MEMBERS PRESENT: Chairman Mark Langello, Timothy Conner, Laureen Kornel, Anthony Lombardo

MEMBERS ABSENT: Michael Boyd excused

STAFF PRESENT: 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 May 8, 2018 regular meeting minutes.
   Motion to approve the May 8, 2018 minutes by Ms. Kornel and seconded by Mr. Lombardo.
   Approved unanimously.

4. Quasi-judicial requiring disclosure of ex parte communication:
   Application #3137 – APPLICATION FOR REZONING – request for rezoning from AC (Agriculture) to PUD (Planned Unit Development); Parcel Numbers: 21-12-29-5550-00090-0010, 21-12-29-5550-00090-0030, 21-12-29-5550-00090-0031, and 21-12-29-5550-00090-0032; 20+/– acres. Owner: Ralph Santore and Sons, Inc.; Applicant: Ralph John Santore III.
   Chairman Langello asked for ex-parte disclosures; no disclosures were made.

   Mr. Adam Mengel, Planning Director, presented the staff report and staff recommendation:

   Staff recommends that the Planning and Development Board recommend to the Board of County Commissioners approval of Application #3137, amending the zoning classification of 20 acres, more or less, identified as Parcel Numbers 21-12-29-5550-00090-0010, 21-12-29-5550-00090-0030, 21-12-29-5550-00090-0031 and 21-12-29-5550-00090-0032, from AC (Agriculture) to PUD (Planned Unit Development) District, and approval of the Santore and Sons Planned Unit Development for the following purposes: the development of an agricultural subdivision. The applicant has established the compatibility of the proposed development with the aims of the County’s Comprehensive Plan, and that the proposed subdivision and development will not have an adverse impact on the public health, safety, and general welfare of the community. The Staff report attached.

   Motion to approve the motion by Mr. Lombardo and seconded by Ms. Kornel.
   Approved unanimously.
Development, finding that the PUD is consistent with the Comprehensive Plan and the Land Development Code.

Mr. R.J. Santore, Vice President, Ralph Santore and Sons, Inc. 2546 County Road 305, applicant, gave a brief history of the company and its future plans in Flagler County.

Chairman Langello, opened the Public Hearing. Seeing none he closed the Public Hearing.

Chairman Langello, asked if the Board had any questions.

Mr. Conner, asked why are we not taking it to IPUD

Mr. Mengel, stated that though that designation is within our Land Development Code we rarely have used it, our focus is to get away from that and just use the PUD designation.

Mr. Connor, so there will no longer be any Residential or Commercial PUD just a PUD.

Mr. Mengel, responded yes.

Chairman Langello, asked since this PUD is named Santore and Sons this would not only be tied to the Santore Company it would run with the land.

Mr. Mengel, responded yes it runs with the land.

Chairman Langello, asked what setback regulations would they follow?

Mr. Mengel they would follow the setbacks of the Industrial District.

Chairman Langello asked for a motion.

Motion to approve staff recommendation made by Ms. Kornel, seconded by Mr. Connor.

Motion carried unanimously
Adopted 7/10/18

5. Staff Comments
   None

6. Board Comments
   None

7. 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.

8. Adjournment
   Motion made by Ms. Kornel at 6:21 p.m.

Prepared by: Wendy Hickey
Reviewed by: Adam Mengel