MEMBERS PRESENT: Chairman Mark Langello, Timothy Conner, Robert Dickinson, Laureen Kornel

MEMBERS ABSENT: Arthur Barr excused, Michael Boyd excused, Anthony Lombardo excused

STAFF PRESENT: Sally Sherman, Senior Special Projects Coordinator; Adam Mengel, Planning Director; Wendy Hickey, Planner; Gina Lemon, Development Review Planner III

BOARD COUNSEL: Kate Stangle, of Broad and Cassel

Chairman Langello called the meeting to order

1. Roll Call.
   Attendance was confirmed by Ms. Lemon and a quorum was present.

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

3. Approval of the March 13, 2018 regular meeting minutes.
   Motion to approve the March 13, 2018 minutes by Ms. Kornel and seconded by Mr. Conner.
   Approved unanimously.

4. Quasi-judicial requiring disclosure of ex parte communication:
   Application #3098 – APPLICATION FOR REZONING – request for Rezoning from AC (Agriculture) to PUD (Planned Unit Development) and Amendment of the Eagle Lakes Planned Unit Development (PUD) Development Agreement for the Eagle Lakes Phase 2 PUD. Parcel Number 22-12-31-0000-0000-0000; 202.2 +/- acres in the subject parcel, with 611.2 +/- acres in Phase 2. Owner: Venture 8, LLC/Applicant: Michael D. Chiumento III, Esq., Chiumento Dwyer Hertel Grant, P.L. WITHDRAWN

5. Quasi-judicial requiring disclosure of ex parte communication:
   Application #3129 – APPLICATION FOR REVIEW IN A PUD (PLANNED UNIT DEVELOPMENT) DISTRICT – AMENDMENT TO THE PUD DEVELOPMENT AGREEMENT – request to amend the development agreement for the Beach Haven PUD. Parcel Numbers: 37-10-31-0365-00000-00H0 and 37-10-31-0366-00000-00L0; 0.19 +/- and 0.22 +/- acres. Owner: Hari Maru Florida, LLC/Applicant: Michael D. Chiumento III, Esq., Chiumento Dwyer Hertel Grant, P.L.

These minutes are unofficial until adopted by the Planning and Development Board.
These minutes are unofficial until adopted by the Planning and Development Board.
Mr. Chiumento asked Mr. McGarvey to address the Board.

James N. McGarvey, of Hari Maru, 1102 A1A N Suite 102, Ponte Vedra Beach, the developer, stated that the changes to the PUD were not major and were just minor changes: setbacks, building envelopes, drainage easements, etc. Some of those amendments to the PUD just got carried over.

Chairman Langello summarized that there were few changes through the PUD amendments.

Mr. McGarvey replied that there were minor modifications made along the way.

Chairman Langello asked if the Board had any additional questions. Seeing none, he asked for a motion.

Mr. Dickinson asked if any neighbors had expressed any concerns following public notice.

Mr. Mengel stated no.

Chairman Langello asked for a motion.

Mr. Dickinson made a motion to approve the application without staff’s recommended time constraints, making both properties available for development immediately.

Mr. Conner asked counsel if the Board was charged with regulating or enforcing commitments the developer made to their lot owners and restrictive covenants or are we just charged with reviewing the mandates of the County Commission and the County Code.

Ms. Stangle stated it is the Code.

Chairman Langello asked for additional comments. Seeing none, he asked for a motion.

\textit{Motion to recommend approval as amended made by Mr. Dickinson, seconded by Mr. Conner. Motion carried unanimously.}

6. Staff Comments

None

7. Board Comments

Mr. Dickinson resigned his position on the board as of tonight due to business conflicts.
Chairman Langello suggested that there be changes to the makeup of the Board such as 3 members from unincorporated areas and the remainder be at large.

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

   Roberta Poletta, 4159 Sanora Lane, Ormond Beach, spoke in support of thoughtful, compatible, and sustainable development.

   Shelly Tarbox, 3654 Montclair Drive, Jacksonville, asked about the next steps for the.

9. **Adjournment**
   
   *Motion made by Mr. Lombardo at 6:40 p.m.*

Prepared by: Wendy Hickey  
Reviewed by: Adam Mengel