

# FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD REGULAR MEETING

Flagler County Government Services Building,  
1769 East Moody Blvd., Board Chambers, Bunnell, FL

## MEETING MINUTES

**Tuesday, February 13, 2024 at 6:00 PM**

1. **Roll Call:** The meeting was called to order by the Chair and a quorum was present.

**Members Present:** Michael Boyd (Vice Chair), Jack Corbett, Mark Langelo (Chair), Anthony Lombardo, and Michael Goodman.

**Members Absent:** Timothy Conner and Fernando Melendez (excused).

**Present:** Adam Mengel, Growth Management Director; Chuck Merenda, Assistant Director; Simone Kenny, Planner; Hannah Williams, Land Development Technician.

**Board Counsel:** Sean Moylan, Deputy County Attorney

2. Pledge to the Flag.

3. Approval of January 9, 2024 minutes.

**Motion:** Motion to approve

**Motion by:** Michael Boyd

**Seconded by:** Mark Langelo

**Motion carried unanimously.**

4. Quasi-judicial requiring disclosure of ex parte communication:

Project No. 2023100039 – **SITE DEVELOPMENT PLAN IN THE PUD (PLANNED UNIT DEVELOPMENT) DISTRICT** – request for a site development plan in the PUD District for Gardenside at Ormond Station, Phase II, a single-family detached subdivision. Parcel Nos. 21-14-31-0000-01010-0030, 22-14-31-0000-01010-0070, and 22-14-31-0000-01010-0080; 33.01+/- acres. Owner: US Capital Alliance, LLC/Applicant: Alann Engineering Group, Inc. (TRC, PDB, BCC)

**Board Member Disclosures:** No disclosures.

**Staff Presentation:** by Adam Mengel, Growth Management Director

**Applicant Presentation:** Kimberly Buck, P.E. of Alann Engineering Group, Inc.

**Public Comment:**

No Public Comment

**Motion:** The Planning and Development Board recommends to the Board of County Commissioners Approval of the PUD Site Development Plan and PUD Development Agreement for Gardenside at Ormond Station, Phase II.

**Motion by:** Michael Boyd

**Seconded by:** Michael Goodman

**Motion carried unanimously.**

5. Quasi-judicial requiring disclosure of ex parte communication:  
Project 2023120052 – **VARIANCE IN THE PUD (PLANNED UNIT DEVELOPMENT) DISTRICT** – request for a 1-foot right side (South) setback variance at 7 Hanover Drive. Parcel No. 37-12-31-1927-00000-0810, 10,625+/- square feet. Owners: Richard T. and Phyllis Ashley Linck / Applicant: Richard Linck. (TRC, PB)

**Board Member Disclosures:** No disclosures.

**Staff Presentation:** by Adam Mengel, Growth Management Director

**Applicant:** Richard Linck, 7 Hanover Drive.

**Public Comments**

No Public Comments.

**Motion:** The Planning and Development Board finds that all the variance criteria as listed in the guidelines at Land Development Code Section 3.07.03.E have been met and therefore approves Project No. 2023120052 for a 1-foot right (South) side yard setback variance from the minimum required 7.5-foot side yard setback at 7 Hanover Drive (Parcel No. 37-12-31-1927-00000-0810).

**Motion by:** Michael Boyd

**Seconded by:** Michael Goodman

**Motion carried unanimously.**

6. Quasi-judicial requiring disclosure of ex parte communication:  
Project No. 2024010029 – **VARIANCE IN THE PUD (PLANNED UNIT DEVELOPMENT) DISTRICT** – request for a 15.3-foot rear (East) setback variance to the home and 3.3-foot rear (East) setback variance to the pool at 42 Audubon Lane. Parcel No. 37-12-31-5627-00000-0660; 17,228+/- square feet. Owner: Brian and Mary Smith / Applicant: Brian Smith. (TRC, PDB)

**Board Member Disclosures:** No disclosures.

**Staff Presentation:** by Adam Mengel, Growth Management Director

**Public Comment:**

John Cibiras, 47 Audubon Lane, President of the HOA for Sugar Mill. In favor of approval.

**Motion:** The Planning and Development Board finds that all the variance criteria as listed in the guidelines at Land Development Code Section 3.07.03.E have been met and therefore approves Project No. 2024010029 for a 15.3-Foot (East) yard setback for the Structure, where a 30-Foot Setback is require and 3.3-Foot Rear, where a 20-Foot Setback for the pool variance from the required at 42 Audubon Lane (Parcel #37-12-31-5627-00000-0660).

**Motion by:** Jack Corbett

**Seconded by:** Michael Boyd

**Motion carried unanimously.**

7. Quasi-judicial requiring disclosure of ex parte communication:  
Project No. 2023120072 – **SITE DEVELOPMENT PLAN APPROVAL IN THE I (INDUSTRIAL) DISTRICT** – Request for Approval of a Site Development Plan for an addition to Central Storage Facility at 8325 U.S. Highway 1 South; (Parcel #16-13-31-2000-00020-0000). Owner: Storage Central LLC; Applicant: Storage Central, LLC. (TRC, PB)  
**Board Member Disclosures:** No disclosures.

**Staff Presentation:** by Adam Mengel, Growth Management Director

**Applicant Presentation:** Tom Cook, Storage Central, we came, we started construction, February 1, 2023. Phase II will be started.

**Public Comments:**  
No public comments.

**Motion:** The Planning and Development Board finds that the Site Development Plan for a Self-Storage Facility at 8325 U.S. Highway 1 South on Parcel # 16-13-31-2000-00020-0000 is:

Approved, subject to the following conditions:

- a. all improvements are required to be in place, operable, and inspected prior to the initiation of the use on the parcel;
- b. meeting radio signal strength requirements per NFPA 1, Chapter 11, 11.10.2 General:  
“In all new and existing buildings, minimum radio signal strength for emergency services department communications shall be maintained at a level determined by the AHJ [Agency Having Jurisdiction]”;
- c. provision of an automatic fire sprinkler system within the mini-storage building per NFPA 1, Chapter 13, 13.3.2.27.4 Mini-Storage Building:  
“An automatic sprinkler system shall be installed throughout all mini-storage individual storage units are separated by less than a 1-hour fire resistance-rated barrier.” [5000:30.3.5.3];
- d. should the County’s Comprehensive Plan be amended to increase the maximum permissible Floor area Ratio (FAR) within the Industrial Future Land Use designation, the applicant (or the successors or assigns) may proceed with any increase in the FAR for additional self-storage area by adding additional floors on the existing buildings so long as the building footprints shown on the Newkirk Engineering Inc. site plan bearing the January 23, 2024 signature and seal date and as approved through this application.

**Motion by:** Michael Goodman

**Seconded by:** Michael Boyd

**Motion carried unanimously.**

10. Staff Comments.

- Adam welcomes the board to the Monday joint meeting with BOCC

11. Board Comments.

- Board concerns on utilizing the provided iPad

12. Public Comments – Each speaker will be allowed up to three minutes to address the Planning and Development Board on any item or topic not on the agenda.

- No public comments.

13. Adjournment.

**Motion by:** Michael Boyd

**Seconded by:** Michael Goodman

Meeting adjourned at 7:07 PM.

DRAFT