



# Flagler County Board of County Commissioners Workshop Agenda

Monday, May 5, 2025• 1:00 p.m.

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

View the meeting broadcast live on cable television: Spectrum Channel 492

View the meeting streamed live on the County's YouTube Channel: [www.YouTube.com/FlaglerCounty](http://www.YouTube.com/FlaglerCounty)

1. Call to Order
2. Pledge to the Flag and Moment of Silence
3. Welcome: Flagler County Board Chair
4. Request for Access to Justice Lane Discussion
5. Beach Funding and Budget Discussion
6. Other Items for Discussion as Needed
7. Public Comment: *This thirty-minute time period has been allocated for public comment. Each speaker will be allowed up to three (3) minutes to address the Commission. Speakers should approach the podium, identify themselves and direct comments to the Chair.*
8. Adjournment

While this is a workshop only and no decisions are expected to be made by any of the governmental bodies, if a person decides to appeal any matter that may be discussed for a future proceeding, a record of the workshop may be needed and, for such purposes, the person may need to ensure that a verbatim record of the workshop is made.

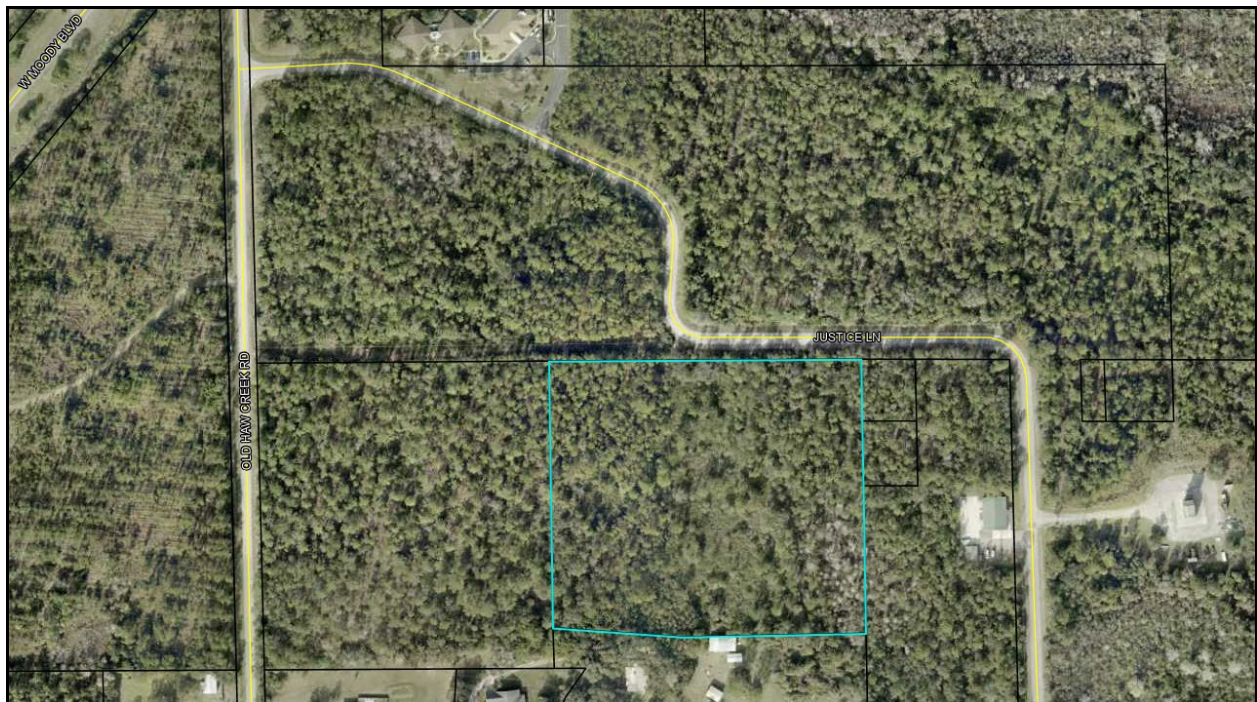
In accordance with the Americans with Disabilities Act, persons needing assistance to participate in this meeting should contact the (386) 313-4001 at least 48 hours prior to the meeting.

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS  
WORKSHOP/AGENDA ITEM # 4**

**SUBJECT:** Consideration of Request for Access to Justice Lane – Parcel No. 15-12-30-0650-000D0-0210; Applicant: Palm Coast Baptist Church of Flagler County, Inc./Agent: Pastor Larry Hobbs.

**DATE OF MEETING:** May 5, 2025

**OVERVIEW/SUMMARY:** This project is the proposed new location of the Flagler County Baptist Church. The Church intends to develop this parcel with its new church and related ancillary uses, including utilizing the parcel for a horsemanship program known as Mercy Reins. This project is within the Bunnell city limits and is zoned R-1 with a SF-Low Future Land Use designation. The subject 8.99+/- acre parcel (Parcel No. 15-12-30-0650-000D0-0210) is located East of Old Haw Creek Road and is landlocked:



The subject parcel is proposed to be developed with a church building and ancillary uses as initially depicted in the Church's letter of request (attached). At this point, the Church has not purchased the subject parcel, but is under an agreement with the parcel owner to purchase the parcel. The Church has stated that access through an easement connecting to Old Haw Creek Road is not possible although staff is unsure as to why. As a result, the Church has requested that the County agree to provide access through the County's adjoining parcel to the North. The County has previously denied a similar request for the reasons explained below, but the decision is a policy one for the Commission. If granted, the Church would access its property using Justice Lane, and the Board's approval would include an easement agreement with the Church.

Justice Lane is not a public road. It is a driveway within the County's parcel primarily used by Sheriff's deputies and the public to access the County Jail. In addition, Justice Lane provides access to the Fire Department's training tower and classroom building, SMA Healthcare, and the future facilities of the Florida State Guard. The Sheriff's Office

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advised that the Sheriff would prefer the Church to access the property from a driveway connected to Old Haw Creek Road, an option explained in more detail below. As a driveway, Justice Lane is not gas tax eligible, and is not maintained using gas tax funds. Justice Lane was built as a driveway: its sub-base does not meet County road requirements. Maintenance is completed on an as-needed basis.

Access to Justice Lane by others like SMA is unique in that the County is a partner with SMA in its operations, through both its previous contiguous projects and its current efforts to develop the new male intake facility. Similar to SMA, the Florida State Guard training facility is a partnership with the Sheriff's Office. Unlike SMA and the Florida State Guard (and the County's uses relying on Justice Lane for access), the Church and its operations would not be a County-sponsored or partnership use.

County staff notes that Section 704.01(1), Florida Statutes, requires that land-locked parcels receive access – as an easement of necessity – through adjacent parcels owned by the grantor of the landlocked parcel, or his/her successor. Put another way, when a landowner conveys a landlocked parcel, an access easement to a right-of-way is presumed to also be granted to cover the lands retained by the landowner. In the present case, the Baptist Church parcel was severed from the parcel immediately to the west, abutting Old Haw Creek Road, in 1919.

Application of this statute would require the adjacent parcel to the West – currently owned by Church of God Elected, Inc. – to provide an access easement to the Church for access to Old Haw Creek Road. This easement would not require Board approval, but a driveway connection onto Old Haw Creek Road would require permitting through the County. The Church will ultimately need to undergo whatever land development review and approval processes are required by the City of Bunnell regardless of the route of access.

As staff has advised the Church previously via email – and owing to other issues related to noise that the Board has considered in the past – it should be recognized by the Church that the County's intended uses in the vicinity of the subject parcel include the discharge of firearms and the use of other munitions (including "flash-bang" grenades and similar devices) as part of training activities conducted by both the Sheriff's Office and the Florida State Guard. Training may also include the use of amplified sound, loudspeakers, and flashing lights and sirens. Owing to the intended training schedules for the Florida State Guard, it is likely that these training activities will coincide with the Church's services, and noise/sound levels emanating from these adjacent uses may be objectionable.

**DEPARTMENT CONTACT:** Adam Mengel, Growth Management 386-313-4065

**RECOMMENDATION:** Staff requests Board direction on the Church's request for access to Justice Lane.

**ATTACHMENTS:** [Click this link to view the attachment listed below.](#)

1. Flagler County Baptist Church letter of request

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS**  
**WORKSHOP/ AGENDA ITEM # 5**

**SUBJECT:** Follow-Up on Beach Funding Discussion for FY2026 Budget Preparation

**DATE OF MEETING:** May 5, 2025

**OVERVIEW/SUMMARY:** Based on the Board's consensus direction from the April 21<sup>st</sup> Regular Meeting, staff will present follow-up information regarding the County's Beach Management Funding Plan in preparation of the FY2026 Budget, and to formally open discussions related to beach funding and associated budget considerations. This action aligns with prior guidance provided during the FY26 Budget Kickoff and is intended to ensure consistency and clarity as we move forward in the budget development process.

This upcoming discussion will also serve to clarify expectations and the next steps for staff, particularly regarding the coordination of funding strategies with our municipal partners. Ensuring alignment between the County and city partners is critical to the success of the beach funding plan and overall project delivery. We appreciate the Board's direction and look forward to facilitating a productive dialogue in the upcoming workshop.

**STRATEGIC PLAN:**

- Focus Area: Effective Government
  - Goal 2 – Build and Maintain Relationships to Support Effective & Efficient Government
- Focus Area: Growth & Infrastructure
  - Goal 2 – Protect and Manage Natural Resources

**DEPARTMENT CONTACT:** County Administration, Heidi Petito (386) 313-4001

**FUNDING INFORMATION:** No immediate fiscal impact. Budgetary implications will be addressed in the proposed FY26 budget following Board direction.

**RECOMMENDATIONS:** Staff recommend that the Board of County Commissioners provide direction and clarity on the County's Beach Management Funding Plan and the next steps for staff to carry out.

**ATTACHMENTS:** None