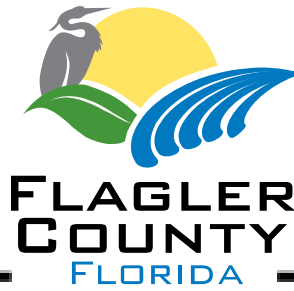


Planning and Zoning

1769 E. Moody Blvd Bldg 2
Suite 105
Bunnell, FL 32110



www.flaglercounty.org
Phone: (386)313-4009
Fax: (386)313-4109

FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD
Government Services Building
Board Chambers
1769 East Moody Blvd. Bldg 2, Bunnell, Florida 32110

MEETING

A G E N D A

DATE – DECEMBER 13, 2016

TIME – 6:00 P.M.

1. Roll Call.
2. Pledge to the Flag.
3. Approval of November 8, 2016 meeting minutes.
4. Quasi-judicial requiring disclosure of ex parte communication:
Application #3043 – APPLICATION FOR REVIEW – DRI NOPC AND AMENDMENT TO PUD SITE DEVELOPMENT PLAN; request for a Notice of Proposed Change (NOPC) and a Planned Unit Development (PUD) modification to the Bulow Plantation Development of Regional Impact (DRI) and the Bulow Plantation PUD (Resolution No. 2006-15; Parcel Numbers: 38-12-31-0000-04050-0010 and 38-12-31-0000-04050-0050; Owner: MHC Bulow Plantation, LLC, and MHC Bulow Plantation Two, LLC, respectively / Agent: Mark W. Shelton, AICP, Kimley-Horn and Associates, Inc.
Project #2016060015 (TRC, PDB, BCC)
5. Quasi-judicial requiring disclosure of ex parte communication:
Application #3056 – VARIANCE IN THE PUD (PLANNED UNIT DEVELOPMENT) DISTRICT; request for a 10.06 foot rear yard setback variance at 12 Avalon Terrace (Sea Colony subdivision Phase 2 Lot 245); Parcel Number: 20-10-31-5365-00010-2450; Owner: Jan and Elisabeth Faber / Applicant: Skyway Builders, Inc.
Project #2016100013 (TRC, PDB)
6. Quasi-judicial requiring disclosure of ex parte communication:
Application #3057 – REPLACEMENT OF NON-CONFORMING USE IN THE R/C (RESIDENTIAL/LIMITED COMMERCIAL) DISTRICT; request for the replacement of existing mobile home at 323 County Road 302; Parcel Number: 18-12-30-5550-00040-0012; Owner: Melba Bemby / Applicant: Dammie Bemby.
Project #2016100014 (TRC, PDB)
7. Quasi-judicial requiring disclosure of ex parte communication:
Application #3058 – SPECIAL EXCEPTION IN THE R/C (RESIDENTIAL/LIMITED COMMERCIAL) DISTRICT; request to operate a Massage Therapy Practice at 5915 N. Oceanshore Blvd.; Parcel Number: 40-10-31-3250-00140-0030; Owner: Absente 2 LLC / Applicant: Bryce Creighton.
Project #2016100015 (TRC, PDB)

Charles Ericksen, Jr.
District 1

Vacant
District 2

David Sullivan
District 3

Nate McLaughlin
District 4

Donald O'Brien, Jr.
District 5

FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD AGENDA

December 13, 2016

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8. Quasi-judicial requiring disclosure of ex parte communication:
Application #3059 – **APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD** for Celedine at Hunter’s Ridge, consisting of 39.83+/- acres; Parcel Number: 22-14-31-0000-01010-0090; Owner: US Capital Alliance, LLC / Applicant: Allan Feker / Agent: Kimberly A. Buck, P.E., Alann Engineering Group, Inc.
Project #2016110002 (TRC, PDB, BCC)
9. Quasi-judicial requiring disclosure of ex parte communication:
Application #3060 – **APPLICATION FOR PRELIMINARY PLAT IN A PUD** for Celedine at Hunter’s Ridge, consisting of 39.83+/- acres; Parcel Number: 22-14-31-0000-01010-0090; Owner: US Capital Alliance, LLC / Applicant: Allan Feker / Agent: Kimberly A. Buck, P.E., Alann Engineering Group, Inc.
Project #2016110003 (TRC, PDB, BCC)
10. Staff Comments.
11. Board Comments.
12. 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.
13. Adjournment

PLEASE TAKE NOTICE THAT INDIVIDUAL COMMISSIONERS OF THE BOARD OF COUNTY COMMISSIONERS MAY ATTEND THIS EVENT. THE COMMISSIONERS WHO ATTEND WILL NOT TAKE ANY ACTION OR TAKE ANY VOTE AT THIS MEETING. THIS IS NOT AN OFFICIAL MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY. THIS NOTICE IS BEING PROVIDED TO MEET THE SPIRIT OF THE SUNSHINE LAW TO INFORM THE PUBLIC THAT COMMISSIONERS MAY BE PRESENT AT THESE DISCUSSIONS.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES STATES THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY A BOARD AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT A MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE PLANNING & ZONING DEPARTMENT AT (386) 313-4009 AT LEAST 48 HOURS PRIOR TO THE MEETING.