

**FLAGLER COUNTY
PLANNING AND DEVELOPMENT BOARD
REGULAR MEETING
Flagler County Government Services Building
Board Chambers
1769 East Moody Blvd., Bunnell, FL
MEETING MINUTES
Tuesday, August 8, 2017 at 6:00 PM**

Adopted 10/10/2017

1 **MEMBERS PRESENT:** Chairman Robert Dickinson, Arthur Barr, Michael Boyd, Troy Dubose, Michael
2 Duggins, Lauren Kornel and Mark Langelo
3

4 **MEMBERS ABSENT:** None
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7 **STAFF PRESENT:** Sally Sherman, Deputy County Administrator, Growth Management Director; Adam
8 Mengel, Planning Director; Wendy Hickey, Planner; and Gina Lemon, Development Review Planner III
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11 **BOARD COUNSEL:** Kate Stangle, with Broad and Cassel
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14 Chairman Dickinson called the meeting to order at 6:00 p.m.
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16 1. **Roll Call.**

17 Attendance was confirmed by Ms. Lemon and a quorum was present.
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20 2. **Pledge of Allegiance.**

21 Chairman Dickinson led the Pledge of Allegiance to the Flag.
22
23

24 3. **Approval of Minutes.**

25 Minutes of the June 13, 2017 regular meeting
26

27 *Motion to approve made by Mr. Boyd and seconded by Mr. Langelo.*

28 *Motion approved unanimously.*
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31 4. Quasi-judicial requiring disclosure of ex parte communication:

32 Application #3083 – **SPECIAL EXCEPTION IN THE MH-3 (MOBILE HOME PARK) DISTRICT**
33 **FOR A HOME OCCUPATION** – request for a Special Exception for a Home Occupation for a
34 Handyman at 2982 North Oceanshore Boulevard; Parcel Number: 26-11-31-0000-01050-0000; Owner:
35 Flagler by the Sea, Inc. / Applicant: Gary McCullough
36

37 **Chairman Dickinson** called for disclosure of exparte communications, none reported.
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39 **Planning Director Adam Mengel** presented the item and staff's recommendation for approval.
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41 **Chairman Dickinson** opened the public hearing.
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Gary McCullough, 2982 N Oceanshore Blvd Lot 33, Applicant gave a brief overview of his business.

Ms. Kornel inquired if there was outdoor storage.

Mr. McCullough responded that all equipment is kept in a shed.

Chairman Dickinson opened the public hearing.

Ms. Gabriella Francis, 2996 Painters Walk, asked if this would affect the entire trailer park.

Mr. Mengel answered Ms. Francis by stating that this is specific to Mr. McCullough.

*Motion to approve per staff recommendation made by Mr. Boyd. seconded by Ms. Kornel.
Motion approved unanimously.*

5. Staff Comments

DISCUSSION ON R/C (RESIDENTIAL/LIMITED COMMERCIAL) DISTRICT – request for the Board to receive staff’s report and recommend to the Board of County Commissioners that the residential development thresholds of Comprehensive Plan Policy A.1.1.3(2)(a) and (b) have been met in the unincorporated areas of the barrier island and that the requirement for mixed use designated parcels to include a residential component will be eliminated through the Evaluation and Appraisal Report (EAR) process and its successive EAR-based amendments.

Mr. Mengel presented the staff report and recommendation to the Board of County Commissioners.

Dennis Clark, 5784 N Oceanshore Blvd., provided a handout to the Board and read it into the record; this document is attached to these minutes.

Mr. Langelo asked if this had always been applied by parcel basis.

Mr. Mengel stated that that has been the case during his tenure and that of his immediate predecessor.

Mr. Langelo is in support of the using the entire area for the calculation of the mixed use.

Chairman Dickinson feels that the intention was to keep the beauty of the Hammock.

Mr. Mengel added this interpretation will not remove the need for the special exception for any commercial use.

Chairman Dickinson asked if there was anyone in the audience would like to speak.

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1 **Mr. Brent Bruns, Hammock Coastal Real Estate, 102 Yacht Harbor Dr., Unit #161**, spoke of a project
2 he is proposing within the Hammock and that this change would be good for the area.

3
4 **Mr. Barr** stated that whenever there is simplifying of regulations it is commendable.

5
6 **Mr. Clark** spoke of the advantages of the village center.

7
8 **Mr. Barr** asked if this is a work in progress.

9
10 **Mr. Mengel** stated that this would be an interpretation and would be part of the support for the EAR
11 update.

12
13 **Mr. Langelo** asked will this change when the Board makes an interpretation or when the EAR process
14 begins.

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16 **Mr. Mengel** responded this will be implemented when the Board makes an interpretation.

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18 *Motion to approve as provided by staff made by Mr. Barr and seconded by Mr. Langelo.*
19 *Motion approved unanimously.*

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21 **6. Board Comments**

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23 **Mr. Duggins** shared that he will not be returning as a Board Member. He has been on the Board for seven
24 years and he would like to let someone else have a try.

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26 **7. Public Comments**

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28 None.

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30 **8. Adjournment**

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32 *Motion to adjourn made by Mr. Boyd at 7:07 p.m.*

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34 Minutes drafted by Wendy Hickey.
35 Minutes reviewed By Adam Mengel.

R/C District and Mixed-Use Low Intensity Land Use in the Scenic Corridor Overlay

by Dennis Clark for the 8/8/17 Planning and Development Board meeting.

This mixed-use low intensity land use designation is tied to the R/C zoning district that is applied to most of the parcels along A1A in the Hammock.

It's been unwieldy to implement the Residential requirement but there are several factors to consider.

1. It provides long-term rentals for working class people who may work in the Hammock but cannot afford to buy a residence in the Hammock. Currently there are only a handful of apartments for rent.
2. It is a deterrent to building a business on a small parcel, since parking and septic are required for the residence as well as the business. Also, it adds building expense.
3. It may add incentive to rent an existing building for a new business. There are several that are available.
4. It may add incentive to build in one of the two office parks - Cinnamon Beach and Hammock Business Park.
5. It is not clear how much residential is required and if/how it may be traded with another landowner.
6. Is an apartment a commercial or residential component?

The Hammock Community Association along with Scenic A1A PRIDE has been looking at long-term growth potential since 2002 with several efforts:

- 2002 A1A River & Sea Trail Corridor Management Plan.
- 2003 - Flagler County Scenic Highway Charrette a public workshop run by the Treasure Coast Regional Planning Council.
- 2006 - Future Land Use Group run by myself to map out commercial districts in the Hammock and look for incentives to build commercial in specific areas (and not in others).
- 2016 - HCA Long-Range Planning Committee formed and test survey implemented.

The Swindermans, owners of the Hammock Thrift Shop, are glad that they built the upstairs apartment but it may not be a profit-making addition.

Potential Solutions

1. No change. If a business does not want to build the residence, apply for rezoning and land use change at a cost of about \$1,300. Minimum parcel size for C-1 increases from 9,000 SF (0.206 acres) to 20,000 (0.459 acre).
2. Remove the residential requirement in the Comp Plan. Will allow anyone along A1A with a quarter acre to convert a home into business.
3. Add a minimum lot size requirement of 0.5 for commercial application to allow for parking. Do not allow deceleration lanes for these small businesses.
4. Create a "commercial zone" by incentivizing certain areas for commercial while de-incentivizing other areas. I.e. create a downtown Hammock from 16 Rd to the Bridge.
5. Consider how to manage the R and C component of the Scenic Corridor in some other workable manner.

I suggest that we give it some thought before making a decision that we may regret later.