

# FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD REGULAR MEETING

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

## MEETING MINUTES

**Tuesday, March 12, 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, Timothy Conner, Michael Goodman, Mark Langello (Chair), Anthony Lombardo, Dan Wilcox.

**Members Absent:** None

**Present:** Adam Mengel, Growth Management Director; Chuck Merenda, Assistant Director; Simone Kenny, Planner; Gina Lemon, Planner.

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

2. Pledge to the Flag.
3. Approval of February 13, 2024 minutes.

February 13, 2024 regular meeting minutes

**Motion:** Motion to approve

**Motion By:** Michael Boyd

**Motion 2<sup>nd</sup> by:** Jack Corbett

**Vote:** Voted unanimously approved

4. **Quasi-judicial requiring disclosure of ex parte communication:**  
Project No. 2024010050 – **SITE PLAN FOR A SEMI-PUBLIC USE** – request for a site development plan for a new Social Hall and parking at the Carmelite Monastery at 141 Carmelite Drive. Parcel No. 04-13-31-0650-000B0-0050; 34.93+/- acres. Owner: Discaled Carmelite Fathers of Florida, Inc. /Applicant: Alann Engineering Group, Inc.  
(TRC, PDB)

**Board Member Disclosures:** No disclosures.

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

**Applicant Presentation:** Kimberly Buck, Alann Engineering Group, Inc. for a Social Hall.

Anthony Lombardo why do you use County Rd 335?

Kimberly Buck we will not use County Rd 335.

Michael Goodman why do you doing have parking next to the single-family dwellings Social Hall.

Adam Mengel usually day use.

Mark Langelo they have adequate parking.

Kimberly Buck we will not use the overflow parking.

**Public Comment:**

No Public Comment

**MOTION: APPROVE THE REQUEST FOR A SITE DEVELOPMENT PLAN FOR A SEMI-PUBLIC USE AT 141 CARMELITE DRIVE (PARCEL NO. 04-13-31-0650-000B0-0050), FINDING THAT SUFFICIENT FACTUAL DATA HAS BEEN PRESENTED AND FINDING THAT THE PROPOSED SITE DEVELOPMENT PLAN IS CONSISTENT WITH THE PREVIOUSLY APPROVED SEMI-PUBLIC USE, THE AC (AGRICULTURAL) AND R-1 (RURAL RESIDENTIAL) ZONING DISTRICTS, AND THE COMPREHENSIVE PLAN.**

**Motion By:** Michael Boyd

**Motion 2<sup>nd</sup> by:** Michael Goodman

**Vote: Carried unanimously.**

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

Project No. 2024020065 – **APPEAL OF DIRECTOR’S DECISION** – request to Appeal the Director’s Decision denying zoning approval related to required replacement index tree planting for a new single-family dwelling at 6 Sanchez Avenue. Parcel No. 40-10-31-0010-00080-0140; 5,000+/- square feet. Owners: Felisberto “Phil” Portal and Galyna Zvarych, JTWROS/Applicant: Joe Portal d/b/a Sweetwater Custom Homes, Inc. (TRC, PDB)

**Board Member Disclosures:** No disclosures.

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

**Applicant Presentation:** Joe Portal d/b/a Sweetwater Custom Homes, Inc. were at impasse with the drainage, there A and B remove, with 72”.

The replacement of the 180” and were at impasse 72”.

Felisberto Portal costed \$4,500 to top the trees.

Joe Portal could have stayed “B”.

**Public Comment:**

Leah Groom lives in the Hammock area. Kind of too late to deal with this, kind of put trees at a park. Amendments to our index trees.

Elaine Bird has terribly poor planning. Yes, we can put the trees back in. They have to evaluate the lot.

**End of public comments**

Mark Langelo, horse trading, Flagler County LDC 6.01.03, (1) A, B, C, D, E, and F.

Sean Moylan decision we want you to uphold the Flagler County LDC. Nullify the Flagler County LDC.

Adam Mengel said River Birch would be mono culture of Beach Haven.

Mark Langelo he received a permit. He must have made planting. He would have broaden Bay Drive Park.

**MOTION FOR DENY THE APPEAL REQUEST, UPHOLDING THE DIRECTOR'S DECISION DENYING ZONING APPROVAL FOR ISSUANCE OF THE PERMANENT CERTIFICATE OF OCCUPANCY (C.O.) CLOSING OUT THE BUILDING PERMIT FOR THE SINGLE-FAMILY DWELLING AT 6 SANCHEZ AVENUE. THIS WOULD REQUIRE THE PLANTING OF 72 CALIPER INCHES OF REPLACEMENT TREES ON THE SUBJECT PARCEL, THEY HAVE TO HAVE KEEP ALIVE FOR 5 YEARS.**

**MOTION TO DENY**

**MOTION MAKER: MICHAEL GOODMAN**

**SECOND: TIMOTHY CONNER**

**VOTE: AYE = GOODMAN, CONNER, BOYD, WILCOX.**

**NAY = ANTHONY, LANGELLO, CORBETT.**

6. Staff Comments.

No comments.

7. Board Comments.

Anthony Lombardo significantly statement be made, it makes every effort to make every effort to plant trees.

8. 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.

Robin Poletta cart before the horse, discussed you have to take a look at the Charleston style home. Bay Drive Park would be a horrible place to plant oaks, because of the salt.

9. Adjournment.

Motion By: Michael Boyd

Meeting adjourned at 7:39 p.m.