

**FLAGLER COUNTY  
PLANNING AND DEVELOPMENT BOARD  
REGULAR MEETING  
Flagler County Government Services Building  
Board Chambers  
1769 East Moody Blvd., Bunnell, FL  
MEETING MINUTES  
Tuesday, June 12, 2018 at 6:00 PM**

*Adopted 7/10/18*

1 **MEMBERS PRESENT:** Chairman Mark Langelo, Timothy Conner, Laureen Kornel, Anthony  
2 Lombardo

3  
4 **MEMBERS ABSENT:** Michael Boyd excused

5  
6 **STAFF PRESENT:** Adam Mengel, Planning Director; Wendy Hickey, Planner; Gina Lemon,  
7 Development Review Planner III

8  
9 **BOARD COUNSEL:** Kate Stangle, of Broad and Cassel

10  
11 **Chairman Langelo** called the meeting to order

12  
13 **1. Roll Call.**

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

15  
16 **2. Pledge of Allegiance.**

17 Chairman Langelo led the Pledge of Allegiance to the Flag.

18  
19 **3. Approval of the May 8, 2018 regular meeting minutes.**

20  
21 *Motion to approve the May 8, 2018 minutes by Ms. Kornel and seconded by Mr. Lombardo.*

22  
23 *Approved unanimously.*

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

26 Application #3137 – **APPLICATION FOR REZONING** – request for rezoning from AC  
27 (Agriculture) to PUD (Planned Unit Development); Parcel Numbers: 21-12-29-5550-00090-  
28 0010, 21-12-29-5550-00090-0030, 21-12-29-5550-00090-0031, and 21-12-29-5550-00090-  
29 0032; 20+/- acres. Owner: Ralph Santore and Sons, Inc.; Applicant: Ralph John Santore III.

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

32  
33 **Mr. Adam Mengel, Planning Director,** presented the staff report and staff recommendation:

34  
35 Staff recommends that the Planning and Development Board recommend to the Board of County  
36 Commissioners approval of Application #3137, amending the zoning classification of 20 acres,  
37 more or less, identified as Parcel Numbers 21-12-29-5550-00090-0010, 21-12-29-5550-00090-  
38 0030,21-12-29-5550-00090-0031 and 21-12-29-5550-00090-0032, from AC ( Agriculture) to  
39 PUD ( Planned Unit Development) District, and approval of the Santore and Sons Planned Unit

**FLAGLER COUNTY  
PLANNING AND DEVELOPMENT BOARD  
REGULAR MEETING  
Flagler County Government Services Building  
Board Chambers  
1769 East Moody Blvd., Bunnell, FL  
MEETING MINUTES  
Tuesday, June 12, 2018 at 6:00 PM**

*Adopted 7/10/18*

1 Development, finding that the PUD is consistent with the Comprehensive Plan and the Land  
2 Development Code.

3  
4 **Mr. R.J. Santore, Vice President, Ralph Santore and Sons, Inc. 2546 County Road 305,**  
5 applicant, gave a brief history of the company and its future plans in Flagler County.

6  
7 **Chairman Langelo,** opened the Public Hearing. Seeing none he closed the Public Hearing.

8  
9 **Chairman Langelo,** asked if the Board had any questions.

10  
11 **Mr. Conner,** asked why are we not taking it to IPUD

12  
13 **Mr. Mengel,** stated that though that designation is within our Land Development Code we rarely  
14 have used it, our focus is to get away from that and just use the PUD designation.

15  
16 **Mr. Connor,** so there will no longer be any Residential or Commercial PUD just a PUD.

17  
18 **Mr. Mengel,** responded yes.

19  
20 **Chairman Langelo,** asked since this PUD is named Santore and Sons this would not only be  
21 tied to the Santore Company it would run with the land.

22  
23 **Mr. Mengel,** responded yes it runs with the land.

24  
25 **Chairman Langelo,** asked what setback regulations would they follow?

26  
27 **Mr. Mengel** they would follow the setbacks of the Industrial District.

28  
29 **Chairman Langelo** asked for a motion.

30  
31 *Motion to approve staff recommendation made by Ms. Kornel, seconded by Mr. Connor.*

32  
33 *Motion carried unanimously*

34  
35  
36  
37  
38  
39  
40

**FLAGLER COUNTY  
PLANNING AND DEVELOPMENT BOARD  
REGULAR MEETING  
Flagler County Government Services Building  
Board Chambers  
1769 East Moody Blvd., Bunnell, FL  
MEETING MINUTES  
Tuesday, June 12, 2018 at 6:00 PM**

*Adopted 7/10/18*

1    **5. Staff Comments**

2

3       None

4

5    **6. Board Comments**

6

7       None

8

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

11

12

13   **8. Adjournment**

14       *Motion made by Ms. Kornel at 6:21 p.m.*

15

16

17    Prepared by: Wendy Hickey

18    Reviewed by: Adam Mengel