MEMBERS PRESENT: Chairman Michael Boyd, Robert Dickinson, Troy Dubose, Michael Duggins, Laureen Kornel, and Mark Langello

MEMBERS EXCUSED: Arthur Barr

STAFF PRESENT: Sally Sherman, Deputy County Administrator; Adam Mengel, Planning Director; Wendy Hickey, Planner; and Gina Lemon, Development Review Planner III

BOARD COUNSEL: Kate Stangle, with Broad and Cassel

Chairman Boyd called the meeting to order at 6:00 p.m.

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

2. Pledge of Allegiance.
   Chairman Boyd led the Pledge of Allegiance to the Flag.
   Chairman Boyd recognized new Board Member Troy Dubose.

3. Approval of Minutes.
   Approval of minutes of the April 9, 2013, October 13, 2015 and July 12, 2016 regular meetings.

   Motion to approve the April 9, 2013 minutes made by Ms. Kornel, seconded by Mr. Langello. Motion carried unanimously. Motion to approve the October 13, 2015 and July 12, 2016 minutes made by Mr. Langello, seconded by Ms. Kornel. Motion carried unanimously.

4. Quasi-judicial requiring ex parte communication and disclosures:
   Application #3041 – SPECIAL EXCEPTION IN THE AC (AGRICULTURE) DISTRICT; for a Land Clearing Business located at 1440 County Road 13, Bunnell, FL; Parcel #04-12-30-5550-00040-0000; Owner/Applicant: Fernando Morales and Madeline Alonso, husband & wife

   No ex-parte communications were disclosed.

   Ms. Hickey presented the staff report noting the location, zoning and Future Land Use designations of the subject parcel. She went on to give a brief history of the parcel. Outlining the Special Exception criteria and the staff’s findings, she continued reading the staff recommendation into the record.

   Staff Recommendation: Staff recommends that the Planning and Development Board find that based
on the testimony and evidence presented that all special exception guidelines have been met and
approve Application #3041, a Special Exception in the AC zoning district for a Land Clearing
Business at 1440 County Road 13, subject to the following conditions:

a. This Special Exception runs with the land.
b. Approval is limited to the use as a land clearing business.
c. All development to occur consistent with the submitted site plan, subject to changes
   approved by staff based on outstanding agency review comments.
d. On site commercial vehicles shall not exceed six (6).
e. Hours of operation shall be limited to 6 a.m. to 6 p.m. Monday through Saturday.
f. Natural vegetative screening along the perimeter of the subject parcel shall be
   maintained in perpetuity.
g. No commercial signage shall be permitted.
h. Any additional lighting to the site shall of full cutoff type so that the lighting does not
   encroach on to adjoining properties.
i. An annual operating permit for the existing septic system will be required due to
   generation of hazardous waste (i.e., waste oil from trucks and truck wash). A review
   from the Department of Environmental Protection will be needed to assess the
   hazardous waste generation and determine if any permits are required for hazardous
   waste.

Chairman Boyd opened the hearing to public comments. Seeing none, Mr. Boyd opened Board
comments.

Mr. Langello, stated that though the staff is considering this a Land Clearing Business it is in
reality a Trucking hauling business. He asked of this was because that type of business was not
listed?

Mr. Mengel stated that this is a case where the use does not quite fit into any other category
within the agriculture zoning district.

Mr. Langello stated that he didn’t want them to have issues at a later time. He went on to
question why staff had limited the trucks to six noting that there was sufficient land for more
trucks.

Mr. Mengel noted that the Health department had a threshold of five and we did want to allow
for some expansion. So that at some point they would outgrow the location and have to look for
an industrial zoned piece of property. We just thought six was a reasonable threshold.
Mr. Langello stated he was thinking of ten and why wouldn’t you do that so they don’t have to come back every two years. Is there any reason we have to keep to the six or is it up to the Board?

Mr. Mengel stated he would keep the upper threshold to ten.

Chairman Boyd asked for any more Board Comments? Hearing none, he then requested a motion.

Motion to approve with staff recommendation changing item (d) which limits the trucks to six and change that number to ten by Mr. Langello, seconded by Mr. Duggins.

Motion carried unanimously.

5. Staff Comments.
   None

6. Board Comments.
   Ms. Kornel and Mr. Langello recognized Ms. Pam Richardson for her service on the board.

7. Public Comments.
   None.

8. Adjournment.
   Motion to adjourn was made at 6:20 p.m.

Drafted by: Wendy Hickey
Reviewed by: Adam Mengel