1. Roll Call.

2. Pledge to the Flag.

3. Approval of Minutes of September 13, 2016 regular meeting.

4. Quasi-judicial requiring disclosure of ex parte communication:
   Application #3040 – VARIANCE IN THE PUD (PLANNED UNIT DEVELOPMENT) DISTRICT; request for a 12.5 foot setback variance from the required 15 foot rear setback for a deck over a screened enclosure at 134 Harbor Village Point South (Lot 201, Harbor Village Marina Phase 2 S/D, Map Book 33, Pages 39 through 44, Public Records of Flagler County, Florida); Parcel Number: 04-11-31-3119-00000-2010; Owner/Applicant: Larry A. Jones and Margaret Sheehan-Jones. Variance to also be provided for Lots 185, 186, 187, 188, 190, 193, 195, 196, 199, 200, 202, and 205, with written consent for the variance provided by lot owners: Wayne and Kimberly Forister; Stephen Stieneker; Thomas N. Cooke; Roger Louis Florentine, Sr., Trustee; 4 G's Management, LLC; and Ulrec, LLC. Project #2016070026 (TRC, PDB)

5. Quasi-judicial requiring disclosure of ex parte communication:
   Application #3045 – VARIANCE IN THE R-1 (RURAL RESIDENTIAL) DISTRICT; request for a two foot fence height variance within the front yard setback at 4298 Old A1A (a portion of Government Lot 2, Section 9, Township 11 South, Range 31 East); Parcel Number 38-11-31-0000-02610-0000; Owner/Applicant: Robert S. and Tracy B. Wall. Project #2016080023 (TRC, PDB)

6. Quasi-judicial requiring disclosure of ex parte communication:
   Application #3053 – VARIANCE IN THE R-1 (RURAL RESIDENTIAL) DISTRICT; request for a two foot rear yard setback variance at 19 Westmayer Place (Lot 23, Seaside Manor S/D, MB 5, Page 10, Public Records of Flagler County, Florida); Parcel Number: 26-11-31-5450-00000-0230; Owner/Applicant: Linda Brittain. Project #2016070061 (TRC, PDB)
7. Quasi-judicial requiring disclosure of ex parte communication:
   Application #3051 – SPECIAL EXCEPTION FOR GUEST/SERVANT QUARTERS IN THE AC
   (AGRICULTURE) DISTRICT; request for a Special Exception for Guest/Servant Quarters at 2050
   State Road 100 West (Tract 3, Block 15, and Tract 1, Block 16, Section 8, Township 12 South, Range
   30 East, St. Johns Development Company's S/D, MB 1, Page 7, Public Records of Flagler County,
   Florida); Parcel Number: 08-12-30-5550-00150-0030; Owner/Applicant: Alan K. and Catina D.
   Russell.
   Project #2016090013  (TRC, PDB)

8. Quasi-judicial requiring disclosure of ex parte communication:
   Application #3048 – APPLICATION FOR AMENDMENT TO A SEMI-PUBLIC USE; request to
   amend the Semi-Public Use in the General Commercial (C-2) District for God’s Family Bible Church,
   Inc., at 256 Old Brick Road (Lot 17, Brianwood Acres S/D, MB 5, Page 75, Public Records of Flagler
   County, Florida); Parcel Number: 12-12-30-0900-00000-0170; Owner/Applicant: God’s Family Bible
   Church, Inc.
   Project #2016080032  (TRC, PDB, BCC)

9. Quasi-judicial requiring disclosure of ex parte communication:
   Application #3049 – APPLICATION FOR REZONING FROM AC (AGRICULTURE) TO PLANNED
   UNIT DEVELOPMENT (PUD) DISTRICT; request for rezoning from Agriculture (AC) to Planned Unit
   Development (PUD) located at 10406 State Road 11; Parcel Numbers: 31-13-30-0000-01030-0000,
   0010 and 0040; Owners: Richard Daniel Cody, John Walter Cody, Melanie Ruth Bennett, and
   Kendrick Dewitt Cody; John W. and Linda Cody; and John Cody, respectively; Applicant: Charlie
   Faulkner, on behalf of John and Linda Cody.
   Project #2016080033  (TRC, PDB, BCC)

10. Quasi-judicial requiring disclosure of ex parte communication:
   Application # 3037 – APPLICATION FOR REVIEW IN THE PUD (PLANNED UNIT DEVELOPMENT)
   DISTRICT; request to amend the PUD Development Agreement for Harborview Marina PUD; Owner:
   WGA Investments, LLC and Great Star Investors VIII, LLC; Applicant: Parker Mynchenberg & Assoc.,
   Inc.
   Project #2016070017  (TRC, PDB, BCC)

11. Quasi-judicial requiring disclosure of ex parte communication:
    Application #3038 – APPLICATION FOR REVIEW IN THE PUD (PLANNED UNIT DEVELOPMENT)
    DISTRICT; request to amend PUD Site Development Plan for Harborview Marina PUD; Owner: WGA
    Investments, LLC and Great Star Investors VIII, LLC; Applicant: Parker Mynchenberg & Assoc., Inc.
    Project #2016070018  (TRC, PDB, BCC)

12. Quasi-judicial requiring disclosure of ex parte communication:
    Application #3039 – APPLICATION FOR REVIEW – PRELIMINARY PLAT; Preliminary Plat for
    Harborview Marina PUD; Owner: WGA Investments, LLC and Great Star Investors VIII, LLC;
    Applicant: Parker Mynchenberg & Assoc., Inc.
    Project #2016070019  (TRC, PDB, BCC)
13. Quasi-judicial requiring disclosure of ex parte communication:
Application #3046 – APPLICATION FOR REVIEW IN THE PUD (PLANNED UNIT DEVELOPMENT) DISTRICT – PUD SITE DEVELOPMENT PLAN; request to amend the Hunter’s Ridge Temporary RV Storage Planned Unit Development (PUD) (Ordinance No. 2010-07). Parcel Number: 22-14-31-0000-01010-0110; Owner: U.S. Capital Alliance, LLC; Applicant: Kimberly A. Buck, P.E., Alann Engineering Group, Inc.
Project #2016080028 (TRC, PDB, BCC)

14. Quasi-judicial requiring disclosure of ex parte communication:
Application #3047 – APPLICATION FOR REVIEW IN THE PUD (PLANNED UNIT DEVELOPMENT) DISTRICT – PUD SITE DEVELOPMENT PLAN; request to amend the Hunter’s Ridge Office Park – Phase 1 Planned Unit Development (PUD) (Ordinance No. 2010-09). Parcel Number: 22-14-31-0000-01010-0120; Owner: U.S. Capital HR, LLC; Applicant: Kimberly A. Buck, P.E., Alann Engineering Group, Inc.
Project #2016080030 (TRC, PDB, BCC)

15. Staff Comments.

16. Board Comments.

17. 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.

18. Adjournment