

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, May 16, 2017

7:00 PM

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

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1. **Call Meeting to Order for Planning and Zoning Meeting and Roll Call**
Present: Thea Mathen, Chair; Shannon Strickland, Vice Chair; Randy Morris; Jan Reeger; Howard Kane (alternate)
Excused: Jerry Jones
Not Present:
Non-Voting: Charlie Cino; Kristen Bates; Jameun Hamilton
 2. **Disclosure of Ex-Parte communications.**
None.
 3. **Approval of Minutes**
2017 04 18 Planning, Zoning and Appeals Board Minutes
Motion: Approve the minutes of the April 18, 2017 meeting.
Moved By: Randy Morris
Second By: Jan Reeger
Vote: Motion carried by unanimous vote.
- New Business:**
4. **Public Hearing Case Number 2017-11 Variance Request to reduce the front setback at 1208 Sherman St.**
This item was introduced by Acting Community Development Director Kristen Bates. The applicant, Doris Williams, requested her front setback be reduced from 25 feet to 4 feet to allow the installation of a carport over her paved driveway.

The applicant, Doris Williams, was present to answer questions.

There was discussion by the Board about the location of the house and where the proposed carport would be placed.

Public Comment: None

Motion: Approve the variance request to reduce the front setback from 25 feet to 4 feet in accordance with Section 34-54 and Section 34-55 of the Land Development Code.

Moved By: Randy Morris

Second By: Jan Reeger

Vote: Motion carried by unanimous vote.

5. Public Hearing Case Number 2017-12: Ordinance 2017-XX Changing the Future Land Use Designation on Approximately 1.92 Acres of Property from Bunnell Single Family Low Density and Single Family Medium Density to Bunnell Single Family Medium Density.

This item was introduced by Acting Community Development Director Kristen Bates. The applicant, Manuel Madaleno, requested the future land use designation of two adjacent properties be changed from Single Family Low Density and Single Family Medium Density to just Single Family Medium Density. The request is consistent with the City's Comprehensive Plan. Mr. Madaleno plans to build duplexes on the properties.

The applicant, Manuel Madaleno, was present to answer questions.

There was discussion by the Board regarding the proposed use of the properties.

Public Comment: None

Motion: Approve Ordinance 2017-XX Changing the Future Land Use Designation on Approximately 1.92 Acres of Property from Bunnell Single Family Low Density and Single Family Medium Density to Bunnell Single Family Medium Density.

Moved By: Jan Reeger

Second By: Randy Morris

Vote: Motion carried by unanimous vote

6. Public Hearing Case Number 2017-13: Ordinance 2017-XX Changing the Zoning Designation of Approximately 1.92 Acres of Property from City of Bunnell R-1, Single Family Residential district to City of Bunnell R-2, Multiple-Family Residential district.

This item was introduced by Acting Community Development Director Kristen Bates. This is a companion to the previous agenda item. The applicant, Manuel Madaleno, requested the zoning designation for the two adjacent properties be changed to R-2, Multiple-Family Residential district to allow for the construction of duplexes which are not permitted in the R-1, Single Family Residential district, but would be permitted in the R-2, Multiple-Family Residential district.

The applicant, Manuel Madaleno, was present to answer questions.

Public Comment: None

Motion: Approve Ordinance 2017-XX Changing the Future Land Use Designation on Approximately 1.92 Acres of Property from Bunnell Single Family Low Density and Single Family Medium Density to Bunnell Single Family Medium Density.

Moved By: Jan Reeger

Second By: Randy Morris

Vote: Motion carried by unanimous vote

7. Public Hearing Case Number 2017-14: Ordinance 2017-XX Request to Vacate a Portion of Hardy St.

This item was introduced by Acting Community Development Director Kristen Bates. The applicant, Manuel Madaleno, requested an undeveloped portion of Hardy Street be vacated. Mr. Madaleno owns both adjacent properties to this right-of-way and would use the vacated right-of-way to building duplexes for family housing.

The applicant, Manuel Madaleno, was present to answer questions.

Randy Morris clarified how the vacated property would be divided between the adjacent property owners.

Public Comment: None

Motion: Approve Ordinance 2017-XX Request to Vacate a Portion of Hardy St.

Moved By: Jan Reeger

Second By: Howard Kane

Vote: Motion carried by unanimous vote

8. Public Hearing Case Number 2017-15: Ordinance 2017-XX Amending the Land Development Code Section 2-87 Hearing Notification Requirements.

This item was introduced by Acting Community Development Director Kristen Bates. The Bunnell Land Development Code provides regulations for Planning Board hearing notifications. The proposed ordinance would change notification letters be sent only to adjacent property owners if the adjacent properties were under City jurisdiction.

Jan Reeger asked if other jurisdiction or cities that had taken such actions. Staff advised this amendment has been reviewed by the City Attorney and it is within the City's right to limit notifications in this manner.

Public Comment:

Crystal Ray (Gallberry Ct.)- Stated concerns about getting notifications. Staff explain how the proposed changes would work.

Susie DeShazio (Gallberry Ct)- Asked why she did not get notification on a prior hearing. Staff explained the 300-foot radius for notification and stated if her property was more than 300 feet from the subject property she would not get a notice. Also advised that parcels marked confidential would not receive a notice because the contact information would not be available on the Property Appraiser website.

Motion: Approve Ordinance 2017-XX Amending the Land Development Code Section 2-87 Hearing Notification Requirements.

Moved By: Jan Reeger

Second By: Randy Morris

Vote: Motion carried by unanimous vote.

Old Business: None

9. Public Comment: None

10. Board comment

Charlie Cino advised Board members the Form 1 Financial disclosure notices have been sent out. They are due to the Supervisor of Elections Office by July 1.

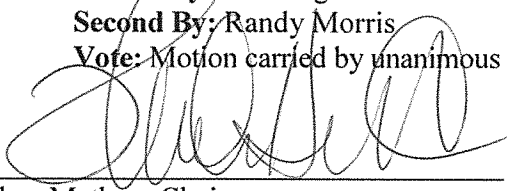
11. Adjournment of Planning and Zoning Meeting

Motion: Adjourn.

Moved By: Jan Reeger

Second By: Randy Morris

Vote: Motion carried by unanimous vote.



Thea Mathen, Chair