

**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 13, 2018 at 6:00 PM**

Adopted 4/10/18

1 **MEMBERS PRESENT:** Chairman Mark Langello, Michael Boyd, Timothy Conner, Lauren
2 Kornel, and Anthony Lombardo

3
4 **MEMBERS ABSENT:** Arthur Barr excused, Robert Dickinson excused

5
6 **STAFF PRESENT:** Adam Mengel, Planning Director; Wendy Hickey, Planner

7
8 **BOARD COUNSEL:** Albert Hadeed sitting in for Kate Stangle, of Broad and Cassel

9
10 **Chairman Langello** called the meeting to order

11
12 1. **Roll Call.**

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

14
15 2. **Pledge of Allegiance.**

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

17
18 3. **Approval of the February 13, 2018 regular meeting minutes.**

19
20 Ms. Hickey advised of a scrivener's error in Line 12 page 1 of the minutes stating it should say
21 Chairman Langello.

22
23 *Motion to approve the February 13, 2018 minutes as corrected made by Mr. Boyd and seconded*
24 *by Mr. Connor.*

25
26 *Approved unanimously.*

27
28 4. Quasi-judicial requiring disclosure of ex parte communication:

29 Application #3126 – **APPLICATION FOR REAR YARD SETBACK VARIANCE IN THE**
30 **PUD (PLANNED UNIT DEVELOPMENT) DISTRICT** – request for relief from the required 20
31 foot rear setback for an existing swimming pool and screen enclosure at 2 Valencia Court; Parcel
32 Number: 04-11-31-3016-00000-0060; 0.49+/- acres. Owner/Applicant: W. H. and Carol Britton.

33
34 **Chairman Langello** asked for exparte disclosures, none provided.

35
36 **Planning Director Adam Mengel** presented the item and staff's recommendation for approval.

37
38 **Chairman Langello** opened the Public Hearing. Hearing none he closed the public hearing and
39 asked for Board comments.

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1 **Motion to approve made by Mr. Boyd, seconded by Ms. Kornel.**
2 **Motion carried unanimously.**
3

4 5. Quasi-judicial requiring disclosure of ex parte communication:
5 Application #3127 – **APPLICATION FOR REVIEW – SITE DEVELOPMENT PLAN**
6 **APPROVAL FOR AN EXISTING SPECIAL USE IN THE PUD (PLANNED UNIT**
7 **DEVELOPMENT) DISTRICT** – request for Site Development plan approval for system
8 improvements to the Dunes Community Development District Wastewater Treatment Plant at 101
9 Jungle Hut Road. Parcel Number: 04-11-31-2984-00020-0000; 24.02 acres. Owner: Dunes
10 Community Development District/Applicant: Paul J. Gilsdorf, Petticoat-Schmitt Civil
11 Contractors, Inc.

12
13 **Chairman Langello** asked for exparte disclosures, none provided.

14
15 **Planning Director Adam Mengel** presented the item and staff’s recommendation for approval
16 subject to the following conditions:

- 17
18 1. Development to occur according to the site plan submittal consisting of 13 pages dated
19 February 2018.
20 2. Securing all applicable permits prior to site development.

21
22 **Paul Gilsdorf, Petticoat – Petticoat-Schmitt Civil Contractors, applicant** gave a brief
23 overview of the project.

24
25 **Chairman Langello** opened the Public Hearing.

26
27 **Teresa Schantzen** 13 Driftwood Lane, asked if there would be any change such as odor etc.

28
29 **Mr. Gilsdorf** responded that there will be no change all improvements will be interior to the
30 existing site and nothing would be higher nor will there be any additional odor

31
32 **Chairman Langello** closed the Public Hearing and asked for Board comments.

33
34 **Motion to approve made by Ms. Kornel, seconded by Mr. Boyd.**
35 **Motion carried unanimously.**

36
37 6. **Staff Comments**

38
39 None

40

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- 1 **7. Board Comments**
- 2
- 3 None.
- 4
- 5 **8. Public Comments-** Each speaker will be allowed up to three minutes to address the Planning and
- 6 Development Board on any item or topic not on the agenda.
- 7
- 8
- 9 **9. Adjournment**
- 10 *Motion made by Mr. Boyd, seconded by Ms. Kornel at 6:19 p.m.*
- 11
- 12
- 13
- 14 Prepared by: Wendy Hickey
- 15 Reviewed by: Adam Mengel