

**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 14, 2023 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, Timothy Connor (arrived 6:02 pm), Jack Corbett, Heather Haywood, Mark Langello (arrived 6:06 pm) and Fernando Melendez (Chair).

Members excused: Anthony Lombardo

Staff present: Adam Mengel, Growth Management Director and Chuck Merenda, Assistant Growth Management Director and Gina Lemon, Development Review Planner.

Board Counsel: Sean Moylan, Deputy County Attorney.

2. Pledge to the Flag.

3. Approval of: February 14, 2023 regular meeting minutes.

Motion: to approve.

Motion by: Michael Boyd

Motion 2nd by: Heather Haywood

Vote: Motion carries unanimously.

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

Application #3340 – **REQUEST FOR SETBACK VARIANCES FOR PROPOSED REPLACEMENT HOME IN THE MH-1 (RURAL MOBILE HOME) DISTRICT** – request for front (South) and street side (West) setback variances for proposed replacement home at 3052 County Road 13 on Parcel Number 31-11-30-3450-000B0-0070 being 0.133 acres in size. Owner/Applicant: Stephen D. Woodin, Sr.

Project 2022120029

(TRC, PDB)

Staff Presentation: Mr. Mengel presented the staff report.

Applicant Presentation: Stephen Woodin present for the application. His concern is that there will need to be a mounded drainfield when the septic system needs to be replaced.

Board Question:

Mr. Langelo questioned the location of the well.

Jack Corbett questioned the County property.

Mr. Mengel advised that there is an expectation that the owner of the adjacent property would mow the right-of-way to the pavement edge.

Mr. Woodin stated that there is no space for a shed.

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 Application #3340 for a 10 foot front yard setback variance from the required 25 foot front setback and a 10 foot street side (West) yard setback variance from the minimum 20 foot street side yard setback and at 3052 County Road 13 (Parcel #31-11-30-3450-000B0-0070).

Motion by: Mark Langelo

Motion 2nd by: Michael Boyd

Vote: Motion carries unanimously.

5. Quasi-judicial requiring disclosure of ex parte communication:
Application #3343 – **REQUEST FOR RIGHT SIDE SETBACK VARIANCE FOR PROPOSED SCREEN ENCLOSURE IN THE PUD (PLANNED UNIT DEVELOPMENT) DISTRICT** – request for right side (North) setback variance for proposed screen enclosure at 49 Northshore Drive on Parcel Number 04-11-31-3603-00000-0080 being 14,950 s.f. in size. Owner: Carmino and Teresa Salgado/Applicant: Wesley Cordell, A Screen Concepts, LLC
Project 2023010042 *(TRC, PDB)*

Staff Presentation: Mr. Mengel presented the staff report.

Applicant Presentation:

Wesley Cordell of A Screen Concepts, LLC, explained that he needs to add a footer and the screen enclosure.

Board Questions:

Jack Corbett, questioned the paver pool.

Mr. Cordell explained that the paver pool deck is existing.

Mark Langelo questioned what other municipalities do when this case presents itself.

Mr. Mengel commented that he has not checked other municipalities, this is a plat addendum an agreement between the County and the Developer.

Mr. Langelo commented that this condition exists on this particular piece of property.

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 Application #3343 for a five foot right side (North) yard setback variance from the minimum 15 foot side yard setback for a screen enclosure at 49 Northshore Drive (Parcel # 04-11-31-3603-00000-0080) subject to the HOA approval.

Motion by: Mark Langelo

Motion 2nd by: Michael Boyd

Vote: Motion carries unanimously.

6. Staff Comments.
None.
7. Board Comments.
None.
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.
None.
9. Adjournment:
Motion to adjourn Motion by: Michael Boyd
Motion 2nd by: Heather Haywood
Meeting adjourned at 6:26 p.m.