



*Crossroads of Flagler County*

*Board Members:*  
*Thea Mathen*  
*Shannon Strickland*  
*Jerry Jones*  
*Jan Reeger*  
*Randy Morris*  
*Howard Kane*

## **PLANNING, ZONING AND APPEALS BOARD MINUTES**

**Tuesday, March 21, 2017**

**7:00 PM**

201 West Moody Boulevard,  
City Commission Chambers - Building 3  
Bunnell, FL 32110

1. **Call Meeting to Order for Planning and Zoning Meeting and Roll Call**  
**Present:** Thea Mathen, Chair; Shannon Strickland, Vice Chair; Jerry Jones; Randy Morris; Jan Reeger; Howard Kane (alternate)  
**Excused:**  
**Not Present:**  
**Non-Voting:** Charlie Cino; Kristen Bates
2. **Disclosure of Ex-Parte communications.**  
None
3. **Approval of Minutes**  
2017 02 21 Planning, Zoning and Appeals Board Minutes  
**Motion:** Approve the minutes of the February 21, 2017 meeting.  
**Moved By:** Shannon Strickland  
**Second By:** Randy Morris  
**Vote:** Motion carried by unanimous vote.

### **New Business:**

4. Case Number 2017-06: Request for Site Plan Approval for 606 Ninth St.  
This item was introduced by Acting Community Development Director Kristen Bates. The applicant, Lester Mathews, plans to build a 10,000-square foot manufacturing/industrial building. The site plan meets the standard established on the Land Development Code.

Lester Mathews was available to answer questions about the proposed project.

The Board asked if the engineer comments regarding the erosion issue had been addressed. Staff advised that is a private matter between the applicant and the Condo Association since the City does not maintain that stormwater system in anyway; however, a letter has been provided to the Condo Association by the applicant to address the engineer comment.

Public Comment: None

**Motion:** Approve the site plan for 606 Ninth St.

**Moved By:** Shannon Strickland

**Second By:** Howard Kane

**Vote:** Motion carried by unanimous vote.

5. Public Hearing Case Number 2017-07: Special Exception Request to allow a multi-family residential project in the 4000 Block of East Moody Boulevard on property with a B-1, Business district zoning designation. This item was introduced by Acting Community Development Director Kristen Bates. The applicant, SR100 LLC, requested permission to allow a multi-family residential project on vacant properties located on East Moody Boulevard which have a B-1, Business district zoning designation. Between the two parcels there are 14.93 acres of developable property. The remaining portions of the property are covered by recorded conservation easements or wetlands. The Land Development Code permits residential uses in the B-1, Business district with permission from the Planning Board.

Bob Nickolas, representing SR100 LLC, was available to answer questions about the proposed project. He provided a brief overview of the project and explained past attempts to develop this property.

Jan Reeger stated she is delighted to see this type of project as Flagler County needs housing. She also stated the existing conservation easements surrounding the project will provide the adjacent properties with good natural buffers. She feels this is a good location for this project. There were several loud, inappropriate vocal outbursts from the audience during Ms. Reeger's comments.

Due to the audience size and vocal outbursts during the meeting, Chair Mathen advised 3 representatives would be allowed to speak for the project and 3 would be allowed to speak against the project.

Public Comment:

Lucy Davis, Egret Trail resident in Palm Coast, read a prepared statement. She objected to the project and the change in the zoning for these properties. She stated this project will increase crime in her neighborhood and increase traffic in her neighborhood. She stated she would permit a nursing home, assisted living facility or day care to be built here, but no other project.

Edward Caisse, Egret Trail resident in Palm Coast, spoke against the project. While he recognized housing is a concern for Flagler County, he states it only belongs in areas which currently have residential zoning designations. The City should follow whatever development plan it currently has and stated he believes this goes against the development plan.

Carol Gunthorpe, Ellison Lane in Palm Coast, spoke against the project. She stated Palm Coast residents are concerned by this project because they live in a single-family residential neighborhood. Their neighborhood needs to remain a single-family area. She does not want Bunnell to extend East Hampton Blvd. into Bunnell. She requested this project be denied.

Chair Mathen closed public comments due to the on-going disruption from the audience. She opened the floor for questions only, but advised answers may not be provided during the meeting. Laura McCarthy and Wayne Gunthorpe, Palm Coast residents, asked questions about the project.

A five-minute recess was taken to allow the Bunnell Police Department to clear the meeting room because of on-going, inappropriate verbal disruption from the audience.

**Motion:** Approve the special exception request to allow multi-family residential project in the 4000 Block of East Moody Boulevard on property with a B-1, Business district zoning designation with the following conditions: 1. The rear setback will be 130 feet; 2. The buildings will not exceed 2 stories and 35 feet in height; 3. There will be no access into Palm Coast from the property; 4. The residential portion of the project will not exceed 250 units.

**Moved By:** Shannon Strickland

**Second By:** Jan Reeger

**Vote:** Motion carried by unanimous vote.

**Old Business: None**

**6. Public Comment**  
None.

**7. Board comment**  
None.

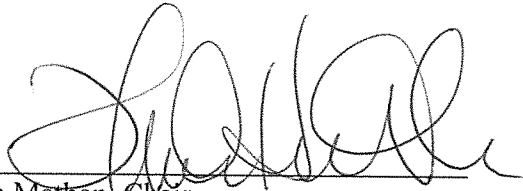
**8. Adjournment of Planning and Zoning Meeting**

**Motion:** Adjourn.

**Moved By:** Shannon Strickland

**Second By:** Jan Reeger

**Vote:** Motion carried by unanimous vote.



Thea Mathen, Chair