



Flagler County Planning and Development Board Regular Meeting Agenda

August 11, 2026 • 6:00 PM

Board Chambers, 1769 E. Moody Blvd., Bldg. 2, Bunnell, FL 32110

View the meeting streamed live on the [County's YouTube Channel](#).

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Additions or Corrections to the Agenda**
- 4. Approval of Minutes of Previous Meeting**

4.a. Draft July 14, 2026 Regular Meeting Minutes

5. Swearing In of Applicants and Public

6. Public Hearings

Quasi-Judicial Process: The audience should refrain from clapping, booing or shouts of approval or disagreement. To avoid potential legal ramification and possible overturning of a decision by the Courts, a public hearing must be fair in three respects: form, substance and appearance. Time limits will be observed: Staff – 10 minute presentation. Applicant – 15 minute presentation (unless time extended by consensus of Board). Public Comment – 3 minutes per speaker, 5 minutes if speaking on behalf of a group. Applicant Rebuttal and Closing Staff Comments – 10 minutes each.

6.a. Quasi-judicial requiring disclosure of ex parte communication:

CONTINUED FROM APRIL 14, 2026 PLANNING AND DEVELOPMENT BOARD
REGULAR MEETING.

Project 2025080063 – REQUEST FOR VARIANCE IN THE R/C (RESIDENTIAL LIMITED COMMERCIAL) DISTRICT – Request for a Variance in the R/C (Residential/limited Commercial) District for a Pump House at 3 Pelican Lane. Parcel Number: 223-11-31-5300-00000-0130; Parcel Size: 7,500+/- Square Feet (0.17+/- Acres). Owner/Applicant: Raymond Royer Jr. (AR 5921). (TRC, PDB)

OPTIONS FOR THE BOARD:

APPROVAL: The Planning and Development Board finds that all the variance criteria as listed in the guidelines at Land Development Code Section 3.07.03.E. have been met and therefore approves Project No. 2025080063 for a 22.34 left (West) street side setback variance from the minimum required 25 foot street side setback and 1.2 percent lot coverage variance from the maximum allowed 35 percent lot coverage for a pump house at 3 Pelican Lane (Parcel No. 23-11-31-5300-00000-0130).

DENIAL: The Planning and Development Board finds that all the variance criteria as listed in the guidelines at Land Development Code Section 3.07.03.E. have not been met and therefore denies Project No. 2025080063 for a 22.34 left (West) street side setback

variance from the minimum required 25 foot street side setback and 1.2 percent lot coverage variance from the maximum allowed 35 percent lot coverage for a pump house at 3 Pelican Lane (Parcel No. 23-11-31-5300-00000-0130).

6.b. Quasi-judicial requiring disclosure of ex parte communication:

Project 2026060040 – REQUEST FOR VARIANCE IN THE R-1 (RURAL RESIDENTIAL) DISTRICT – Request for a Variance in the R-1 (Rural Residential) District at 2 Valencia Street. Parcel Number: 38-11-31-0950-00000-0330; Parcel Size: 26,140+/- Square Feet (0.60+/- Acres). Owner/Applicant: Michael and Nancy Morea. (AR No. 6617). (*TRC, PDB*)
OPTIONS FOR THE BOARD:

APPROVAL: The Planning and Development Board finds that all the variance criteria as listed in the guidelines at Land Development Code Section 3.07.03.E have been met and therefore approves Project No. 2026060040 for a 7.5-foot variance from the minimum required 25-foot Front (East) Yard Setback at 2 Valencia Street (Parcel No. 38-11-31-0950-00000-0330).

DENIAL: The Planning and Development Board finds that all the variance criteria as listed in the guidelines at Land Development Code Section 3.07.03.E have not been met and therefore denies Project No. 2026060040 for a 7.5-foot variance from the minimum required 25-foot Front (East) Yard Setback at 2 Valencia Street (Parcel No. 38-11-31-0950-00000-0330).

CONTINUANCE: The Planning and Development Board continues the variance request on the basis that additional information is needed from staff or the applicant. Based on the presentation and the public hearing, the Board does not have sufficient information to be able to render a decision on the variance requests. Continuing the variance request to a time and date certain will preserve public notice and provide an opportunity for staff or the applicant to provide additional information.

7. Staff Comments

8. Board Comments

9. Public Comment

10. Adjournment

Please take notice that individual commissioners of the Flagler County Board of County Commissioners may attend this meeting. The commissioners who attend, with the exception of board members who also serve on this committee, 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.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in this meeting should contact the health and human services administrative assistant at (386) 586-2324 at least 48 hours prior to the meeting.