

FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD REGULAR MEETING

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

MEETING MINUTES

Tuesday, May 14, 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 (Interim Chair), Jack Corbett, Timothy Conner, Michael Goodman, and Anthony Lombardo (Interim Vice-Chair).

Members Absent: Mark Langelo (Chair, excused) and Dan Wilcox (excused)

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

Board Counsel: Sean Moylan, Deputy County Attorney.

2. Pledge to the Flag.
3. Approval of April 9, 2024 minutes.

Motion to approve by: Anthony Lombardo

Seconded by: Timothy Conner

Motion carried unanimously.

Chair Boyd read the Quasi-Judicial Process and Time limits:

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.

4. Quasi-judicial requiring disclosure of ex parte communication:
Project No. 2023090012 – **PRELIMINARY PLAT IN THE C-2 (GENERAL COMMERCIAL AND SHOPPING CENTER) AND R-3B (MULTIFAMILY RESIDENTIAL) DISTRICTS** – request for a Preliminary Plat in the C-2 (General Commercial and Shopping Center) and R-3b (Multifamily Residential) Districts for Flagler Landing at 5615 Highway 100 East; Parcel No. 08-12-31-0650-000B0-0070. Parcel size 38.77+/- acres. Owner: Flagler Pines

Properties, LLC/Applicant: Alann Engineering Group, Inc.

(TRC, PBD, BCC)

Board Member Disclosures: Michael Goodman stated that he was approached by Jay Gardner, County Property Appraiser, when reappointed to the board and they briefly spoke of the potential development. He states that the conversation will have no influence on his decisions today.

Staff Presentation: by Adam Mengel, Growth Management Director.

Applicant Presentation: Kimberly Buck, Alann Engineering Group, Inc., and Ken Atlee, Developer.

Public Comment:
No Public Comment

MOTION: The Planning and Development Board recommends to the Board of County Commissioners APPROVAL of the preliminary plat for the Flagler Landing Subdivision, subject to:

- a. no construction to commence prior to issuance of a county land development permit;
- b. no final plat approval to occur until extension of potable water and sanitary sewer is installed and approved by the City of Palm Coast as the utility provider, and;
- c. any subdivision improvements not completed by the developer to be bonded or other surety provided consistent with the requirements of the Land Development Code.

Motion to approve by: Timothy Conner

Seconded by: Jack Corbett

Motion carried unanimously.

5. Legislative not requiring disclosure of ex parte communication:

AMENDMENT TO LAND DEVELOPMENT CODE RELATED TO INDEX TREE PROTECTION – consideration of an ordinance amending the Flagler County Land Development Code regarding index tree protection and titled similar to:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, AMENDING APPENDIX C, LAND DEVELOPMENT CODE, OF THE FLAGLER COUNTY CODE OF ORDINANCES; AMENDING LAND DEVELOPMENT CODE SECTION 4.05.01, SKETCH PLAT REVIEW; AMENDING LAND DEVELOPMENT CODE SECTION 5.01.09, FLAGLER COUNTY SHADE TREES; AMENDING LAND DEVELOPMENT CODE SECTIONS 6.01.00 THROUGH 6.01.05 RELATED TO INDEX TREE REMOVAL AND PROTECTION; CREATING LAND DEVELOPMENT CODE SECTION 6.01.09, INDEX TREE PROTECTION TRUST FUND; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

(TRC, PDB, BCC)

6. Staff Comments.
Per Adam Mengel, Item #5 regarding the amendment to the Land Development Code has been postponed indefinitely. The item will not be heard prior to the necessary renotification.
7. Board Comments.
No comments.
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.
 - a. Lea Groom, Hammock Resident. Shared concerns on changing index tree protection, especially as it pertains to the Hammock Resident
 - b. Vanessa Nixon and Kameran Gordon, Flagler Palm Coast High School students. Shared their research and opinions on tree conservation efforts as part of their senior project. They presented the Board with their Flagler County’s Protected Trees poster.

Chair Boyd thanked them for their presentation.

9. Adjournment.

Motion to adjourn by: Timothy Conner

Seconded by: Michael Goodman

Meeting adjourned at 6:35 p.m.