

FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD
Government Services Building
Board Chambers
1769 East Moody Blvd., Bldg. 2, Bunnell, Florida 32110

MEETING

A G E N D A

DATE – JULY 11, 2023

TIME – 6:00 P.M.

1. Roll Call.
2. Pledge to the Flag.
3. Approval of June 13, 2023 regular meeting minutes.

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:
Application #3370 – **VARIANCE TO EXCEED MAXIMUM IMPERVIOUS AREA** – Request to exceed the maximum impervious area from 70% to 80% in the C-2 (General commercial and shopping center) zoning district – proposed Lot B, Cornerstone at Seminole Woods. Portion of Parcel No. 08-12-31-0650-000D0-0051; 1.10+/- acres (48,061+/- s.f.). Owner: Seminole Woods Investments, LLC/Applicant: Alann Engineering Group, Inc.
Project #2023050061 *(TRC, PDB)*

5. Quasi-judicial requiring disclosure of ex parte communication:
Application #3371 – **VARIANCE TO EXCEED MAXIMUM IMPERVIOUS AREA** – Request to exceed the maximum impervious area from 70% to 80% in the C-2 (General commercial and shopping center) zoning district – proposed Lot A, Cornerstone at Seminole Woods. Portion of Parcel No. 08-12-31-0650-000D0-0051; 1.12+/- acres (48,699+/- s.f.). Owner: Seminole Woods Investments, LLC/Applicant: Alann Engineering Group, Inc.
Project #2023050062 (TRC, PDB)
6. Quasi-judicial requiring disclosure of ex parte communication:
Application #3372 – **VARIANCE TO EXCEED MAXIMUM IMPERVIOUS AREA** – Request to exceed the maximum impervious area from 70% to 80% in the C-2 (General commercial and shopping center) zoning district – proposed Lot C, Cornerstone at Seminole Woods. Portion of Parcel No. 08-12-31-0650-000D0-0051; 1.10+/- acres (48,010+/- s.f.). Owner: Seminole Woods Investments, LLC/Applicant: Alann Engineering Group, Inc.
Project #2023050063 (TRC, PDB)
7. Quasi-judicial requiring disclosure of ex parte communication:
Application #3373 – **VARIANCE TO EXCEED MAXIMUM IMPERVIOUS AREA** – Request to exceed the maximum impervious area from 70% to 80% in the C-2 (General commercial and shopping center) zoning district – proposed Lot D, Cornerstone at Seminole Woods. Portion of Parcel No. 08-12-31-0650-000D0-0051 and Parcel No. 08-12-31-0650-000B0-0074; 1.09+/- acres (47,545+/- s.f.). Owner: Seminole Woods Investments, LLC/Applicant: Alann Engineering Group, Inc.
Project #2023050064 (TRC, PDB)
8. Quasi-judicial requiring disclosure of ex parte communication:
Application #3374 – **VARIANCE TO EXCEED MAXIMUM IMPERVIOUS AREA** – Request to exceed the maximum impervious area from 70% to 80% in the C-2 (General commercial and shopping center) zoning district – proposed Lot E, Cornerstone at Seminole Woods. Portion of Parcel No. 08-12-31-0650-000B0-0074; 2.35+/- acres (102,374+/- s.f.). Owner: Seminole Woods Investments, LLC/Applicant: Alann Engineering Group, Inc.
Project #2023050065 (TRC, PDB)
9. Quasi-judicial requiring disclosure of ex parte communication:
Application #3375 – **VARIANCE TO EXCEED MAXIMUM IMPERVIOUS AREA** – Request to exceed the maximum impervious area from 70% to 90% in the C-2 (General commercial and shopping center) and I (Industrial) zoning districts – proposed Lot F, Cornerstone at Seminole Woods. Portion of Parcel No. 08-12-31-0650-000D0-0050 and Parcel No. 08-12-31-0650-000B0-0071; 10.18+/- acres (443,622+/- s.f.). Owner: BJ's Wholesale Club, Inc./Applicant: Alann Engineering Group, Inc.
Project #2023050066 (TRC, PDB)
10. Staff Comments.
11. Board Comments.

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.

13. Adjournment

PLEASE TAKE NOTICE THAT INDIVIDUAL COMMISSIONERS OF THE BOARD OF COUNTY COMMISSIONERS MAY ATTEND THIS EVENT. THE COMMISSIONERS WHO ATTEND WILL NOT TAKE ANY ACTION OR TAKE ANY VOTE AT THIS MEETING. THIS IS NOT AN OFFICIAL MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY. THIS NOTICE IS BEING PROVIDED TO MEET THE SPIRIT OF THE SUNSHINE LAW TO INFORM THE PUBLIC THAT COMMISSIONERS MAY BE PRESENT AT THESE DISCUSSIONS.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, STATES THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY A BOARD AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT A MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE PLANNING & ZONING DEPARTMENT AT (386)313-4009 AT LEAST 48 HOURS PRIOR TO THE MEETING.