

**FLAGLER COUNTY  
PLANNING AND DEVELOPMENT BOARD  
REGULAR MEETING  
Flagler County Government Services Building  
Board Chambers  
1769 East Moody Blvd., Bunnell, FL  
MEETING MINUTES  
Tuesday, May 9, 2017 at 6:00 PM**

*Adopted 6/13/2017*

1 **MEMBERS PRESENT:** Chairman Robert Dickinson, Arthur Barr, Michael Boyd, Michael  
2 Duggins, Laureen Kornel, and Mark Langelo

3  
4 **MEMBERS ABSENT:** Troy Dubose

5  
6 **STAFF PRESENT:** Sally Sherman, Deputy County Administrator, Growth Management Director ;  
7 Adam Mengel, Planning Director; Wendy Hickey, Planner; Gina Lemon Development Review  
8 Planner III

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

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

13  
14 1. **Roll Call.**

15 Attendance was confirmed by Ms. Lemon and a quorum was present.

16  
17 2. **Pledge of Allegiance.**

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

19  
20 3. **Approval of Minutes.**

21 Minutes of the April 11, 2017 regular meeting

22  
23 *Motion to approve made by Mr. Langelo and seconded by Ms. Kornel.*

24 *Approved unanimously*

25  
26 4. **Quasi-judicial requiring disclosure of ex parte communication:**

27 **Application #3070 –APPLICATION FOR REZONING TO PUD (PLANNED UNIT**  
28 **DEVELOPMENT) request for rezoning from C-1 (Neighborhood Commercial) to PUD**  
29 **(Planned Unit Development); Parcel Number 27-11-31-4892-00000-00R0; Parcel size; 5.63**  
30 **acres. Owner: Gurell Land Management, LLC; Applicant: Timothy J. Conner.**

31  
32 Chairman Dickinson asked if there were any exparte communications none reported.

33  
34 Mr. Mengel made a statement that this meeting was not being broadcast on Flagler TV but it  
35 was being broadcast on Flagler You Tube in addition the video monitors are not working in the  
36 Board Chambers.

37  
38 Mr. Mengel Planning Director presented the staff report noting location, size and current zoning  
39 classification. He gave detailed historic information about this site and the proposed phased plan  
40 for the site. Mr. Mengel provided the staff recommendation as staff recommends that the

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1 Planning & Development Board recommend the Board of County Commissioners, approval of  
2 Application #3070 a rezoning from C-1 (Neighborhood Commercial) to PUD (Planned Unit  
3 Development) District, finding that the requested change is consistent with the Comprehensive  
4 Plan and the Land Development Code.

5  
6 Timothy J. Conner 4488 N. Oceanshore Blvd. Palm Coast Fl 32137 Applicant/ Agent stated this  
7 is a quality low impact development on Colbert Lane. What we are proposing is something  
8 compatible with the County's uses that are already there as you have invested some money in  
9 park, the trail head for Graham Swamp and the rail to trail facility I know your tourist and  
10 economic development wing is interested in eco-development. We are using this to duck tail  
11 into that mission the County is already engaged in and away from what this property may have  
12 been designed to be back in 2004. My client has done a tremendous amount of due diligence.  
13 We have a non jurisdiction determination letter from the Army Corps of Engineers as to the  
14 wetland impact; we know what we are going need to get a water management permit in order to  
15 get into the wetland part of the property. We put a lot of work into this to get where we are. We  
16 intend to keep as much of the canopy in place as possible in order to accommodate what we  
17 have asked for this 2 phase development. In phase 1 we would like to put in the road build the  
18 house as the primary residence and over time as we will get more familiar with the property we  
19 will be able to determine where the real heritage oaks are where the areas to be preserved are  
20 and work the 12 sites into that setting rather than mow that thing down and put in an RV park.  
21 We are not talking about Camp Town in Beverly Beach, we are not even talking about Gamble  
22 Rogers State Park we are talking about something that is much more environmentally friendly  
23 and more aesthetically pleasing. The road entrance as proposed will be a single entrance off of  
24 Colbert Lane we vision a gate with a 40 foot setback from the property line that puts the gate  
25 substantially back from Colbert Lane right-of-way there will be landscape in front of gate  
26 entrance and between the buffer of natural vegetation and beyond that other than the gate and  
27 the entrance apron, riding down Colbert Lane after this development is in place will be no  
28 different than it is today everything will be hidden from view. Behind the development we are  
29 completely wrapped by conservation area that was dedicated as part of Palm Coast Plantation  
30 development so there is nothing around us north, east or south. To the west on other side of  
31 Colbert Lane is conservation land and that has been preserved either by the Water Management  
32 District, Palm Coast or Flagler County so this parcel is surrounded by environmental set aside  
33 there are no residential structures close by so you won't be able to see it the only way you would  
34 know it was there is if you literally flew over it with an airplane. We believe and our studies  
35 indicate that from the engineering that has been done noise would be non-existent to the  
36 neighboring community and there will be no other impacts that would be considered detrimental  
37 to the local residential area. We met with the Grand Haven CDD, at that time we thought we  
38 would have to annex into the city in order to get water and sewer for the project so we met our  
39 neighbors to see the reaction, the only negative reaction we got from the Grand Haven CDD was  
40 a gentleman in the audience was concerned that the speed limit on Colbert Lane would be

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1 reduced. As you can see from the public reaction that is here tonight it is not something that is  
2 generating a lot of concern. It is zoned C-1(Neighborhood Commercial) right now it allows for  
3 bakeries, convenience store, hardware store, coin laundry, barber/beauty shops and pharmacy  
4 and all we would need to get is a development order and a building permit. I heard loud and  
5 clear from the Grand Haven people they don't want any of that down on Colbert Lane but my  
6 client is interested in developing his property. So we talked to the development community  
7 through our engineering contacts and were told that it was not a corner so Walgreens doesn't  
8 want it, and it is not located in an urban area so there are not many commercial uses that would  
9 be attracted to this site. Jim Cullis and Grand Haven are putting in commercial development  
10 already on the north end of Colbert in Palm Coast there are designs to develop the corners of  
11 100 and Colbert Lane, There didn't appear to be a community desire for neighborhood  
12 commercial type development nor did a developer desire the location so what we have left a  
13 Dollar General. We could get a Dollar General but I don't think mowing down 5 acres for  
14 parking and bright lights is compatible with what you already have on Colbert Lane and I don't  
15 think the neighborhood would like it either. So we are asking for approval of a planned  
16 development in 2 phases to allow for the residential structure to be built C.O.'d and occupied  
17 and a good boots on the ground understanding of what we got in natural features in place and  
18 allow us to come back and get a detailed engineered design back in front of the County for final  
19 development of the RV site. These will be pull through sites, they will pull through to the extent  
20 they will have parking pad, picnic table electric and water hookup but other than that we don't  
21 envision disturbing the area much at all and if you think about it, this has the impact of 1 unit  
22 per half acre and that would be the residential impact but that is not the correct way of looking  
23 at it what we have is the impact of 1 residential unit on 5 1/2 acres and 12 temporary parking sites  
24 that don't take up much more than a car and a boat which people in the county are allowed to  
25 put in their front yards and they are temporary sites. This is a residential setting we are not  
26 allowing people to park their vehicles permanently. We are restricting it to transient use only no  
27 storage of vehicles, there will be no outside storage except for the owners storage of his own  
28 cars which is anticipated in the design of the site with a proposed garage to park his RV so that  
29 will be the only storage on site. So it won't be a place where someone can come in set up, build  
30 a roof over it and use it as their winter home. It will be transient rental only and we envision at  
31 the level my client is going to charge for rental fees on a regular basis it is going to be high end  
32 RV, soccer moms and dads that can afford those kind of things, sports enthusiasts coming to the  
33 county to enjoy what we have, possibly families that are here for a lacrosse tournament or  
34 soccer tournament or some people that come to enjoy the water golfing and biking that is the  
35 market we are looking for not snow birds coming down and parking a RV that they can do in  
36 Beverly Beach.

37  
38 Chairman Dickinson opened the Public Hearing seeing no one he closed the Public Hearing and  
39 opened Board comments.  
40

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1 Mr. Langelo, questioned Mr. Mengel this 2 phase PUD I don't recall where the first phase was  
2 a single family residence. Is there any issue if only phase 1 happened without phase 2. Would  
3 that create a problem? And is there a time limit for phase 2 to come on line.  
4

5 Mr. Mengel, noted that we did talk internally and the applicant has not had time to respond  
6 about the concept. We have talked to Mr. Connor about this and what we would normally do is  
7 have some sort of bond or surety provided but you are talking about a subdivision and  
8 subdivision improvements so; we also understand what the owner has discussed as an outline.  
9 This parcel known as tract R had given all its density it was the donor parcel for the recipient  
10 parcel, no residential.  
11

12 Mr. Langelo stated the problem is there is residential and it may trip one extra unit that they had  
13 already given away.  
14

15 Mr. Mengel responded yes.  
16

17 Mr. Langelo asked if we are still doing it anyway?  
18

19 Mr. Mengel, yes but the manager caretaker residence is ancillary use for the commercial that is  
20 on the same parcel. The way to work those protections in you are hitting on just what we had  
21 talked about what if phase 1 happens and phase 2 never comes.  
22

23 Mr. Langelo asked if there is going to be a time line or any type of a trigger as Mr. Conner was  
24 saying he wants to go in there and take his time and figure out what is going on it could take 5  
25 years it could take 25 years. So at what point does that trigger in the PUD and does that cause a  
26 problem.  
27

28 Mr. Mengel stated that the ordinary language we would have is the 2 years suspense date or the  
29 2 year milestone within the PUD. So, what we have talked about at least in the short run, is  
30 some of a kind of guarantee on the part of the owner to the County to say this is for that  
31 infrastructure of that portion that is yet to be done and if I don't deliver on it then that can be  
32 held by the County maybe something in escrow.  
33

34 Mr. Langelo asked if that is something written into the PUD, or is it written into any site  
35 development order that may be issued.  
36

37 Mr. Mengel responded at the moment is it written into the draft Ordinance of the PUD which  
38 you do not have the privilege of seeing at this point it is a concept we are trying to work  
39 through. But of the issue of if that the home happened only and phase 2 never did it is safe to

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1 say we would still like to have some more discussion with the owner and their agents and also  
2 with County Attorney staff to come up with something.

3

4 Mr. Langelo encouraged the applicant to have a sign.

5

6 Mr. Langelo stated the right in and right out that concept is a bad idea if that isn't released on  
7 this as a matter of fact I think it is dangerous If it remains all the RVs that all have to head north,  
8 they are going to go to the very next turnaround and try to make a big u-turn in the road. It is  
9 safer if they make a turnout of the site. Is this not on a bend in the road and they could have a  
10 left out from here hopefully when it goes to County Commissioners I hope they look at that  
11 regard. They will probably have to put septic tanks in or septic disposal for all of those camp  
12 sites because if it is high end they don't want to have to keep their storage and that may be a  
13 significant size for 12 units.

14

15 Jerry Finley, Finley Engineering Solutions, Inc. 3959 Nova Road Port Orange FL 32127 project  
16 engineer we have had multiple conversations with the Health Department about this project. We  
17 see it as the number of units we have in there and the cutoff, I believe it was 14 that they can  
18 permit for water and septic for this project, one system for the whole project. So we have a  
19 gravity sewer that will drain to a common septic tank for this whole project.

20

21 Mr. Langelo asked so you had already planned on doing that.

22

23 Mr. Finley responded we haven't designed it but we have the parameters for it.

24

25 Mr. Langelo asked so the way that the drawing showed the lots being evenly space you may  
26 have a septic in the middle of that or something.

27

28 Mr. Finley responded we envision gravity system just like in a subdivision. Gravity sewer man  
29 holes or clean outs running to a pump with a septic tank and common drain field.

30

31 Mr. Langelo asked will the PUD have any other restrictions that Mr. Connor was talking about  
32 where there was just going to be a transient use no storage and different things was that the  
33 language you were discussing with the owner.

34

35 Mr. Mengel responded we have addressed them at least in this initial draft of the Ordinance that  
36 you have not had the benefit of looking at, but in very much keeping in line with what we  
37 already have in the Land Development Code the 6 month limit on occupancy in any single space  
38 within the park so that we are tracking that language we did have some feedback also from the  
39 County Administrator about something that is timely for us a prohibition of ground fires and I

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1 think we have talked some about that and I don't think there is any particular pushback on that  
2 either but some aspects we want to have incorporated into the Ordinance.

3

4 Mr. Langelo conceptually I like the project.

5

6 Mr. Mengel stated that the item presented here as the reclassification as best is considered a  
7 sketch plan so that what was written into your written petition so we are meeting that  
8 requirement 3.04.03 of the LDC. The PUD site development plan that is the engineered plan  
9 will be submitted. That is submitted to the TRC, Planning Board and the Board of County  
10 Commissioners and that would follow. So your initial step for the rezoning is that sketch plan  
11 and that is what we have now. It has been stated that lots of work has been done but it has not  
12 been put into a format of a site plan to meet our requirements of a PUD site plan. So, then what  
13 you will have accompanying this Ordinance is the sketch plan for the purposes of the rezoning  
14 to satisfy the requirements for the reclassification to Planned Unit Development. So you will see  
15 the site plan again.

16

17 Mr. Barr referenced the sanitary service and it being a septic system. Is there public water along  
18 Colbert Lane or will there be internal central water?

19

20 Mr. Finley responded there are problems to connect to the water lines, to connect you have to  
21 annex into the City of Palm Coast and it is a great distance this little 5 acre parcel and water is  
22 2300 feet to the north and 2300 feet to the south where the 2 entrance roads are to Palm Coast  
23 Plantation that is where the water is, so you have to be running 10-12 inch water line 2300 feet  
24 to get to the property. We did talk to the Health Department they can permit it themselves  
25 without having to go to DEP for a water system for this size project

26

27 Mr. Barr asked if Palm Coast Plantation has annexed into the City of Palm Coast.

28

29 Mr. Mengel no, to the best I am aware they are requiring pre annexation agreements to be  
30 signed for every lot that is developed within Palm Coast Plantation.

31

32 Mr. Barr so they have City water.

33

34 Mr. Mengel yes City water and sewer.

35

36 Mr. Barr asked so is there any restraint on this property for requirements for future annexation?  
37 Is there a demand for that they are surrounded by city.

38

39 Mr. Mengel responded there may be that push from the City but absent the availability of the  
40 utilities it would be safe to say the owner would have a very strong argument given against that

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1 annexation occurring because there would be no benefit. You can envision that possibility of  
2 this being an enclave being surrounded by the City at some point I would also say suppose some  
3 of which we already know that the powers that be at Palm Coast Plantation have been able to  
4 resist the effort by the City to this point and that efforts continue going so even with the pre  
5 annexation agreements being signed by each lot owner there have been no properties annexed at  
6 this point and annexation is not on the horizon.

7  
8 Mr. Barr asked on a side issue Mr. Cullis' Light House project where will they be getting their  
9 water and sewer?  
10

11 Mr. Mengel responded they, along with Harbor View Marina, which is south of this project will  
12 get their utilities from City of Palm Coast and will likely have some pre annexation agreement  
13 and may or may not be required to annex.  
14

15 Mr. Barr asked we know for certain Graham Swamp will remain in the County.  
16

17 Mr. Mengel when the Water Management District controlled the property the Graham Swamp  
18 was annexed so it is actually in the City limits they are on the other side of Colbert Lane across  
19 the street from this property.  
20

21 Mr. Barr asked so this is within their water service area where it goes down to SR100.  
22

23 Mr. Mengel we had some discussion about it. If you go back to 2007 where we were negotiating  
24 that settlement agreement we believe we have an area here that is carved out that was to remain  
25 County but be served by the City for utilities that was part of that agreement but there still  
26 seems to be a requirement for pre annexation agreements on the part of the City consistent with  
27 what they would apply to this area that they serve, the unincorporated area that they serve.  
28

29 Mr. Boyd I am like Mr. Langelo I think the County should revisit the right in right out  
30 requirement.  
31

32 Motion made to approve made by Mr. Boyd and seconded by Ms. Kornel  
33

34 Chairman Dickinson I am comfortable with the project what I am uncomfortable with is the  
35 PUD Agreement that is in the process. It is important that the components that we talked about  
36 are covered in the PUD Agreement. Is it normal for us to look at a PUD project without at least  
37 a draft of the PUD Agreement for our review?  
38

39 Mr. Mengel responded we are attempting to move away from the traditional PUD text  
40 agreement our challenge is how we do this. While we moved away from the traditional text

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1 agreement we then have incorporated restrictive language we wanted to into the Ordinance  
2 itself. What I can share at this point is there is a restriction on the use itself as the 12 sites along  
3 with the caretaker residence the transient nature the 6 month schedule out of the land  
4 development code a requirement on space size 30 feet of width a depth of 60 feet and those 12  
5 spaces occupied no greater than 6 month duration by any single owner a restriction on ground  
6 fires a restriction or language that would forbid the sale or subletting of any space it would also  
7 prohibit the sale of the residence the caretaker residence that cannot be cut out from the property  
8 it must remain as one single project and also have that language that we are still trying to find  
9 out that surety will be there for us to make the improvement if Phase 2 doesn't happen and it  
10 stops at Phase 1. That in its truest sense is all the points will be in the Ordinance. You can  
11 imagine one of the difficulties here is that while it is imposed here it is adopted by Flagler  
12 County BOCC as an Ordinance it is not necessarily something that gets the signature for the  
13 agreement of the applicant as much as the applicant submitted it to us as their initial rezoning  
14 request and they signify their consent through their submittal of the application so we will still  
15 have some negotiation where they would be able to comment and that is part of the reason you  
16 don't have it here is we are still trying to work those things out with the pieces.

17  
18 Chairman Dickinson asked if there was any other Board discussion. No reply

19  
20 *Motion made to approve made by Mr. Boyd and seconded by Ms. Kornel*  
21 *Motion carried unanimously*

22  
23 5. Staff Comments

24  
25 Mr. Langelo asked about the Use of Owned Electronic Devices by Flagler County form he had  
26 received and felt that it does not apply to the Planning Board feeling that parts are a little  
27 ambiguous. He understood the County Administrator being concerned for a department head or  
28 anyone on the County staff going on the internet and doing something, but on a citizen's  
29 advisory board it is a bit of over kill

30  
31 Mr. Mengel, I think you are reading it in the right context think of it in the discharge of your  
32 official duties as a volunteer citizen board member with the county and if you keep that context  
33 take what applies in that situation and hold it to heart and don't take what doesn't.

34  
35 Mr. Langelo when I go on the internet to do my advertising for my company which is  
36 prohibited in here I shouldn't be doing that. This document not necessarily designed for us and  
37 if you read pieces of it you have to read the whole thing and keep it in context the spirit of it. I  
38 just went to court this week against my insurance company and I won but it was one of these  
39 lawyer things pulling out little details like this particular thing did not say that and then I am

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1 reading this and that is exactly what I am doing here I am agreeing to something that doesn't  
2 apply.

3

4 6. Board Comments.

5 Mr. Barr stated I am concerned about the statement that you are removing text agreements to  
6 PUD's and I think the implication was the ability towards specific guidance of the development  
7 within the Ordinance itself The PUD then I am losing track of what a PUD is. The PUD I grew  
8 up with is where all the details and all the controlling conditions are and it also gives the  
9 developer more flexibility and the ability to make changes. An Ordinance is controlled by  
10 County Government a more difficult avenue to make changes so what direction are you going?

11

12 Mr. Mengel commented could you please disclose that we did not talk about this before we  
13 came into the meeting so I did not prompt you to question or comment; to some degree I share  
14 your concern. What we are heading towards is this idea that PUDs are things that we have relied  
15 on where things don't otherwise fit. I think in some areas it's been correct. You may not all  
16 completely agree with it and I have definitely been able to talk about it on the opposite side of it  
17 also because I do see both sides. The PUD to me has the advantage they are wordy documents  
18 they are contractual documents there is a lot of obligations there is a of legalese in them but at  
19 the same time it is also something that the County depends on the developer to perform but they  
20 can go back and point and say the County thought this was important enough to be put into my  
21 agreement so beyond C&R's beyond those things that the developer has the responsibility or  
22 they can incorporate some of those things that and giving the County the ability to amend or  
23 control or to work through it. I think our approach is a good one. I am happy with the idea and  
24 the concept where we are heading with this. I did leave out that we would start with a base  
25 zoning so what we would say is we have to have something that we can tie this piece of property  
26 to these PUDs going forward is so what is this use what is this spatial relationship. How are we  
27 dividing up these lots what is the closest zoning category we have to this development and then  
28 we would have a list of exceptions maybe it's the setbacks so then we have all this applies  
29 except for this so here are those exceptions and the hope is that at least the effort is a noble one  
30 to make it easier for staff easier for the public to go through and look this is what this looks like  
31 in a snapshot I don't have to read 30 pages to figure out my setbacks are 5 feet from the side lot  
32 lines.

33

34 Mr. Barr the idea behind the PUD allows development to be creative beyond what is in black  
35 and white in the Ordinance and it looks like you are kind of getting close to that line where you  
36 have Ordinances that you can do it unless it say you can't do it or you can do it unless it says  
37 you can't do it. So if you say you say you can't unless it says you can do it that code is going to  
38 be 10 feet high. If it says you can do it unless you say you can't do it then it is much simpler and  
39 that is the environment in which the PUD is created so I hope we are not going to that line

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1 where there are so many rules and regulations preexisting that the concept of the PUD  
2 disappears.

3  
4 Mr. Mengel I would offer one criticism I agree with you the original approach in our preamble  
5 in our Land Development Code is that we had some public good that was coming out of the  
6 PUD and it was not something we would offer up as candy just because you didn't like the  
7 zoning that we had in place and it was suppose to be that avenue to have that creativity and  
8 maybe you had them more often than not you had mixed uses. We saw most of them and a  
9 accurate criticism is we had increasingly more single use PUD's where for whatever reason I  
10 just didn't like the setbacks and there is not a whole lot of creativity going on there. There is not  
11 a whole lot of public good coming with it. It is just I don't want to do what the zoning tells me I  
12 can do and break the glass and call my emergency and go forward to the Board. I do understand  
13 where you are heading with your comment. I think we will take it to heart. We are beginning the  
14 journey yet again a new Land Development Code update and we will have some reports on that  
15 also. We will provide your comments to the consultant.

16  
17 Mr. Langello I agree with Mr. Barr I did have a conversation with Mr. Mengel last year about  
18 PUD's. I thought you indicated to me that what the concept was the way the language was going  
19 to be written so you could look at a table of setbacks and uses and that would be easy for staff to  
20 look at. I didn't know we were trying to push the PUD in another direction.

21  
22 Ms. Sally Sherman, Deputy County Administrator, Growth Management Director, we are not  
23 pushing PUD's in another direction. What has been happening for the last 9 years is 99 percent  
24 of the development that came forward came forward as a PUD that becomes very cumbersome  
25 to manage that is one thing our zoning code is not working. Our approach is PUD's should have  
26 an underlying zoning where probably about 80 percent of the zoning regulations work and you  
27 need that difference that variance to about 20 percent about instead of 100 percent of it being  
28 totally different from any of your other standard zoning regulations so the approach we are  
29 looking at is an underlying zoning for example for a residential it is R-1 the setbacks are  
30 basically going to be 25 on the front 7.5 on the side and 30 on the rear for example but you may  
31 want to vary from that rear with your screen setbacks or even your rear yard setback you would  
32 have that opportunity to differ but you underlying zoning will still be R-1so you won't have a 25  
33 to 30 page document that is different from your basic zoning regulations. If that is the direction  
34 we are going to continue then why have a Land Development Code or zoning regulations have.

35  
36 Mr. Langello since I have been on this Board and I was on this Board before, in all the  
37 approvals you have given have been for a positive for the County you have not been giving  
38 them out like candy and letting the developers do whatever they wanted so I don't think that  
39 result was bad. If the new direction or the new method is going to hamper a developer just  
40 because of some underlying regulation that they can't get around, it may make this more

**FLAGLER COUNTY  
PLANNING AND DEVELOPMENT BOARD  
REGULAR MEETING  
Flagler County Government Services Building  
Board Chambers  
1769 East Moody Blvd., Bunnell, FL  
MEETING MINUTES  
Tuesday, May 9, 2017 at 6:00 PM**

*Adopted 6/13/2017*

1 difficult. You may be destroying stuff just for the simple fact there have been so many so we are  
2 going to slow it down. Hopefully that is not what is going to happen.

3  
4 Chairman Dickinson so, the PUD Ordinance will reference a zoning category which they have  
5 to work within with the exceptions of the following correct that saves 28 pages so that it is  
6 going to susceptible to the R-1 district with the exception of the setback of 4 feet so is that the  
7 Cliff note?

8  
9 Mr. Mengel responded yes sir.

10  
11 7. Public Comments – Each speaker will be allowed up to three minutes to address the Planning  
12 and Development Board on any item or topic not on the agenda.

13 8.  
14 No Public Comments

15  
16  
17 9. Adjournment  
18 *Motion to adjourn at 7:01 p.m. made by Mr. Boyd*

19  
20 Drafted by: Wendy Hickey  
21 Reviewed by: Gina Lemon