Quasi-Judicial Process: The audience should refrain from clapping, booing or shouts of approval or disagreement. To avoid potential legal ramification and possible overturning of a decision by the Courts, a public hearing must be fair in three respects: form, substance and appearance.
Quasi-Judicial Process

Time limits will be observed:
• Staff – 10 minute presentation.
• Applicant – 15 minute presentation (unless time extended by consensus of Board).
• Public Comment – 3 minutes per speaker, 5 minutes if speaking on behalf of a group.
• Applicant Rebuttal and Closing Staff Comments – 10 minutes each.
Agenda Item #4
Application #3146

Variance in the PUD District

Christopher Guy and Sandra Lynn Higgs
Coby Moore, CM Custom Pool Designs

QUASI-JUDICIAL
Application #3146
Variance in the PUD District

Lot 62 in Ashford Lakes subdivision
PUD set rear yard setback at 10 feet
Permit plans approved for 10 foot setback
HOA approved 7.5 foot setback
Spa built to 7.85 foot setback
2.15 foot variance requested
After-the-fact variance
2.3. Variances – Variance requests shall use the County’s existing variance procedures as provided for in the Land Development Code.

5.3.2. All accessory and ancillary structures (pools, gazebos, pavilions, etc.) shall be located in rear or side yards. Screen enclosures and other accessory structures shall be setback 10' from rear property line and shall comply with side yard building setbacks. No buildings or accessory structures shall be permitted within easements or buffers, regardless of the setback.

5.3.3. All setbacks as stated above will be measured perpendicular from the lot line and will apply to principal and accessory structures and pools at the outside edge of decking (as stated above) but not sidewalks, driveways, patios and similar non-vertical elements.
ASHFORD LAKE TRACT "G"

STORMWATER MANAGEMENT, DRAINAGE,
OPEN SPACE, PASSIVE RECREATION

TOP OF BANK
LOCATED 5/10/16

149.70' (P)(M)

20' BRL
Application #3146
Variance in the PUD District

RECOMMENDATION: The Planning and Development Board finds that all the variance criteria as listed in the guidelines at Land Development Code Section 3.07.03.E have been met and therefore approves a 2.15 foot variance from the minimum 10 foot rear yard setback for a pool/spa at 223 Ashford Lakes Circle (Parcel #22-14-31-0250-00000-0620).
Application #3146
Variance in the PUD District

Alternative Denial Language: The Planning and Development Board finds that all variance criteria as listed in the guidelines at Land Development Code Section 3.07.03.E have not been met and therefore denies the rear yard pool/spa setback variance at 223 Ashford Lakes Circle (Parcel #22-14-31-0250-00000-0620).
Agenda Item #5
Application #3089
PUD Development Agreement, PUD Site Development Plan, and Preliminary Plat in the PUD District
Royal Lions Gate, LLC
Parker Mynchenberg & Associates, Inc.
QUASI-JUDICIAL
Application #3089
PUD DA, PUD SDP, and Prelim Plat

14 lot single-family subdivision on 17.98 acres
Subject to Hunter’s Ridge DRI Development Order
Part of Phase 1A, initially vested in DRI
Lots front on single cul-de-sac
No secondary access, waiver requested
Dimensional standards like R-1b
10,000 s.f. min lot size
1,250 s.f. min living area
Minimum lot size: 10,000 square feet
Minimum lot width: 70 feet
Minimum front setback: 20 feet
Minimum rear setback: 10 feet
Minimum side setback (interior lot): 7.5 feet
Minimum side setback (street side): 20 feet
Minimum rear accessory structure setback: 5 feet
Minimum rear setback for pools, hot tubs, decks, screen rooms, and patios: 5 feet
Maximum building height: 35 feet
Maximum impervious area: 35.75% or 5,000 s.f. whichever is greater
Minimum living area: 1,250 square feet
<table>
<thead>
<tr>
<th>Dimensional requirement</th>
<th>Deerfield Trace</th>
<th>R-1b</th>
<th>R/C</th>
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<tbody>
<tr>
<td>Minimum lot area</td>
<td>10,000 s.f.</td>
<td>10,000 s.f.</td>
<td>9,000 s.f.</td>
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<tr>
<td>Minimum lot width</td>
<td>70 feet</td>
<td>80 feet</td>
<td>75 feet</td>
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<tr>
<td>Minimum front setback</td>
<td>20 feet</td>
<td>25 feet</td>
<td>25/35 feet</td>
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<tr>
<td>Minimum rear setback</td>
<td>10 feet</td>
<td>20 feet</td>
<td>20 feet</td>
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<td>Minimum rear swimming pool setback</td>
<td>5 feet</td>
<td>10 feet</td>
<td>--</td>
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<tr>
<td>Minimum side setback</td>
<td>7.5 feet</td>
<td>7.5 feet</td>
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<tr>
<td>Minimum street side setback</td>
<td>20 feet</td>
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<tr>
<td>Minimum pervious area</td>
<td>--</td>
<td>30%</td>
<td>30%</td>
</tr>
<tr>
<td>Maximum impervious area</td>
<td>Greater of 35.75% or 5,000 s.f.</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Minimum living area</td>
<td>1,250 s.f.</td>
<td>1,000 s.f.</td>
<td>1,000 s.f.</td>
</tr>
</tbody>
</table>
Application #3089
PUD DA, PUD SDP, and Prelim Plat

RECOMMENDATION: Request the Planning and Development Board recommend:

1. approval of PUD Development Agreement and PUD Site Development Plan for Deerfield Trace at Hunter’s Ridge, finding that the proposed PUD is consistent with the Comprehensive Plan, the Land Development Code, and the Hunter’s Ridge DRI Development Order, and adopted through an ordinance titled similar to:
AN ORDINANCE OF THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS, FLAGLER COUNTY, FLORIDA ADOPTING THE PUD (PLANNED UNIT DEVELOPMENT) DEVELOPMENT AGREEMENT FOR DEERFIELD TRACE SUBDIVISION AT HUNTER’S RIDGE; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.
Application #3089
PUD DA, PUD SDP, and Prelim Plat

RECOMMENDATION (continued):

2. approval of a Preliminary Plat for Deerfield Trace at Hunter’s Ridge finding that the proposed plat is consistent with the Comprehensive Plan, the Land Development Code, and the Hunter’s Ridge DRI Development Order, subject to the following conditions:
RECOMMENDATION (continued):

a. all development to be completed consistent with approved construction plans; and

b. development not to commence until:
   i. issuance by the City of Ormond Beach and Florida Department of Environmental Protection permits for extension of water and wastewater to service the subdivision;
   ii. issuance of St. Johns River Water Management District permit(s); and
   iii. issuance of a Flagler County land development permit following satisfaction of any outstanding Development Engineering comments; and
RECOMMENDATION (continued):

c. the Board waives the secondary means of ingress and egress requirement (LDC Section 4.06.02.M).
Agenda Item #6
Application #3149
Amendment to Plantation Bay Unit 8 PUD Site Development Plan and Specific Development Standards
WL Residential Land, LLC
Finley Engineering Solutions, Inc.
QUASI-JUDICIAL
Application #3149
Amendment to PB Unit 8 PUD

Unit 8 PUD approved on October 9, 2006
Part of Plantation Bay DRI
Originally approved for 87 lots, min area of 9,490 s.f. and min width of 73 feet
Proposes 97 lots, 7,200 and 8,400 s.f. and 60 and 70 foot min width
DRI requirements all met
EXHIBIT C
SPECIFIC DEVELOPMENT STANDARDS
PLANTATION BAY
SECTION 2A-F – WESTLAKE
UNIT 8

BOCC PUD Site Development Plan Approval: October 15, 2018

Development Thresholds:
Total project acreage: 55.0
Gross residential acreage: 22.4
Dwelling Units (Single Family Detached): 9787
Density (Units per Acre): 1,839


Site Plan Details:
Revision Date: September 24, 2018 August 1, 2006
Received by Planning: September 24, 2018 August 2, 2006

Note: Site Plan revised per BOCC action on October 15, 2018.

Minimum Setbacks:
Front: 2025 feet
Side: 5 feet
Side Street (a/k/a street side or side corner): 20 feet
Rear: 20 feet
Rear Pool Deck/Screenroom: 540 feet
EXHIBIT C
SPECIFIC DEVELOPMENT STANDARDS
PLANTATION BAY
SECTION 2A-F – WESTLAKE
UNIT 8

Other Criteria:

Maximum Height: 3 stories
Minimum Lot Size: 9,400 s.f.
Lots 17 through 76 7,200 s.f.
Lots 1 through 16 and 77 through 97 8,400 s.f.
Minimum Lot Width:
Lots 17 through 76 73 feet
Lots 1 through 16 and 77 through 97 60 feet
70 feet

Note: Minimum lot width determined at restrictive setback line.

Unit 8 Specific Developer Commitments:

• Construction of five foot wide sidewalk along south side of Stirling Bridge Drive.
• Landscaping of individual lots in accordance with “Typical Proposed Landscape Criteria for Westlake Phase 8” detail shown on Cover Sheet 1 of PUD Site Development Plan bearing revision date of September 21, 2018/August 4, 2006.
Application #3149
Amendment to PB Unit 8 PUD

RECOMMENDATION: Request the Planning and Development Board recommend approval of the amendment to the PUD Site Development Plan for Plantation Bay Section 2A-F Unit 8 and the amendment to the Specific Development Standards for Plantation Bay Section 2A-F Units 5, 6, 7, 8, and 9 adopted through an ordinance titled similar to:
Application #3149
Amendment to PB Unit 8 PUD

RECOMMENDATION:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA AMENDING ORDINANCE NO. 2007-16, ORDINANCE NO. 2012-01, AND ORDINANCE NO. 2016-06 BY AMENDING AND RESTATING IN ITS ENTIRETY THE SUPPLEMENTAL DEVELOPMENT CRITERIA FOR PLANTATION BAY, SECTION 2A-F, UNITS 5, 6, 7, 8, AND 9; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.
Agenda Item #7
Application #3151

Preliminary Plat in the PUD District

Oare Associates, LLC
Dickinson Consulting, Inc.

QUASI-JUDICIAL
Application #3151
Preliminary Plat for Renaissance

Future Land Use Map approved for change to Residential Medium Density
PUD Site Development Plan approved
28 single-family lots proposed
Age-restriction (55 and over) is proposed
Easement needed through County Greenway parcel
Application #3151
Preliminary Plat for Renaissance

RECOMMENDATION: Request the Planning and Development Board recommend approval of Application #3151, the Preliminary Plat and Construction Plans for Renaissance at Hammock Dunes, finding that the requested amendment is consistent with the Comprehensive Plan and the Land Development Code, subject to the following conditions:
Application #3151
Preliminary Plat for Renaissance

RECOMMENDATION (continued):

1. all development to be completed consistent with approved construction plans, subject to resolution of outstanding Development Engineer comments; and
2. development not to commence until:
   a. issuance of a County land development permit; and
   b. execution and recording in the public records of the temporary construction and permanent secondary emergency easement through the County’s Greenway parcel.
Agenda Item #8
Application #3152

Special Use for a 350-foot Telecommunications Tower

Flagler County

QUASI-JUDICIAL
Application #3152
Special Use for a Telecom Tower

Previous Special Use approved for 199-ft tower

Opportunity to partner with Volusia County

Cost-share benefits from economies of scale

FAA Determination of No Hazard to Air Navigation is pending: Special Use approval condition.

Taller tower height at 350 feet needs Special Use review and approval

Tower lighting is required
Application #3152
Special Use for a Telecom Tower

RECOMMENDATION: Request the Planning and Development Board recommend to the Board of County Commissioners that the special siting criteria have been met and recommend approval of a Special Use for a 350-foot Public Safety Telecommunication Tower at 1250 South Old Dixie Highway subject to the following conditions: 1) tower to accommodate up to six (6) wireless service or communication providers/users; 2) issuance of FAA Determination of No Hazard to air navigation; 3) contractor to attempt to preserve index trees on site throughout site development;
Application #3152
Special Use for a Telecom Tower

RECOMMENDATION (continued): 4) elimination of the perimeter landscape buffer surrounding the fenced compound; 5) authorization to paint the lower 50 feet of the tower as either forest green or brown (“Java”), as previously approved by the Board of County Commissioners, with the remaining tower height to be painted with a non-contrastting blue or gray finish or galvanized finish; and 6) tower lighting to be shielded so as to reduce downcast to the greatest extent possible.
Agenda Item #9
Application #3153

Variances in the R-1 and PUD District

Flagler County

QUASI-JUDICIAL
Application #3153
Variances in the R-1 and PUD

Two variances are needed because of tower height increase to 350 feet

A 200 foot height variance needed because special siting criteria limit max tower height to 150 feet in residential zoning when constructed for two or more users

A 475 foot variance from the 700 foot (two times the tower height) separation from the tower to the nearest off-site residential zoning district

Location and height is optimal for coverage
RECOMMENDATION: The Planning and Development Board finds that based on the testimony and evidence presented that all variance guidelines have been met to permit a 350 foot self-supporting emergency services telecommunication tower within the R-1 (Rural Residential) district at 1250 South Old Dixie Highway (Parcel #04-13-31-0650-000D0-0040) and approve Application #3153 for:
1. a 200 foot variance from the maximum tower height of 150 feet; and
2. a 475 foot variance from the 700 foot minimum separation distance to the nearest off-site single-family residential zoning district.
Application #3153
Variance in the PUD District

Alternative: The Planning and Development Board may consider each of these variances separately or, opt to deny both variances with a finding that the variance guidelines have not been met.
Agenda Item #10
Application #3155

Variance in the C-2 District

Flagler Pines Properties, LLC
City Construction and Development

QUASI-JUDICIAL
Application #3155
Variance in the C-2

Commercial retail project proposed at corner of Aviation Drive and State Road 100 to be known as Airport Commons. Project will annex into City of Palm Coast upon completion, City letter of support. City staff has been involved with simultaneous review of site plan submittals.

Five foot landscape buffer variance needed along State Road 100 frontage to conform to City 20 foot buffer and allow for interior landscape plantings.
Application #3155
Variance in the C-2

RECOMMENDATION: The Planning and Development Board finds that all the variance criteria as listed in the guidelines at Land Development Code Section 3.07.03.E have been met and therefore approves a 5 foot variance from the minimum 25 foot front landscape buffer for Airport Commons (a 3.83 +/- acre portion of Parcel #08-12-31-0650-000B0-0070).
Application #3155
Variance in the C-2

Alternative Denial Language: The Planning and Development Board finds that all variance criteria as listed in the guidelines at LDC Section 3.07.03.E have not been met and therefore denies the variance for Airport Commons (a 3.83+/- acre portion of Parcel #08-12-31-0650-000B0-0070).
Staff Comments
Board Comments
Public Comments
Adjournment