

**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 9, 2023 at 6:00 PM

ADOPTED 6/13/2023

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

Members present: Michael Boyd, Jack Corbett, Heather Haywood, Mark Langelo, Anthony Lombardo and Fernando Melendez (Chair).

Members excused: Timothy Connor.

Staff present: Adam Mengel, Growth Management Director; and Gina Lemon, Development Review Planner III.

Board Counsel: Sean Moylan, Deputy County Attorney.

2. Pledge to the Flag.

3. Approval of: April 11, 2023 regular meeting minutes.

Motion: Motion for approval.

Motion by: Mark Langelo

Motion 2nd by: Michael Boyd

Vote: Motion carried unanimously.

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

Application #3333 – **VARIANCE – SIDE YARD SETBACK VARIANCE IN THE R-1 (RURAL RESIDENTIAL) DISTRICT** – request for a 0.31 foot left side yard setback variance from the required minimum 7.5 foot side yard setback. Parcel Number 20-10-31-0300-01490-0000; 23,488.09+/- square feet. Owner: John Beem/Applicant: Lanni Construction, Inc.

Project #2022100019

(TRC, PDB)

No disclosures by the Board members.

Staff Presentation: Mr. Mengel presented the staff report.

Applicant Presentation: Robbie Conner, Superintendent of Lanni Construction, Inc. They assumed that the inspections would have caught anything prior to what they haven't done. The 0.31 is 3 ¾ of an inch, the contractor apologizes. There are not utilities in the easement.

Bill Lanni the owner of the company and the contractor. The framing had been done, a spot survey should have been done. They took over the job at the framing, they inherited the job.

Mr. Langello questioned staff about the foundation survey. Do we know if SWA was the original surveyor on the job.

Robbie Conner, did search that. They did do the original survey. Mr. Conner knows that they did not do the tack and hub.

Mr. Lombardo questioned the slab and the eave.

Mr. Mengel responded that the eave and the slab are both encroaching into the easement and the wall is encroaching into the setback. The variance will be to the extent of the wall. The eave into the utility and drainage easement will be handled separately by the Board of County Commissioners.

Mr. Corbett questioned Mr. Langello about the layout.

Mark Langello answered that the surveyor usually does they layout.

PUBLIC COMMENTS:

None

Mr. Langello questioned if the neighbor was present in the hearing.

Mr. Lombardo commented that the contractor wants to make it right for them.

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 #3333 for a 0.31 foot left (South) side yard setback variance from the minimum 7.5 foot side yard setback for a guest/hobby addition at 4 Rosemary Place (Parcel # 20-10-31-0300-01490-0000).

Motion by: Michael Boyd

Motion 2nd by: Jack Corbett

Mr. Langello commented that the lot is unusually shaped and they meet the criteria. Would you agree with that Mike Boyd. Mr. Boyd responded, yes.

Vote: Carries unanimously.

5. Staff Comments.

None

6. Board Comments.
None
7. 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.
8. Adjournment:
Motion by: Mark Langello
Second by: Heather Haywood
Meeting adjourned at 6:25 p.m.