

**FLAGLER COUNTY  
PLANNING AND DEVELOPMENT BOARD  
REGULAR MEETING  
Flagler County Government Services Building  
Board Chambers  
1769 East Moody Blvd., Bunnell, FL  
MEETING MINUTES  
Tuesday, July 10, 2018 at 6:00 PM**

*Adopted 10/9/18*

1 **MEMBERS PRESENT:** Chairman Mark Langello, Michael Boyd, Laureen Kornel, and Anthony  
2 Lombardo.

3  
4 **MEMBERS ABSENT:** Timothy Conner (excused)

5  
6 **STAFF PRESENT:** Gina Lemon, Development Review Planner III; and Wendy Hickey, Planner,  
7 Jarrod Shupe, Innovation Technology Director

8  
9 **CONSULTANT:** Sally Sherman, of JMI Consulting

10  
11 **BOARD COUNSEL:** Al Hadeed, County Attorney for Kate Stangle, of Broad and Cassel

12  
13 **Chairman Langello** called the meeting to order

14  
15 1. **Roll Call.**

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

17  
18 2. **Pledge of Allegiance.**

19 Chairman Langello led the Pledge of Allegiance to the Flag.

20  
21 3. **Approval of the June 12, 2018 regular meeting minutes**

22  
23 *Motion to approve made by Ms. Kornel, seconded by Mr. Lombardo*

24  
25 4. Quasi-judicial requiring disclosure of ex parte communication:

26 Application #3138 – **APPLICATION FOR A VARIANCE IN THE PUD (PLANNED UNIT**  
27 **DEVELOPMENT) DISTRICT** – request for an 8-inch setback variance for the subdivision sign  
28 for Seaside Landings Subdivision; Parcel Number: 38-12-31-5445-00000-00A0; Owner: Seaside  
29 Landings Homeowners Association, Inc./ Applicant: Rabbit & Sons Construction Co., Inc.

30  
31 **Chairman Langello** asked for ex-parte disclosures; no disclosures were made.

32  
33 **Ms. Wendy Hickey, Planner,** presented the staff report giving a brief history of the project and  
34 staff recommendation that the Planning and Development Board find that the variance criteria as  
35 listed in the guidelines at Land Development Code Section 3.07.03E- specifically criteria 1 and 2  
36 have not been met and therefore deny the 8-inch sign setback variance from the minimum 20 sign  
37 set back (parcel # 38-12-31-5445-0000-00A0).

38  
39 **Chairman Langello** asked if the applicant would like to give a presentation.

40

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1 **Mr. Greg Rabitalle, Rabbit & Sons Construction Company, Inc. 22 Rio Pinar Trail,**  
2 **Ormond Beach** applicant, gave a brief overview of the project and the issue at hand.

3  
4 **Chairman Langello** opened the Public Hearing. Seeing no one approach the podium, he closed  
5 the Public Hearing.

6  
7 **Chairman Langello** asked if the Board had any questions.

8  
9 **The Board, after review of the request and legal clarification it was determined that a**  
10 **variance was not needed and that the language within the PUD Development Agreement for**  
11 **Seaside Landings did not specify a minimum 20 foot setback requirement. And as such the**  
12 **Board through a motion will authorize the placement of the sign with a minimum of 19.4**  
13 **feet setback.**

14  
15 *Motion to authorize Placement of sign at 19.4 feet made by Mr. Boyd seconded by Ms. Kornel*

16  
17 *Motion carried unanimously.*

18  
19  
20 5. Quasi-judicial requiring disclosure of ex parte communication:

21 Application #3140 – **APPLICATION FOR A SPECIAL USE** – request for a Special Use for a  
22 Public Safety Emergency Telecommunication Tower at 1250 South Old Dixie Highway within  
23 the R-1 (Rural Residential) and PUD (Planned Unit Development) District; Parcel #04-13-31-  
24 0650-000D0-0040; 19.69+/- acres. Owner/Applicant: Board of County Commissioners of Flagler  
25 County; Agent: Jarrod Shupe, Innovation Technology Director.

26  
27 **Chairman Langello** asked for ex-parte disclosures; no disclosures were made.

28  
29 **Ms. Hickey**, presented the staff report and the history for this request and the staff  
30 recommendation Request the Planning and Development Board recommend to the Board of  
31 County Commissioners that the special siting criteria have been met and recommend approval  
32 of a Special Use for a Public Safety Telecommunication Tower at 1250 South Old Dixie  
33 Highway subject to the following conditions:

- 34  
35 1) tower to accommodate up to six (6) wireless service or communication providers/users;  
36 2) issuance of FAA Determination of No Hazard to air navigation;  
37 3) contractor to attempt to preserve index trees on site throughout site development;  
38 4) elimination of the perimeter landscape buffer surrounding the fenced compound;

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- 1       5) authorization to paint the lower 50 feet of the tower as either forest green or brown (“Java”),  
2       as previously approved by the Board of County Commissioners, with the remaining tower  
3       height to be painted with a non-contrasting blue or gray finish or galvanized finish;  
4       6) a variance will be needed to allow the tower height to exceed 150 feet  
5

6       **Chairman Langelo** asked if the applicant would like to give a presentation.  
7

8       **Mr. Jarrod Shupe, Innovation Technology Director, Flagler County**, gave a history and  
9       overview of the proposed project.  
10

11       **Chairman Langelo** opened the Public Hearing. Seeing no one approach the podium he closed  
12       the Public Hearing.  
13

14       *Motion to approve made by Mr. Boyd, seconded by Mr. Lombardo.*  
15

16       *Motion carried unanimously.*  
17  
18

19       **6. Staff Comments**

20       None.  
21  
22

23       **7. Board Comments**

24       None.  
25  
26

27       **8. Public Comments** - Each speaker will be allowed up to three minutes to address the Planning  
28       and Development Board on any item or topic not on the agenda.  
29  
30

31       **9. Adjournment**

32       *Motion made at 6:43 p.m.*  
33

34       Prepared by: Wendy Hickey  
35       Reviewed by: Adam Mengel