders, the Planning, Zoning and Appeals Board, and the general public. Information, including surveys and questionnaires, were broadly distributed, and a joint workshop was also held with the Planning Board and the City Commission. Specific issues and strategies were discussed. A broad consensus has been developed regarding the future direction of the City. The Vision Statement has been fully endorsed by the Planning Board and the City Commission as the overall direction for the future development of the City of Bunnell. Although the statement has not been formally adopted into the City's Comprehensive Plan it is the basis for the direction of the complete update of the Plan. The City's future land use map is referred to as the graphic representation of the future direction of the City.

Concept for Growth

The consensus among the participants defines Bunnell conceptually as an "organic" small town, where its citizens have a deep pride in the past, feel at home and experience a sense

of common community values and aspirations. Residents, neighbors and visitors benefit as a result of thoughtful planning that maintains and enhances the quality of life.

Bunnell will achieve its vision by emphasizing the following areas:

1. Preserving its small town atmosphere;
2. Preserving and enhancing both the natural and environmental resources, while maintaining the local agrarian lifestyle;
3. Focusing on a bright future by expanding the economy, attracting modern industry, and promoting alternative energy solutions; and,
4. Encouraging diversified development strategies including residential, commercial, and industrial options, as well as, viable agriculture and silviculture.

Priority Issues and Strategies

Early in the process participants were asked to identify five (5) priority issues out of a total of nine (9) outlined in the Florida Statutes. Consistently throughout the process the five (5) priority issues identified included:

1. Priorities for economic development;
2. Preservation of open space and environmentally sensitive lands;
3. Appropriate areas and standards for mixed-use development;
4. Appropriate areas and standards for economic development opportunities and employment centers; and,
5. Opportunities to create land use patterns that accommodate the above.

Basic strategies were discussed for each priority issue.

Issue #1 Priorities for Economic Development

Strategies: Encourage a positive business climate and entrepreneurship
Develop workforce and education opportunities
Establish appropriate sites and infrastructure
Develop an economic development and marketing plan

Issue #2 Preservation of open space and environmentally sensitive lands

Strategies: Define environmental resources and open space, including agriculture and silviculture
Establish general locations of open space, agriculture and silviculture
Establish general locations of environmentally sensitive lands
Define protection mechanisms

Issue #3 Appropriate areas and standards for mixed-use development

Strategies: Evaluate mixed-use areas designated in the core-city area
Consider mixed-use standards for other areas
Consider mixed-use standards for residential and commercial areas
Define mixed use potential in rural centers and clustered areas

Issue #4 Appropriate areas and standards for economic development opportunities and employment centers

Strategies: Facilitate economic growth
Create a variety of employment opportunities
Expand economy to provide a sustainable future
Promote the potential relationship between agriculture, alternative energy sources and transportation solutions.

Issue #5 Opportunities to create land use patterns that accommodate the above

Strategies: Evaluate appropriate land use designations throughout the City
Define land use designations
Establish compatible zoning districts
Update and implement the land development code

The City of Bunnell is unique because it is a traditional small town with the possibility to attract modern industry. It has the ability to attract environmental and alternative energy resource solutions. It has the potential for industrial development, as well as, being able to maintain its ambiance. It seeks economic development, with the ability to maintain the agrarian lifestyle. The City will address environmental issues and potentially establish viable greenway corridors. The City can encourage a range of residential options.

Community

This vision acknowledges the importance of citizenship in a small town, stewardship of the land, opportunity to provide choices in lifestyles and economic development, and confidence to preserve the past and look to the future.

Conclusion

The City of Bunnell recognizes that growth and change are inevitable. By outlining a community vision that establishes a positive direction to strengthen the historic core, and agrarian legacy, and to conserve the environment and allow business to grow the City can thrive.