

**FLAGLER COUNTY
PLANNING AND DEVELOPMENT BOARD
REGULAR MEETING
Flagler County Government Services Building
Board Chambers
1769 East Moody Blvd., Bunnell, FL
MEETING MINUTES
Tuesday, March 14, 2017 at 6:00 PM**

Adopted 4/11/2017

1 **MEMBERS PRESENT:** Chairman Robert Dickinson, Arthur Barr, Michael Boyd, Troy Dubose
2 Michael Duggins, Lauren Kornel, and Mark Langello

3
4 **MEMBERS EXCUSED:** None

5
6 **STAFF PRESENT:** Sally Sherman, Deputy County Administrator; Adam Mengel, Planning
7 Director; Wendy Hickey, Planner;

8
9 **BOARD COUNSEL:** Kate Stangle, with Broad and Cassel

10
11 Chairman Dickinson called the meeting to order at 6:00 p.m.

12
13 1. **Roll Call.**

14 Attendance was confirmed by Ms. Hickey and a quorum was present.

15
16 2. **Pledge of Allegiance.**

17 Chairman Dickinson led the Pledge of Allegiance to the Flag.

18
19 3. **Approval of Minutes.**

20 Minutes of the February 14, 2017 regular meeting

21
22 Ms. Hickey advised the board a scrivener's error was made in Identifying the Chairman as Mr.
23 Boyd and the correction to Mr. Dickinson has been made.

24
25 ***Motion to approve with the correction made by Mr. Boyd and seconded by Mr. Dubose.***
26 ***Approved unanimously***

27
28 4. Legislative not requiring disclosure of ex parte communication:

29 Application #3065 – FUTURE LAND USE AMENDMENT LESS THAN TEN ACRES request
30 for a Future Land Use Map Amendment less than ten acres from Agriculture & Timberlands to
31 Commercial: High Intensity at 2261 S. Old Dixie Hwy. Parcel Number 34-12-31-0650-000D0-
32 0101; Parcel size 4.14 acres; Owner: Holiday Travel Park Co-Op, Inc/ Applicant: Robert W.
33 Marshall.

34
35 Mr. Mengel Planning Director presented the staff report noting that the project is considered a
36 legislative action; it is small scale, less than 10 acres in size. He went on giving detailed historic
37 information about this site and the proposed future plans for this site as part of the Holiday
38 Travel Park Co-Op. This land use amendment would be parcel specific limiting what would be
39 allowed at site. Maps were displayed showing the location, Land Use and Zoning and Mr.
40 Mengel continued discussing the staff report and staff recommendation.

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1
2 The Planning & Development Board recommend to the Board of County Commissioners
3 approval of Application #3065 a Future Land Use Map amendment from Agriculture &
4 Timberlands to Commercial High Intensity for Parcel # 34-12-31-0650-000D0-0101, subject to
5 simultaneous approval of parcel- specific limiting Future Land Use policy:
6
7 Policy A.1.1.10 Parcel Specific Limitations- notwithstanding the maximum density and / or
8 intensity permitted by this Future Land Use Plan, the following properties have proffered, and
9 Flagler County agrees to implement a more limited yield:
10
11 (12) FLUM Application #3065 Holiday Travel Park Co-Op Inc., limits commercial
12 development through an approved Planned Unit Development (PUD) to not more than 28
13 additional recreational vehicle spaces, inclusive of stormwater and open space areas. Being
14 all of Tax Parcel #34-12-31-0650-000D0-0101 and totaling 4.14 acres in size.
15
16 Chairman Dickinson asked if the applicant would like to speak.
17
18 Mr. Marshall declined but would be available for questions.
19
20 Chairman Dickinson then opened the Public Hearing to Public Comment. Hearing none he
21 closed the Public Hearing and opened Board Comments.
22
23 Mr. Duggins asked if anything was going to be done with the adjacent property to the south.
24
25 Mr. Mengel responded that there are plans, at this time informal but will be coming forward as
26 part of the Planned Unit Development (PUD).
27
28 Mr. Duggins asked when the utilities come up there are they going to come up to code in the
29 new area.
30
31 Mr. Mengel responded that it will be in the new areas. The areas will be compliant and
32 eventually retrofit the remainder of the park.
33
34 Mr. Barr stated “he was frustrated the FLU is predicated on the square footage of the existing
35 Land Use Category and it is misleading. When you get into their report they have the
36 transportation study and it doesn’t say anything except the number of units allowed and they
37 don’t create any trip generation here which is unfortunate.”

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1 Mr. Mengel responded that if there are less than 500 trips the concurrency requirements state
2 that it is not required to provide a separate study. The best we could do is the 10 trips per
3 dwelling unit and RV spaces are even less of a generator.

4 Mr. Barr asked about availability of utilities.

5 Mr.Mengel responded that the analysis that was provided ie; water quality reports it was stated
6 that there is capacity available for the additional units on the private system. They are permitted
7 through DEP for the private water and waste water services.

8 Ms. Kornel asked if there was any feedback from the surrounding neighbors.

9 Mr. Mengel responded no.

10 Mr. Langelo asked if it was mentioned this had a compliance issue tied into it, is this happening
11 no matter what tonight's outcome?

12 Mr. Mengel responded the compliance aspect will be the PUD that will come subsequent to the
13 Land Use Amendment.

14 Mr. Langelo asked if there a time frame for this to happen.

15 Mr. Mengel responded six months.

16 Mr. Langelo asked so they will have to have the application in for the PUD within six months.

17 Mr. Mengel responded the compliance agreement has that schedule in it.

18 Chairman Dickinson asked the PUD is a later step and is that all inclusive of the entire site?

19 Mr. Mengel responded yes

20 Chairman Dickinson asked so the plan we see now may be a bit different when it comes back
21 because of the evolution of the other parcels.

22 Mr. Mengel responded yes, this is very preliminary.

23 Chairman Dickinson asked if there were any more questions

24 *Motion to approve made by Mr. Boyd seconded by Ms. Kornel*

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1 *Motion carries unanimously*

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

3 Application #3068 – APPLICATION FOR REVIEW SITE DEVELOPMENT PLAN
4 APPROVAL FOR AN EXISTING SEMI-PUBLIC USE IN THE R/C (RESIDENTIAL
5 LIMITED COMMERCIAL) DISTRICT – request for a siteplan modification within an existing
6 Semi-Public Use at 5299 North Oceanshore Blvd Parcel Number: 40-10-31-0000-01120-0000;
7 Parcel size 1 acre Owner: Hammock Community Church / Applicant: Howard Sullivan.

8 Chairman Dickinson asked if there were any disclosures for this item.

9 Mr. Langelo responded that he knows the architect.

10 Mr. Mengel presented the staff report displaying the location, Future Land Use and Zoning
11 Maps and going into some history of the use and the proposed expansion. Completing the
12 presentation he gave the staff recommendation.

13 The Planning and Development Board finds that the site plan presented is sufficient and approve
14 application #3068 for an Application for Review-Site Development Plan for an addition to the
15 Hammock Community Church and existing Semi-Public Use in the Residential /Limited
16 Commercial (R/C) district subject to site review by the Scenic A1A Pride Committee.

17 Chairman Dickinson opened the Public Hearing seeing no one he closed the Public Hearing and
18 opened Board Comments.

19 Ms. Kornel asked if Scenic A1A was ok with going to them after it had been before the Board.

20 Mr. Mengel responded yes

21 Mr. Barr asked if staff was privy to the approval documents from the County for the use of the
22 greenway parcel and a lease agreement with Florida Department of Transportation for the
23 property south of the building.

24 Mr. Mengel responded yes they were mentioned in the staff report for history of this project. We
25 were made aware of the lease by a potential code issue from our Scenic A1A folks and told us
26 of some clearing that had been done under the tree canopy. We thought it was greenway parcel
27 but found out it was FDOT. There is no activity happening on the greenway parcel. This is an

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1 arrangement that is provided elsewhere in the communities between FDOT and neighboring
2 property owners. The current overflow parking is consistent with the lease agreement.

3 Mr. Barr stated “I did go out there and look at it and to my best count it was about 75 spaces on
4 the property. They did a good job”.

5 Chairman Dickinson stated “the Scenic A1A they like the natural parking under the tree
6 canopy.”

7 Mr. Langello asked if there have been any issues or complaints from the neighbors about
8 parking, He then asked if a policeman directing traffic is a requirement.

9 Mr. Mengel responded it has been about 6 years since we have had anything out there come up
10 and it has all been solved by the FDOT overflow parking area. When you have a one way in one
11 way out it is more for the convenience of the church members more than anything else. There is
12 a significant stack and I am sure that would be a safety concern as well

13 Chairman Dickinson asked if there were any more Board Comments

14 **Motion made by Mr. Boyd to approve seconded by Ms. Kornel**
15 **Motion carries unanimously**

16 6. Staff Comments.

17 Mr. Mengel discussed the email from Christie Mayer of County Administration outlining the
18 County Social Media Policy and if there were any questions feel free to contact staff there is no
19 specific deadline to return the completed form.

21 7. Board Comments.

23 8. Public Comments – Each speaker will be allowed up to three minutes to address the Planning
24 and Development Board on any item or topic not on the agenda.

26 Peter Blair, Holiday Travel Park Co-op, thanked the board and staff for helping us through the
27 process of trying to get things done.

29 9. Adjournment

30 *Motion to adjourn at 6:49 p.m. made by Mr. Langello*

32 Drafted by: Wendy Hickey

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1 Reviewed by: Adam Mengel