



Flagler County Board of County Commissioners Meeting Agenda

July 13, 2026 • 5:00 p.m.

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

View the meeting streamed live on the County's YouTube Channel: www.YouTube.com/FlaglerCounty

1. Pledge to the Flag and Moment of Silence
2. Additions, Deletions and Modifications to the Agenda

Item 9-g) Continuance requested by the Applicant to Time and Date Certain to the August 17, 2026 regular meeting at 5:30 p.m. or as soon as the hearing may be held for Public Hearing (Quasi-Judicial) Project 2026030052 – Request for Special Use for a Telecommunication Tower in the PUD (Planned Unit Development) District at 2730 Airport Road. Parcel Number: 22-14-31-3080-00000-00A0. Parcel Size: 10.44+/- Acres. Owner: Hunters Ridge Airport Road LLC/Applicant: Harold Timmons. (AR 6415).

Item 9-h) Continuance requested by the Applicant to Time and Date Certain to the August 17, 2026 regular meeting at 5:30 p.m. or as soon as the hearing may be held for Public Hearing (Quasi-Judicial) Project 2026040057 – Request to Amend the PUD Site Development Plan for Hunter's Ridge Storage in the PUD (Planned Unit Development) District at 2730 Airport Road. Parcel Number: 22-14-31-3080-00000-00A0. Parcel Size: 10.44+/- Acres. Owner: Hunters Ridge Airport Road LLC/Applicant: Harold Timmons. (AR 6481).

Update (7/10/26): Item 07b will be deferred to the August BOCC meeting.

Update (7/10/26): Attachment for item 09f was updated with line numbers.

Update (7/10/26): Disbursement reports for weeks ending June 12 & 26, 2026 were added to Section 06a.

Update (7/10/26): Item 08b will be continued to the special meeting on 7/20/26.

Update (7/10/26): Item description for 09e updated grammatically.

3. Announcements by the Chair
4. Recognitions, Proclamations and Presentations:

4-a) Recognitions: None

4-b) Proclamations:

- 1) **Pretrial, Probation and Parole Supervision Week – July 19-25, 2026** (*Requested by David Hunt, Court Communications Officer – Seventh Judicial Circuit*)
- 2) **Jules Kwiatkowski Day – July 21, 2026** (*Requested by Nicole Graves, Outreach Specialist – East Flagler Mosquito Control District*)

4-c) Presentations (3-5 Minutes):

- 1) **[Vertical Oyster Gardens Initiative](#)** (*Presented by Oysters for My Neighborhood*)

5. Community and Board Comments:

5-a) Community Outreach: *This thirty-minute time period has been allocated for public comment on any consent agenda item or topic not on the agenda. 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.*

5-b) Board Comments on Consent Items

6. Consent: Constitutional Officers:

6-a) Clerk: Bills and Related Reports: Request the Board approve the report(s) of funds withdrawn from County depositories by the Flagler County Clerk of the Circuit Court and the Revenue Collected Report presented in compliance with the provisions of Section 136.06, Florida Statute as listed below:

- 1) [Disbursement Report for Week Ending June 5, 2026](#)
- 2) [Disbursement Report for Week Ending June 12, 2026](#)
- 3) [Disbursement Report for Week Ending June 19, 2026](#)
- 4) [Disbursement Report for Week Ending June 26, 2026](#)
- 5) [Revenue Collected Report for the Month of May, 2026](#)

6-b) Clerk: Approval of Board Meeting Minutes: Request the Board approve the minutes from the following Meetings:

- 1) [June 1, 2026 Regular Meeting](#)
- 2) [June 1, 2026 Workshop](#)

7. Consent: BOCC Departments:

7-a) Consideration of Ratification of Flagler County Emergency Proclamations Extending the State of Local Emergency Due to Severe Coastal Erosion and Vulnerability: Request the Board ratify the Proclamations Extending the State of Local Emergency for Hurricanes Matthew, Ian and Nicole. *(Requested by Jonathan Lord, Emergency Management Director)*

~~**7-b) Consideration of an Amendment to the Capital Improvement Plan (CIP) to Realign Project Priorities:** Request the Board authorize the amendment to the Capital Improvement Plan, approve the budget transfer, approve the URR, and authorize staff to process the necessary budget transfers between projects. *(Requested by John Brower, Financial Services Director, and Mike Dickson, General Services Director)*~~

Item will be deferred to the August BOCC meeting.

7-c) Consideration of the Flagler County Board of County Commissioners 2027 Meeting Schedule: Request the Board approve the Flagler County Board of County Commissioners 2027 Meeting Schedule with only one meeting in the months of January, February, and July. *(Requested by Adam Mengel, Interim County Administrator)*

7-d) Consideration of the Flagler County 2027 Holiday Schedule: Request the Board approve the Flagler County 2027 Holiday Schedule as proposed by the County Administrator *(Requested by Adam Mangel, Interim County Administrator)*

- 7-e) Consideration of Committee Appointments for the Affordable Housing Advisory Committee (AHAC):** Request the Board approve the appointment of Ms. Devrie Paradowski and Mr. Jeffrey Adams to the Affordable Housing Advisory Committee for a three-year term from July 22, 2026, to July 22, 2029. *(Requested by Joseph Hegedus, Health and Human Services Director)*
- 7-f) Consideration of Transfer of Funds from within the Alcohol Drug Abuse Fund (Fund 1193) for the Foundations to Freedom Substance Abuse Agreement:** Request the Board approve the Budget Transfer in the amount of \$35,000. *(Requested by Joseph Hegedus, Health and Human Services Director)*
- 7-g) Consideration of BTR Fund 1001 County Admin:** Request the Board approve the Budget Transfer. *(Requested by Adam Mengel, Interim County Administrator)*
- 7-h) Consideration of a Ground Lease Agreement between Flagler County and Flagler Partners Holdings, LLC for a parcel of land located at the Flagler Executive Airport:** Request the Board approve the Ground Lease Agreement between Flagler County and Flagler Partners Holdings, LLC, for a parcel of land located at the Flagler Executive Airport. *(Requested by Roy Seiger, Airport Director)*
- 7-i) Consideration of Approval of Feral Hog Management License Agreement for Haw Creek Preserve and Request for County Administrator Authority to Execute Feral Hog Management License Agreements for All County-Owned Lands Going Forward:** Request the Board approve the Feral Hog Management License Agreement for Haw Creek Preserve and authorize the County Administrator to execute same. Additionally, Request the Board authorize the County Administrator to execute all Feral Hog Management License Agreements for all County-owned properties going forward until such authority is revoked by the Board. *(Requested by Sarah Spector, Assistant County Attorney)*
- 7-j) Consideration of Ratification and Approval of the Addition of July 2, 2026 as part of the Independence Day Holiday:** Request the Board ratify and approve the additional PTO (July 2, 2026) as discussed in the BOCC Workshop on June 15, 2026. *(Requested by Charlie Picano, Human Resources Director)*
- 7-k) Consideration of Approval of the Older Americans Act (OAA) Contract Amendment and Amend the FY 2025-2026 Budget to Recognize Unanticipated Revenue for the Department of Health and Human Services' Senior Services Division:** Request the Board approve the Unanticipated Revenue Resolution. *(Requested by Joseph Hegedus, Health and Human Services Director)*
- 7-l) Consideration of Declaring Items as Surplus, Removal from the County Fixed Assets, and Authorizing Purchasing to Dispose of Surplus Property Pursuant to the Fixed Asset Policy:** Request the Board declare items as surplus, removal from the County's fixed asset inventory, and authorize Purchasing to dispose of surplus property pursuant to the Fixed Asset Policy. *(Requested by Robert Rounds, Procurement & Contract Services Manager)*
- 7-m) Consideration of Approval of a Two-Year Renewal (FY26–FY28) for the Maintenance and Support Agreement with Tyler Technologies:** Request the Board approve the two-year renewal agreement with Tyler Technologies for maintenance and support of public safety software systems and authorize the Chair to execute the agreement. This action ensures uninterrupted support for essential systems and delivers a rare, zero-increase cost structure for the next two fiscal years. *(Requested by Matthew Rivera, Chief Information Officer)*

- 7-n) Consideration of the Flagler County's Transportation Improvement Projects Priority List for the Florida Department of Transportation (FDOT) and the Volusia-Flagler Transportation Planning Organization (TPO) Five-Year Work Program Funding for Fiscal Years 2027/2028 through 2031/2032:** Request the Board approve the County's transportation improvement projects priority list for the FDOT and the TPO 5-Year Work Program funding for fiscal years 2027/2028 through 2031/2032 *(Requested by Hamid Tabassian, County Engineer)*
- 7-o) Consideration of Project Recommendations and Ranking of the Florida Department of Transportation (FDOT) and the Volusia-Flagler Transportation Planning Organization (TPO) Transportation Alternative Priorities for Fiscal Years 2027/2028 through 2031/2032:** Request the Board approve staff's recommended FDOT and Volusia-Flagler TPO Transportation Alternatives program submittal for Fiscal Years 2027/2028 through 2031/2032. *(Requested by Hamid Tabassian, County Engineer)*
- 7-p) Consideration of a Partner Agreement with Airbnb.org for Disaster Support:** Request the Board approve the Resolution authorizing the Emergency Management Director to sign the Agreement with Airbnb.org and related documents. *(Requested by Jonathan Lord, Emergency Management Director)*
- 7-q) Consideration to Utilize Reserve Funds to Cover Contract Costs for HDR Engineering, Inc. – 2026 Semiannual Water Quality Reporting for Old Kings Road Class I Landfill and C&DD Disposal Facility.** Request the Board approve the transfer from reserves. *(Requested by Mike Dickson, General Services Director)*
- 7-r) Consideration of a Funding Increase for Contract No. 2025000177 with Terracon Consultants, Inc. for Professional Land Management Services.** Request the Board approve the requested increase in funding for the contract with Terracon Consultants, Inc., by \$200,000.00 to support professional land management services, including prescribed fire burn activities for the remaining two-year contract period. *(Requested by Mike Dickson, General Services Director)*

8. General Business: *Presentations limited to 15 minutes with public comments limited to 3 minutes per speaker.*

8-a) Consideration of a Resolution to Vacate a Portion of the Plat of Plantation Bay Section 2A-F Unit 12B in the PUD (Planned Unit Development) Zoning District – Applicant: James Capen/Owner: Jamie and Julie Inman – 31 Kingswood Court; Parcel No. 09-13-31-5120-2A12B-014038-11-31-3070-00000-0040: Request the Board adopt the resolution for the vacation of the portion of the plat described as part of a 14-foot-wide drainage easement lying on the south easterly (rear) side of Lot 14, Plantation Bay Section 2A-F Unit 12B, as recorded in Map Book 40, Pages 37 and 38, of the Public Records of Flagler County, Florida

8-b) Consideration of a Resolution Establishing the Beach Renourishment Municipal Service Benefit Unit (MSBU): Request the Board adopt the resolution. *(Requested by Hamid Tabassian, County Engineer)*

9. Public Hearings: *Public Hearings will be heard after 5:30 p.m.*

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.*

9-a) Legislative – Adoption of a One-Year Moratorium on the Siting of Data Centers within Unincorporated Flagler County (First Reading): Staff recommends that the Board approve the ordinance on first reading.

9-b) Legislative – Transmittal of the Update to the 2010-2035 Flagler County Comprehensive Plan, and First Reading of an Ordinance titled similar to:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, ADOPTING THE UPDATE TO THE 2010-2035 COMPREHENSIVE PLAN TO BE KNOWN AS THE 2025-2050 COMPREHENSIVE PLAN IN ACCORDANCE WITH SECTION 163.3184, FLORIDA STATUTES; AMENDING AND ADOPTING EXHIBIT A - FUTURE LAND USE ELEMENT; EXHIBIT B - TRANSPORTATION ELEMENT; EXHIBIT C - HOUSING ELEMENT; EXHIBIT D - INFRASTRUCTURE ELEMENT; EXHIBIT E - COASTAL MANAGEMENT ELEMENT; EXHIBIT F - CONSERVATION ELEMENT; EXHIBIT G – ECONOMIC DEVELOPMENT ELEMENT; EXHIBIT H – RECREATION AND OPEN SPACE ELEMENT; EXHIBIT I - INTERGOVERNMENTAL COORDINATION ELEMENT; EXHIBIT J - CAPITAL IMPROVEMENTS ELEMENT; AND EXHIBIT K - PROPERTY RIGHTS ELEMENT; PROVIDING FOR SCRIVENER’S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE: Staff recommends that the Board of County Commissioners approve the ordinance on first reading for transmittal of the update to the Comprehensive Plan.

9-c) Quasi-Judicial – Petition to Enlarge the Ormond Station Community Development District - The Ormond Station CDD, through its agent Jere Earlywine, Esquire, of Kutak Rock LLP – filed its Petition to Amend the Boundaries of Ormond Station Community Development District on May 14, 2026. The Petition seeks to amend the CDD’s boundaries by adding the above-described properties which would add a 21.24+/- acre property (Woodside) and a 14.39 acre property (Sunside) to the current 67.729+/- acres within the CDD (and which will then total 103.359+/- acres). This is the second petition to amend the boundaries of the Ormond Station CDD. The first petition enlarged the CDD boundaries by 27.894+/- acres and was approved through the adoption of Ordinance No. 2024-01: The Board of County Commissioners may choose to: *Approve, Deny or Continue.*

9-d) Quasi-Judicial – Project 2026040067 – Request to Rezone from the C-2 (General Commercial and Shopping Center) and AC (Agriculture) Districts to the PUD (Planned Unit Development) District at 2261 S. Old Dixie Hwy. Parcel Numbers: 03-13-31-3030-00000-0000 and 34-12-31-0650-000D0-0101; Parcel Size: 39.35+/- Acres. Owner/Applicant: Holiday Travel Park Co-Op Inc./Upham Engineering Inc. (AR 6491): The Board of County

Commissioners may choose to: *Approve, Deny or Continue.*

9-e) Quasi-Judicial – Project 2026010081– Request for Approval of a 46-unit single-family detached PUD Site Development Plan for The Cove Subdivision. Parcel Number: 37-10-31-1550-00000-0111 and 37-10-31-1550-00000-0110: Project Size: 824,725+/- Square Feet (19.2+/- Acres). Owner/Applicant: KGJG Cove, LLC/Dan Wilcox. (AR 6291): The Board of County Commissioners may choose to: *Approve, Deny or Continue.*

9-f) Legislative – Special Assessment Ordinance – First and Final Reading of Master Special Assessment Ordinance: Staff recommends that the Board adopt the ordinance on first and final reading.

(Attachment updated with line numbers)

9-g) CONTINUANCE REQUESTED BY THE APPLICANT TO TIME AND DATE CERTAIN TO THE AUGUST 17, 2026 REGULAR MEETING AT 5:30 P.M. OR AS SOON AS THE HEARING MAY BE HELD – Quasi-judicial – Project 2026030052 – Request for Special Use for a Telecommunication Tower in the PUD (Planned Unit Development) District at 2730 Airport Road. Parcel Number: 22-14-31-3080-00000-00A0. Parcel Size: 10.44+/- Acres. Owner: Hunters Ridge Airport Road LLC/Applicant: Harold Timmons. (AR 6415): The Board of County Commissioners may choose to: *Approve, Deny or Continue.*

9-h) CONTINUANCE REQUESTED BY THE APPLICANT TO TIME AND DATE CERTAIN TO THE AUGUST 17, 2026 REGULAR MEETING AT 5:30 P.M. OR AS SOON AS THE HEARING MAY BE HELD – Quasi-judicial – Request to Amend the PUD Site Development Plan for Hunter's Ridge Storage in the PUD (Planned Unit Development) District at 2730 Airport Road. Parcel Number: 22-14-31-3080-00000-00A0. Parcel Size: 10.44+/- Acres. Owner: Hunters Ridge Airport Road LLC/Applicant: Harold Timmons. (AR 6481): The Board of County Commissioners may choose to: *Approve, Deny or Continue.*

10. Additional Reports and Comments:

10-a) County Administrator Report/Comments

10-b) County Attorney Report/Comments

10-c) Community Outreach: *This thirty-minute time period has been allocated for public comment for items not on the agenda. 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.*

10-d) Commission Reports/Comments/Action

11. Adjournment

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 (386) 313-4001 at least 48 hours prior to the meeting.

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM # 7a

SUBJECT: Consideration of Ratification of Flagler County Emergency Proclamations Extending the State of Local Emergency Due to Severe Coastal Erosion and Vulnerability.

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: Flagler County has been under a declared state of local emergency due to Hurricane Matthew since October 4, 2016. During that time, other storms have struck the County exacerbating the damage to the dune system and compounding the exposure of public and private property on the barrier island to future storms and flooding. The County also declared local states of emergency for Hurricane Irma (2017), Hurricane Dorian (2019), Hurricane Isaias (2020), and Hurricanes Ian and Nicole (2022).

Due to the cumulative effect of the storms as well as tidal events, nor'easters, and erosion, Flagler County continues to be in the most precarious position relative to ocean flooding and storms in its history. Although the County has completed a series of emergency protective berm projects since Hurricane Matthew, public and private property on the barrier island remain vulnerable to catastrophic storm damage without further and sustained protective efforts.

As part of addressing the emergency, the Board adopted a long-term beach management plan assisted by an independent coastal engineer, the County's engineering staff and with input from residents and local HOAs. Continuing the state of local emergency will help the County with its ongoing and future efforts and allow the County to take any necessary emergency measures, including expedited emergency procurement and the issuance of emergency administrative orders, as necessary.

FUNDING INFORMATION: Funding in accordance with grant agreements with the Army Corps of Engineers, FEMA, FDOT and DEP

DEPARTMENT CONTACT: Jonathan Lord, Emergency Management Director (386) 313-4240

RECOMMENDATION: Request the Board ratify the Proclamations Extending the State of Local Emergency for Hurricanes Matthew, Ian and Nicole.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Proclamation Declaring a Local State of Emergency – July 6, 2026
2. Proclamation Declaring a Local State of Emergency – July 13, 2026

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7b**

SUBJECT: Consideration of an Amendment to the Capital Improvement Plan (CIP) to Realign Project Priorities.

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: This item was pulled from the June 15, 2026 to revise the list of projects. Staff is requesting a realignment of the Capital Improvement Plan by retiring several legacy projects that are no longer necessary, no longer feasible, or have been rescope. By releasing the remaining funds from these projects, resources can be reallocated to other higher priority projects. Three additional projects will be added: the FCRA Open Air Multipurpose Area; the Demolition and Reconstruction of the Cattleman's Hall; and the GSB Carpet Flooring 1st Floor (Tax Collector's Office). We are currently awaiting quotes for the flooring, but expect that it will cost less than the amount budgeted. Any funds leftover upon this and any other project completion will be transferred into Reserves. Also, staff has identified five other projects in various Capital Funds (totaling \$757,611) that will be removed from the CIP. The proposed adjustments include the following:

Fund	Amount	Project	Reason
Preservation (1187)	-56,726	GSB Painting Interior	Excess funds remaining in the project
Preservation (1187)	-237,000	PC Library Roof Replacement	Rescope to PC Library Roof Coating
Preservation (1187)	-392,919	PPP Pool Preservation	Fenced in, rather than restoration
Preservation (1187)	-200,000	Lehigh Trail Resurface Colbert to Old Kings Rd	Rescope: change name from Resurface to Improvements
Preservation (1187)	-75,000	PPP Green Trail Bridge	The current structure is not repairable and was used infrequently
	-961,645		
Fund 1316	+630,000	FCRA Construct Open Air Multipurpose Area 16,000 sqft	Realignment of FCRA site with completion of Multi-Purpose/ Emergency Shelter Facility
Fund 1316	+225,000	Cattleman's Hall Demo + Reconstruction + Bathroom	Realignment of FCRA site with completion of Multi-Purpose/ Emergency Shelter Facility
Preservation (1187)	+106,645	GSB Carpet Flooring 1 st Floor	GSB Flooring for Tax Collector
Fund 1311	-137,611	Training Tower Fence & VSB	Property not suitable for upgrades
Fund 1307	-275,000	Malacompra Disc Golf & Restroom	Project canceled
Fund 1307	-150,000	Beachfront County Beach Restrooms	Site for new restrooms currently unidentified
Fund 1308	-75,000	Maintain & Repair Pavilions	The funds can be used for repairs without a project
Fund 1316- Rental Rev.	-120,000	Graham Swamp Improvements	Project has permitting and utility connectivity issues

STRATEGIC PLAN:

Focus Area: Effective Government

- Goal 1: Maintain Financial Stability

Focus Area: Growth and Infrastructure

- Goal 1: Provide Quality Fundamental Infrastructure and Assets
- Goal 3: Preserve & Enhance Cultural, Recreational & Leisure Activities

FUNDING INFORMATION: Funding for the additional capital projects will come from other projects that will be retired and any additional funds will go into reserves. An interfund transfer and corresponding URR will appropriate the funds saved in Fund 1187 to Fund 1316 for the FCRA and Cattleman's Hall projects.

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7b**

DEPARTMENT CONTACT: E. John Brower, Financial Services Director, (386) 313-4036
Mike Dickson, General Services Director, (386) 313-4191

RECOMMENDATION: Request the Board authorize the amendment to the Capital Improvement Plan, approve the budget transfer, approve the URR, and authorize staff to process the necessary budget transfers between projects.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Amended Capital Improvement Plan
2. BTR
3. URR

Deferred to Future BOCC Meeting

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT / AGENDA ITEM # 7C**

SUBJECT: Consideration of the Flagler County Board of County Commissioners 2027 Meeting Schedule.

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: Each year at this time, the Board is asked to review and approve the next year's Board of County Commissioners meeting schedule.

In previous years, the Board has chosen to lighten their meeting schedule due to additional budget meetings, workshops, vacation schedules and holidays to one meeting in a particular month. The proposed schedule is consistent with the previous year, with only one scheduled meeting in the months of January, February and July.

The 2026 meeting schedule is provided as reference.

FUNDING INFORMATION: N/A

DEPARTMENT CONTACT: Administration (386) 313-4001

RECOMMENDATION: Request the Board approve the Flagler County Board of County Commissioners 2027 Meeting Schedule with only one meeting in the months of January, February, and July.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. 2027 Proposed Flagler County Board of County Commissioners Meeting Schedule
2. 2026 Flagler County Board of County Commissioners Meeting Schedule

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT / AGENDA ITEM # 7d**

SUBJECT: Consideration of the Flagler County 2027 Holiday Schedule.

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: Each year at this time the Board is asked to review and approve the County holiday schedule for the upcoming year. The Holiday Schedule was developed in keeping consistent with other Constitutional Offices and Local Government offices and is posted by calendar year to allow employees to coordinate schedules. The proposed schedule also includes provisions for Fire Rescue and Emergency Communications..

The 2026 holiday schedule is provided as a reference.

FUNDING INFORMATION: N/A

DEPARTMENT CONTACT: Charlie Picano, Human Resources Director (386) 313-4007

RECOMMENDATION: Request the Board approve the Flagler County 2027 Holiday Schedule as proposed by the County Administrator.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. 2027 Proposed Flagler County Holiday Schedule
2. 2026 Current Flagler County Holiday Schedule

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7e**

SUBJECT: Consideration of Committee Appointments for the Affordable Housing Advisory Committee (AHAC).

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: The Commission has received two (2) applications for this Board. Applicants are Flagler County residents and registered voters.

Function: To make recommendations to the BOCC regarding specific initiatives to encourage or facilitate affordable housing in Flagler County. Now acting as the local affordable housing advisory committee pursuant to Section [420.9076](#), Florida Statutes, Section 16-77 of the Flagler County Code and the State Housing Initiatives Partnership (SHIP) Procedures Manual.

Membership: Must name at least 8 but not more than 11 committee members and specify their terms. The committee must consist of one representative from at least 6 of the categories as outlined in Florida Statutes [420.9076](#).

Appointment Terms: 3-year staggered terms

Meeting Date/Time: Meets Monthly

Staff Liaison: Eduardo Diaz-Cordero, Housing Program Manager

Term	Members
12/18/2023 – 12/18/2026	Nicole Graves (<i>Initial Term</i>)
03/04/2024 – 03/04/2027	Trish Giaccone (<i>Appt 02/03/2020</i>)
10/02/2024 – 10/02/2027	Sandra Shank (<i>Appt 10/02/2017</i>)
05/20/2025 – 05/20/2028	Carla Amaral (<i>Appt Initial Term</i>)
05/20/2025 – 05/20/2028	Adolphus Evans (<i>Appt Initial Term</i>)
05/20/2025 – 05/20/2028	Kelsie Lombard (<i>Appt Initial Term</i>)
05/20/2025 – 05/20/2028	Mindy Melendez (<i>Appt Initial Term</i>)
12/02/2024	Commissioner Kim Carney, Flagler County
05/06/2025	Council Member Charles Gambaro, City of Palm Coast

Vacancies are advertised on the County's website www.FlaglerCounty.gov. If additional applications are received, they will be presented to the Board prior to the meeting.

DEPARTMENT CONTACT: Joe Hegedus, Health and Human Services Director (386) 586-2324

RECOMMENDATION: Request the Board approve the appointment of Ms. Devrie Paradowski, as "A citizen who is actively engaged as a not-for-profit provider of affordable housing"; and Mr. Jeffrey Adams, as "A citizen who resides within the jurisdiction of the local governing body making the appointments (Palm Coast or unincorporated Flagler County)" to the Affordable Housing Advisory Committee, each for a three-year term from July 22, 2026, to July 22, 2029.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Application – Ms. Devrie Paradowski
2. Application – Mr. Jeffrey Adams

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7f**

SUBJECT: Consideration of Transfer of Funds from within the Alcohol Drug Abuse Fund (Fund 1193) for the Foundations to Freedom Substance Abuse Agreement.

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: In compliance with Florida Statutes, the Flagler County Department of Health and Human Services issued a request for proposals for Substance Abuse and Treatment Related Services on April 20, 2026. Funding for services is available from the County Alcohol and Drug Abuse Trust, providing restricted use funds generated from court fees, in accordance with Sections 938.13 and 893.165, Florida Statutes. The solicitation provided a maximum award of \$35,000 for substance abuse treatment and related services. Funding is a one-time award with possibility of a one-year extension pending additional funding availability.

Flagler County received proposals from three local/regional non-profit organizations with experience providing substance use prevention, substance abuse treatment or related services to the community. The contract awardee, Foundations to Freedom (FTF), was selected via established procurement protocols. As a community-based non-profit organization (501c3) certified by the Florida Association of Recovery Residences, FTF's Foundations to Recovery program achieves the requested services by providing trauma-informed, evidence-based mentoring and one-on-one support designed to foster long-term recovery. FTF's comprehensive continuum of care, starting with innovative 18-month recovery housing programs, provides essential support for clients as they work toward personal goals and sustain their recovery journeys. Funding allows for expansion of these critical and important additions to the safety net services in the community.

The funding award and contract execution have been completed under County Administration signature authority. This board item seeks approval of budget transfer of the statutorily restricted funding from the Alcohol and Drug Abuse Trust reserves to fund the awarded contract, as allowed by the referenced statute.

STRATEGIC PLAN:

Focus Area: Public Health & Safety

- Goal 1: Increase Resident Awareness of Available Services of Health & Human Services Department
 - Objective PHS 1.1: Provide a range of educational programs.
- Goal 4: Expand Behavioral Health and Substance Abuse Programs
 - Objective PHS 4.1: Expand public-private partnerships to help remove barriers related to behavioral health access.

FUNDING INFORMATION: Funding in the amount of \$35,000 will be transferred from Fund 1193 Reserves.

DEPARTMENT CONTACT: Joe Hegedus, Health and Human Services Director (386) 586-2324

RECOMMENDATION: Request the Board approve the Budget Transfer in the amount of \$35,000.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Budget Transfer
2. Substance Abuse Services Request for Proposals – 26-RFP-012
3. Foundations to Freedom Bid Documents
4. 26-ITB-012 Fully Executed Contract

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7g**

SUBJECT: Consideration of Budget Transfer from the General Fund 1001 Reserves into Personnel for the Separation Agreement with former County Administrator.

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: At the March 2, 2026 meeting, the Board of County Commissioners approved a Separation Agreement with the County Administrator. The Agreement clarified severance eligibility under the existing Employment Agreement; confirmed payment of accrued leave; and provided for tuition reimbursement and an adjustment to the Administrator's FRS contribution.

Staff is seeking approval to transfer funds from the General Fund 1001 Reserves for the FY 2025-26 Budget in the amount of \$239,005 to allocate budget for the Separation Agreement with the former County Administrator.

STRATEGIC PLAN:

Focus Area: Effective Government

- Goal 1- Maintain Financial Stability

FUNDING INFORMATION: Budget from General Fund 1001 Reserves in the amount of \$239,005 will be appropriated with the approval of the Budget Transfer.

DEPARTMENT CONTACT: Brian Eichinger, Interim Financial Services Director (386) 313-4099

RECOMMENDATION: Request the Board approve the Budget Transfer.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Budget Transfer
2. Separation Agreement
3. Reserve Spreadsheet

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7h**

SUBJECT: Consideration of a Ground Lease Agreement between Flagler County and Flagler Partners Holdings, LLC, for a parcel of land located at the Flagler Executive Airport.

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: Flagler Partners Holdings, LLC, desires to lease a parcel of land at the Flagler Executive Airport to construct a metal hangar facility containing five (5) 60 foot x 65 foot box hangar units, along with associated apron and site improvements. The facility will be utilized for the storage of aircraft. This facility is anticipated to cost approximately \$3 million dollars to develop, which will be solely at the expense of Flagler Partners Holdings, LLC.

The Ground Lease Agreement for the Board's consideration is for a term of thirty (30) years with a monthly lease payment on the land in the amount of \$1,089.00 per acre or a portion thereof. The Ground Lease terms are 30 years with an investment of \$1,000,000, and for every additional \$100,000 spent over \$1,000,000 the Tenant receives an additional one year (for example, \$1,200,000 equates to a 32-year lease), not to exceed 50 years, which is mandated by the FAA. The parties acknowledge and agree that such costs contemplated by this Ground Lease are anticipated to have an aggregate projected value of approximately three million dollars (\$3,000,000). Subject to verification by an appraiser, the terms of this Ground Lease shall automatically be extended for an additional twenty (20) years for a total initial Term of fifty (50) years, unless terminated sooner in accordance with the terms and provisions elsewhere in the Ground Lease. The monthly land lease rate will be adjusted annually in October at a rate of 3%. The Lessee has 24 months to complete the design and construction of the hangar facility from the date of execution of the Ground Lease Agreement. The monthly lease payment will be held in abeyance until a Certificate of Occupancy is received from the Flagler County Building Department.

STRATEGIC PLAN:

Focus Area: Economic Vitality,

- Goal 2- Diversify the Tax Base to Improve the Local Economy
 - Objective EV 2.4: Expand facilities and attract aviation related businesses to the Flagler Executive Airport.

FUNDING INFORMATION: Flagler Partners Holdings, LLC has 24 months to complete the hangar facility. The monthly lease payment will be accounted for during the FY2027-2028 budget process.

DEPARTMENT CONTACT: Airport Director, Roy Sieger (386) 313-4220.

RECOMMENDATIONS: Request the Board approve the Ground Lease Agreement between Flagler County and Flagler Partners Holdings, LLC, for a parcel of land located at the Flagler Executive Airport.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Ground Lease Agreement with associated exhibits.

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7i

SUBJECT: Consideration of Approval of Feral Hog Management License Agreement for Haw Creek Preserve and Request for County Administrator Authority to Execute Feral Hog Management License Agreements for All County-Owned Lands Going Forward.

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: Staff is seeking approval of a new license in favor of Scott Musgrove for the specific and limited purpose of hunting and removing nuisance feral hogs from certain identified property within the County's Haw Creek Preserve.

The County previously entered into license agreements for hunting and removal of nuisance feral hogs in Haw Creek Preserve: from May 20, 2021 to May 20, 2022, Dennis Bobik held the license; and from June 15, 2023 to June 15, 2024, Paytin Usina held the license.

The license agreement, as drafted, provides for a two-year term starting on June 1, 2026 and ending on June 1, 2028, with automatic renewal for an additional two-year term expiring on June 1, 2030. The license agreement is non-exclusive, meaning that the County has retained the right to allow others to use the property.

Staff is unable to find record of previous authorization for the County Administrator to sign license agreements of this nature without first seeking Board approval. Given that these license agreements are generally routine in nature and similar from property to property, staff is seeking authorization for the County Administrator to execute all Feral Hog Management License Agreements for all County-owned properties going forward until such authority is revoked by the Board.

STRATEGIC PLAN:

Focus Area: Growth & Infrastructure

- Goal 2 - Protect and Manage Natural Resources

FUNDING INFORMATION: There is no direct cost associated with this license agreement.

DEPARTMENT CONTACT: Sarah E. Spector, Assistant County Attorney, 386.313.4058

RECOMMENDATION: Request the Board approve the Feral Hog Management License Agreement for Haw Creek Preserve and authorize the County Administrator to execute same. Additionally, Request the Board authorize the County Administrator to execute all Feral Hog Management License Agreements for all County-owned properties going forward until such authority is revoked by the Board.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. License Agreement

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7j

SUBJECT: Consideration of Ratification and Approval of the Addition of July 2, 2026 as part of the Independence Day Holiday.

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: At its June 15, 2026 workshop, the Board discussed adding Thursday, July 2 to the Independence Day Holiday as an additional Paid Time Off (PTO) day added to the Board's previous designation as part of the 2026 Holiday Schedule of Friday, July 3 as the County's Independence Day Holiday.

The 2026 Holiday Schedule is provided as a reference.

STRATEGIC PLAN:

Efficient Government Operations

- Goal 4: Create a Culture of Performance Excellence

FUNDING INFORMATION: Any overtime generated by this additional holiday will first be covered by any vacancies within a department, then by savings with the operating budgets of a department, and as a last resort staff will request a budget transfer from reserves.

DEPARTMENT CONTACT: Charlie Picano, Human Resources Director (386) 313-4007

RECOMMENDATION: Request the Board ratify and approve the additional PTO (July 2, 2026) as discussed in the BOCC Workshop on June 15, 2026.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. 2026 Holiday Schedule (proposed amendment)
2. 2026 Holiday Schedule (approved July 14, 2025)

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7k**

SUBJECT: Consideration to Approve the Older Americans Act (OAA) Contract Amendment and Amend the FY 2025-2026 Budget to Recognize Unanticipated Revenue for the Department of Health and Human Services' Senior Services Division.

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: The Senior Services Division at Flagler County's Department of Health and Human Services (HHS) provides an array of supportive services to seniors in the community, as well as evaluation and referral to support available from other service providers. Services are funded by Federal and State grants and matched with local government funds.

HHS seeks to recognize grant funds that were unspent at the end of FY2024/25 but remain available to carry forward. The Older Americans Act funding agreement is being amended, recognizing funds to be carried forward. The original total contract amount of \$396,201.47 increased by \$10,642.49, with the new total contract amount of \$406,843.96. The increase supports the Title III-B funded services, which include Homemaking, Personal Care, and Transportation.

Carry forward funding falls under the following categories and corresponding eligible uses in FY2024/25:

Title III-B	Title III-C1	Title III-C2	Title III-E	NSIP
\$10,642.49	\$ 0	\$ 0	\$ 0	\$0

STRATEGIC PLAN:

Focus Area: Public Health & Safety

- Goal 1 – Increase Resident Awareness of Services Available of the Health and Human Services Department.
 - Objective PHS 1.1: Provide a range of educational programs.

FUNDING INFORMATION: Funding in the amount of \$10,643 will be appropriated in the General Fund upon approval of the Unanticipated Revenue Resolution.

DEPARTMENT CONTACT: Joe Hegedus, Health & Human Services Director 586-2324 x3626

RECOMMENDATIONS: Request the Board approve the Unanticipated Revenue Resolution.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. 2026 Flagler County OAA Contract Amendment 1 (A026-FCBCC.A1)
2. Unanticipated Revenue Resolution

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7L**

SUBJECT: Consideration of Declaring Items as Surplus, Removal from the County Fixed Assets, and Authorizing Purchasing to Dispose of Surplus Property Pursuant to the Fixed Asset Policy.

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: Pursuant to the provisions of Chapter 274, Florida Statutes, the Board of County Commissioners must declare items as surplus and authorize the disposal of all tangible personal property, owned by the governmental unit, of a non-consumable nature. The list was sent to the Purchasing Manager to create a master list to present to the Board. Items on this list have exceeded their useful life and will be either sold, used as a trade-in, or exchanged under warranty as outlined on the list below:

ITEM	LOG #	CLERK #	FCID#	ACQ DATE	ORIG COST	DESCRIPTION/DETAIL	VIN/SERIAL NUMBER	REASON FOR DISPOSAL
26	26-26	6505	8884	12/24/2014	\$5,148.81	Dell Switch N4032F	7X9L021	End of Useful Service Life
27	26-27	6506	8885	12/22/2014	\$5,148.81	Dell Switch N4032F	CW9L021	End of Useful Service Life
28	26-28	6896	9382	2/1/2016	\$29,625.00	Nimble ES1 Server	AF114276	End of Useful Service Life
29	26-29	6897	9383	2/1/2016	\$57,768.75	Nimble CS300 Server	AF107582	End of Useful Service Life
30	26-30	6933	9427	2/8/2016	\$5,419.00	Netgear Server 4220X	3NA649090008A	End of Useful Service Life
31	26-31	6934	9428	2/8/2016	\$5,419.00	Netgear Server 4220X	3NA6470700F89	End of Useful Service Life
32	26-32	6935	9429	2/8/2016	\$5,419.00	Netgear Server 4220X	3NA6470400F6A	End of Useful Service Life
33	26-33	8414	10822	9/11/2020	\$16,915.00	ICI Infrared System w/ Camera	FM32+Camera	End of Useful Service Life
34	26-34	8316	10657	12/12/2019	\$10,164.10	Scag Turf Mower	P1900946	End of Useful Service Life
	26-35	7466	10093	4/23/2018	\$27,921.00	2018 Ford Explorer	1FM5K8B83JGA99712	End of Useful Service Life
	26-36	7474	10092	6/25/2018	\$24,802.56	2018 Ford F150XL	1FTMF11EB7JFC5587 3	End of Useful Service Life
	26-37	7898	10605	5/1/2019	\$24,053.00	2019 Ford F150 XL	1FTMF1EB3KFB65394	End of Useful Service Life

STRATEGIC PLAN:

Focus Area: Effective Government

- Goal 1 – Maintain Financial Stability

FUNDING INFO: Proceeds generated by the sale of surplus property will be deposited into the fund from which the original purchase was funded.

DEPARTMENT CONTACT: Robert Rounds, Purchasing Manager (386) 313-4097

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7L**

RECOMMENDATION: Request the Board declare items as surplus, removal from the County's fixed asset inventory, and authorize Purchasing to dispose of surplus property pursuant to the Fixed Asset Policy.

ATTACHMENTS: None

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7m

SUBJECT: Consideration of Approval of a Two-Year Renewal (FY26–FY28) for the Maintenance and Support Agreement with Tyler Technologies

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: Flagler County IT requests Board approval for a two-year renewal of the maintenance and support agreement with Tyler Technologies, covering all core public safety software systems (CAD, Enterprise Public Safety, Fire Prevention Mobile, CivilServe, and CivilMobile). This renewal is highly advantageous: Tyler Technologies has agreed to maintain current pricing for both years, with **no annual increase**—a rare exception to their standard practice of annual price escalations (typically 4–5%). This flat-rate renewal was secured through direct negotiation and reflects Tyler’s recognition of Flagler County’s long-standing partnership and operational excellence.

Tyler Technologies has historically implemented annual increases for nearly all government clients. The absence of any price increase for this renewal is unprecedented and provides significant budget stability and cost avoidance for Flagler County.

STRATEGIC PLAN:

Efficient Government Operations

- Goal 1: Maintain continuity of mission-critical public safety systems and ensure fiscal responsibility through proactive contract negotiation and cost containment.

FUNDING INFORMATION: Maintenance and support fees for FY26–FY28 are fixed at prior-year rates, with no increase, at \$434,290.60/yr. Funding is appropriated in the Innovation Technology operating budget. No additional funds are required.

DEPARTMENT CONTACT: Matthew Rivera, Flagler County CIO, 386-313-4281

RECOMMENDATION: Request the Board approve the two-year renewal agreement with Tyler Technologies for maintenance and support of public safety software systems and authorize the Chair to execute the agreement. This action ensures uninterrupted support for essential systems and delivers a rare, zero-increase cost structure for the next two fiscal years.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Tyler Technologies Maintenance & Support Agreement – Two-Year Renewal

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7n**

SUBJECT: Consideration of the Flagler County's Transportation Improvement Projects Priority List for the Florida Department of Transportation (FDOT) and the Volusia-Flagler Transportation Planning Organization (TPO) Five-Year Work Program Funding for Fiscal Years 2027/2028 through 2031/2032.

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: The Florida Department of Transportation (FDOT) and the Volusia-Flagler Transportation Planning Organization have requested Flagler County to submit a project priority list for transportation improvements for 2027/2028 through 2031/2032 funding cycle. The list is utilized in determining Flagler County's needs and what new projects are to be added to the FDOT and the Volusia-Flagler TPO 5-year Work Program.

Flagler County's transportation improvement projects have been scored and ranked based on need, safety, environmental, traffic, project costs, readiness, and equity considerations as shown in the attached Prioritization Evaluation Matrix. We are requesting that the Board approve the rankings below.

Recommended Flagler County's transportation improvement projects priority list for the FDOT and the Volusia-Flagler TPO 5-Year Work Program funding considerations and programming in Fiscal Years 2027/2028 through 2031/2032:

- 1 CR 304 Resurfacing Segment 2 (SR 11 to US-1) (Construction)
- 2 CR 305 Resurfacing from CR 304 to County Line (Design and Construction)
- 3 CR 304 Bridge Replacement - Bridge 734012 - Sweet Water Creek Bridge (Construction)
- 4 CR 304 Bridge Replacement - Bridge 734013 - Parker Canal Bridge (Construction)
- 5 CR 304 Bridge Replacement - Bridge 734011 - Middle Haw Creek Bridge (Construction)
- 6 CR 304 Bridge Replacement - Bridge 734010 - Canal Box Culvert (Construction)
- 7 Old Kings Road South 4-Laning from SR 100 to Flagler County Line (Planning, Design and Construction)
- 8 Old Kings Road North I-95 Overpass (Planning, Design and Construction)
- 9 First Avenue Roadway Project – Phase 2 (Construction)
- 10 Canal Avenue Paving from Water Oak Road to Forest Park Street (Construction)
- 11 Sawgrass Road Resurfacing from CR 13 to End (Design and Construction)
- 12 CR 13 Resurfacing from US-1 to Sawgrass Road (Design and Construction)
- 13 Hargrove Grade Road Paving (Otis Stone Hunter Road to US-1)(Construction)
- 14 Otis Stone Hunter Road Paving (CR 13 to US-1) (Construction)
- 15 Colbert Lane 4-Laning from SR 100 to Palm Coast Pkwy NE (Planning, Design and Construction)
- 16 Coacochee Drive Resurfacing and Repair (Audubon Lane to Audubon Lane)(Design and Construction)
- 17 Audubon Lane (John Bulow Circle to Wilderness Run)(Design and Construction)
- 18 Forest Park Street and CR 35 Paving from SR 100 to End (Construction)
- 19 Walnut Avenue Paving from Forest Park Street to Water Oak Road (Construction)
- 20 CR 65/80 Paving from CR 302 to east end of CR 80 (Design and Construction)

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7n

- 21 Strickland Road/Durrance Lane Paving from County Line to Boice Lane (Design and Construction)
- 22 Washington Street and Lake Shore Drive Paving from County Line to End (Design and Construction)
- 23 John Anderson Highway Collector Roadway Resurfacing - Bulow Woods Circle, Trail Run, Indian Mound Court, and Creek Bluff Run (Design and Construction)
- 24 Poinsettia Street Paving (Mahogany Boulevard to Canal Avenue) – Daytona North Phase 1 (Construction)
- 25 Westmayer Place Paving from SR A1A to End (Construction)
- 26 Sugarmill Plantation Roadway Resurfacing Project Multiple Roads (John Bulow Circle, Wilderness Run, Bulows Landing, and Sugarmill Lane)(Design and Construction).
- 27 Butternut Avenue Paving (Lancewood to Forest Park Place)(Design and Construction)
- 28 CR 207 Roadway Improvements (CR 200 N. to CR 202)(Design and Construction)
- 29 CR 200 Roadway Improvements (US-1 to End of Road)(Design and Construction)
- 30 CR 75 Paving (CR 90 to CR 302)(Design and Construction)
- 31 CR 2006 East Roadway Improvements (CR 305 to End of Road)(Design and Construction)
- 32 Clove Avenue Resurfacing (Forest Park Street to CR 305)(Design and Construction)
- 33 St. Johns Avenue Paving (Multiple Roads) – St. John’s Avenue, Emily Place, and Valencia Road (Design and Construction)
- 34 Avocado Boulevard Resurfacing (Tangerine to Canal Avenue)(Design and Construction)
- 35 Lancewood Street Resurfacing (Pecan Avenue to Canal Avenue)(Design and Construction)
- 36 CR 325 Resurfacing (Old Dixie Highway to CR 330)(Design and Construction)
- 37 Tangerine Avenue (Water Oak Road to East End of Road)(Design and Construction)
- 38 CR 135 North Paving (CR 304 to CR 140)(Design and Construction)
- 39 CR 125 Paving (CR 304 to CR 140)(Design and Construction)
- 40 Hickory Street Paving (Clove Avenue to Canal Avenue)(Design and Construction)
- 41 CR 140 Paving (CR 135 to SR 11)(Design and Construction)
- 42 St. Mary’s Place Paving (Old Dixie Highway to End of Roadway)(Design and Construction)

STRATEGIC PLAN:

Focus Area: Growth and Infrastructure

- Goal 1 – Provide quality fundamental infrastructure and assets.
 - Objective GI1.1: Ensure public safety through continuous planning for future needs and adequate evacuation capacity.
 - Measure GI 1.1.3: Coordinate with municipalities and FDOT to obtain grants to study traffic safety issues.
 - Objective GI 1.2: Expand and improve infrastructure to support commercial/industrial and residential growth.
 - Measure GI 1.2.2: Make surface transportation improvements.

FUNDING INFORMATION: N/A

DEPARTMENT CONTACT: Hamid Tabassian, PE, DBIA, County Engineer (386) 313-4046
Richard Zion, PE, PG, Asst. County Engineer (386) 313-4051

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7n

RECOMMENDATION: Request the Board approve the County's transportation improvement projects priority list for the FDOT and the TPO 5-Year Work Program funding for fiscal years 2027/2028 through 2031/2032.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Resolution to approve FDOT 5-Year Work Program Priority List with Exhibits
2. Prioritization Evaluation Matrix

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7o**

SUBJECT: Consideration of Project Recommendations and Ranking of the Florida Department of Transportation (FDOT) and the Volusia-Flagler Transportation Planning Organization (TPO) Transportation Alternative Priorities for Fiscal Years 2027/2028 through 2031/2032.

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: Each year the FDOT and TPO solicit local candidate projects for funding under the Transportation Alternatives (TA) program. Now that the boundaries for the TPO have been expanded to include the entire county, all our priorities may now be considered. TA projects focus on improvements that create alternatives to transportation for the non-motorized user and enhancements to the transportation system for all users.

The projects have been ranked based on need as determined by County staff. We are requesting that the Board approve the rankings below.

Recommended FDOT Transportation Alternatives Priorities for Fiscal Years 2027/2028 through 2031/2032:

1. Bulow Creek Headwaters Regional Park (Construction)
2. Revitalization of Historic Old Brick Road for Multi-Use Trail (Design and Construction)
3. CR 305 Multi-Use Trail – Mahogany Road to CR 302 (Design and Construction)
4. Colbert Lane Multiuse Trail – SR 100 to Palm Coast Parkway (Design and Construction)
5. Grady Prather Drive Multiuse Trail – Colbert Lane to Hershel King Park (Design and Construction)
6. Water Oak Road Multi-Use Trail from CR 2006 W (Bull Creek Campground) to CR 305 (Design and Construction)
7. Malacompra Road/SR A1A Intersection Pedestrian Safety Improvements (Design and Construction)
8. CR 302 Multi-Use Trail – CR 305 to SR 100 (Design and Construction)
9. Old Kings Road North Multi-Use Trail – Matanzas Woods Pkwy to US-1 (Design and Construction)
10. US-1 Trail – Royal Palms Parkway to Palm Coast Parkway (Design and Construction)
11. John Anderson Highway Multi-Use Trail – SR 100 to Volusia County Line (Design and Construction)

STRATEGIC PLAN:

Focus Area: Growth and Infrastructure

- Goal 1 – Provide quality fundamental infrastructure and assets.
 - Objective GI1.1: Ensure public safety through continuous planning for future needs and adequate evacuation capacity.
 - Measure GI 1.1.3: Coordinate with municipalities and FDOT to obtain grants to study traffic safety issues.
 - Objective GI 1.2: Expand and improve infrastructure to support commercial/ industrial and residential growth.
 - Measure GI 1.2.2: Make surface transportation improvements.

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7o**

FUNDING INFORMATION: N/A

DEPARTMENT CONTACT: Hamid Tabassian, PE, County Engineer (386) 313-4046
Richard Zion, PE, PG, Asst. County Engineer (386) 313-4051

RECOMMENDATION: Request the Board approve the County's transportation improvement projects priority list for the FDOT and the TPO 5-Year Work Program funding for fiscal years 2027/2028 through 2031/2032.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Resolution to approve Transportation Alternatives Program List with Exhibits A and B.

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7p

SUBJECT: Consideration of a Partner Agreement with Airbnb.org for Disaster Support

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: Airbnb.org is the nonprofit organization founded by Airbnb that provides disaster housing options in partnership with local emergency management agencies. These options may include both short-term housing options for residents (identified as “Emergency Displacement”) impacted by a disaster, as well as responders coming into our community to help during a disaster (identified as “Critical Worker”).

Airbnb.org leverages Airbnb’s global technology platform, services, and community to match people who need emergency housing with hosts who have available places near locations hit by disasters.

Airbnb.org is a 501(c)(3) public charity, separate and independent from Airbnb. Airbnb does not make any money from Airbnb.org-supported stays on its platform.

The attached resolution authorizes the Emergency Management Director to sign the agreement with Airbnb.org.

STRATEGIC AREA:

Public Health & Safety

- Goal 3: Improve Public Safety Response and Service Delivery Capabilities

FUNDING: Not applicable

DEPARTMENT CONTACT: Jonathan Lord, Emergency Management Director (386) 313-4240

RECOMMENDATION: Request the Board approve the Resolution authorizing the Emergency Management Director to sign the Agreement with Airbnb.org and related documents.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Authorization Resolution
2. Airbnb.org Agreement

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/ AGENDA ITEM #7q

SUBJECT: Consideration to Utilize Reserve Funds to Cover Contract Costs for HDR Engineering, Inc. – 2026 Semiannual Water Quality Reporting for Old Kings Road Class I Landfill and C&DD Disposal Facility.

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: The County is required to conduct semiannual water quality monitoring and reporting for the Old Kings Road Class I Landfill and the C&DD Disposal Facility. HDR Engineering, Inc., has provided a proposal for the 2026 reporting cycle totaling \$59,512. \$45,000 was budgeted for this work in FY 2026, resulting in a funding shortfall of \$14,512.

To proceed with the required regulatory reporting, additional funds must be allocated. Staff is requesting Board approval to transfer \$14,512 from reserves to cover the contract amount with HDR Engineering, Inc., for the 2026 Semiannual Water Quality Reporting for the Old Kings Road Class I Landfill and the Construction & Demolition Debris (C&DD) Disposal Facility.

STRATEGIC PLAN:

Focus Area: Growth & Infrastructure

- Goal 1: Provide Quality Fundamental Infrastructure and Assets

DEPARTMENT CONTACT: Mike Dickson, General Services Director, (386) 313-4191

FUNDING INFORMATION: Funding will be appropriated upon approval of the budget transfer from Reserves in the Landfill funds (Funds 1408 and 1409) in the total amount of \$14,512.

RECOMMENDATION: Request the Board approve the transfer from reserves.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Contract
2. Budget Transfer Fund 1408
3. Budget Transfer Fund 1409

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT/AGENDA ITEM #7r

SUBJECT: Consideration of a Funding Increase for Contract No. 2025000177 with Terracon Consultants, Inc. for Professional Land Management Services.

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: Staff is requesting Board approval for an increase in funding authorization under the County's contract with Terracon Consultants, Inc., the vendor responsible for providing professional land management services.

The current annual contract funding authorization of \$100,000.00 has been fully utilized for ongoing land management activities and all allocated funds for the current term have been exhausted.

Staff therefore requests Board approval to increase the contract amount by \$100,000.00 per year for the next two years to cover prescribed fire management services, for a total additional authorization of \$200,000.00.

STRATEGIC PLAN:

Focus Area: Growth and Infrastructure

- Goal 2 – Protect and Manage Natural Resources

DEPARTMENT CONTACT: Mike Dickson, General Services Director (386) 313-4191

FUNDING INFORMATION: Funding is included within the Land Management Division budget.

RECOMMENDATION: Request the Board approve the requested increase in funding for the contract with Terracon Consultants, Inc., by \$200,000.00 to support professional land management services, including prescribed fire burn activities for the remaining two-year contract period.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Contract

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
GENERAL BUSINESS/AGENDA ITEM #8a**

SUBJECT: Consideration of a Resolution to Vacate a Portion of the Plat of Plantation Bay Section 2A-F Unit 12B in the PUD (Planned Unit Development) Zoning District – Applicant: James Capen/Owner: Jamie and Julie Inman–31 Kingswood Court; Parcel No. 09-13-31-5120-2A12B-014038-11-31-3070-00000-0040.

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: The County has received a petition to vacate a portion of the fourteen foot (14') drainage easement located along the rear of Lot 14 as depicted on the plat of Plantation Bay Section 2A-F Unit 12B, as recorded in Map Book 40, Pages 37 and 38, of the Public Records of Flagler County, Florida. More specifically, the pool deck that was recently installed was constructed with squared-off corners while the referenced drainage easement curves along with the rear lot line. As such, a small portion of both rear corners of the pool deck encroach into the platted easement. James Capen, as applicant for the parcel owners, is seeking to vacate these portions of the drainage easement. The Property Appraiser's aerial depicts the subject property as follows:



The purpose of the petition is only to vacate the portion of the 14-foot drainage easement that the newly constructed pool deck impacts.

The portion of the plat depicting Lot 14 (and the curvilinear 14' wide drainage easement along the rear lot line) is as follows:

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
GENERAL BUSINESS/AGENDA ITEM #8b**

SUBJECT: Resolution Establishing the Beach Renourishment Municipal Service Benefit Unit (MSBU).

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: As the Board is aware, County staff in collaboration with Taylor Engineering has been working for several months evaluating funding alternatives for beach renourishment. The concept of a Municipal Services Benefit Unit (MSBU) has been reduced in its area to focus on the unincorporated portion of the barrier island based on the feedback which was previously received. Staff, working in conjunction with Taylor Engineering, Inc., and Nabors Giblin & Nickerson law firm has proposed an apportionment and assessment methodology restricted to the unincorporated portion of the barrier island encompassing part of Reach 2, all of Reach 3, and part of Reach 4.

The apportionment and assessment methodology restricts the MSBU area to those properties that directly benefit from beach renourishment activities. This targeted approach ensures that assessments are fair, reasonable, and aligned with the County's broader coastal management objectives.

STRATEGIC PLAN:

Focus Area: Effective Government

- Goal 2 – Build & Maintain Relationships to Support Effective & Efficient Government.
 - Objective EG 2.2: Pursue policy, fiscal, and legislative options to provide county leaders with the flexibility and tools needed to respond to the challenges associated with a growing community.

Focus Area: Economic Vitality

- Goal 1 – Diversify and Enhance the Tax Base to Improve the Local Economy.
 - Objective EV1.1: Foster a regulatory framework conducive to sustainable economic growth.

FUNDING INFORMATION: N/A

DEPARTMENT CONTACT: Adam Mengel, Interim County Administrator (386) 313-4134
Hamid Tabassian, County Engineer (386) 313-4046

RECOMMENDATION: Request the Board adopt the resolution.

ATTACHMENTS: *Attachments are forthcoming*

1. Resolution
2. Apportionment

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING/AGENDA ITEM #9a**

SUBJECT: LEGISLATIVE – Adoption of a One-Year Moratorium on the Siting of Data Centers within Unincorporated Flagler County (First Reading).

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: This request is legislative in nature and does not require disclosure of ex parte communication. As requested by the Board, the County Attorney has prepared the attached draft ordinance imposing a one year moratorium on the siting of data centers within Flagler County. As noted in the ordinance, staff is to present proposed amendments or a written staff report to the Board within 180 days after the effective date of the ordinance.

It should be acknowledged that data centers – as a major utility installation – would be considered a Special Use under the County’s Land Development Code, subject to review by the County’s Technical Review Committee, review and recommendation by the Planning and Development Board, and review and approval by the Board of County Commissioners. “Data centers” are not a “by right” permitted use within any zoning district within unincorporated Flagler County, but would be reviewed and permitted within any zoning district as a Special Use.

If approved on first reading at the July 13, 2026 regular meeting, this moratorium ordinance will be considered for second reading and adoption at the Board’s August 3, 2026 regular meeting.

This agenda item is:

 quasi-judicial, requiring disclosure of ex-parte communication; or
 X legislative, not requiring formal disclosure of ex-parte communication.

Public Notice: Public notice has been provided in accordance with Section 125.66, Florida Statutes.

STRATEGIC PLAN:

Focus Area: Effective Government

- Goal 2 – Build & Maintain Relationships to Support Effective & Efficient Government.
 - Objective EG 2.2: Pursue policy, fiscal, and legislative options to provide county leaders with the flexibility and tools needed to respond to the challenges associated with a growing community.
- Goal 3 – Provide an Excellent Customer Service Experience.
 - Objective EG 3.5: Promote a responsive, proactive and transparent government that is open, participative and encourages citizen engagement.

Focus Area: Economic Vitality

- Goal 1 – Diversify and Enhance the Tax Base to Improve the Local Economy.
 - Objective EV1.1: Foster a regulatory framework conducive to sustainable economic growth.

FUNDING INFORMATION: N/A

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING/AGENDA ITEM #9a**

DEPARTMENT CONTACT: Adam Mengel, Interim County Administrator (386) 313-4134
Michael Rodriguez, County Attorney (386) 313-4057

RECOMMENDATION: Staff recommends that the Board approve the Ordinance on First Reading.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Draft Moratorium Ordinance
2. Public Notice

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING/AGENDA ITEM #9b**

SUBJECT: LEGISLATIVE – Transmittal of Evaluation and Appraisal Report-Based (EAR-based) update to the 2010-2035 Flagler County Comprehensive Plan, and First Reading of an Ordinance titled similar to:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, ADOPTING THE UPDATE TO THE 2010-2035 COMPREHENSIVE PLAN TO BE KNOWN AS THE 2025-2050 COMPREHENSIVE PLAN IN ACCORDANCE WITH SECTION 163.3184, FLORIDA STATUTES; AMENDING AND ADOPTING EXHIBIT A - FUTURE LAND USE ELEMENT; EXHIBIT B - TRANSPORTATION ELEMENT; EXHIBIT C - HOUSING ELEMENT; EXHIBIT D - INFRASTRUCTURE ELEMENT; EXHIBIT E - COASTAL MANAGEMENT ELEMENT; EXHIBIT F - CONSERVATION ELEMENT; EXHIBIT G - ECONOMIC DEVELOPMENT ELEMENT; EXHIBIT H - RECREATION AND OPEN SPACE ELEMENT; EXHIBIT I - INTERGOVERNMENTAL COORDINATION ELEMENT; EXHIBIT J - CAPITAL IMPROVEMENTS ELEMENT; AND EXHIBIT K - PROPERTY RIGHTS ELEMENT; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: This request is legislative in nature and does not require disclosure of ex parte communication. The County contracted with Inspire Placemaking Collective, Inc., to update the 2010-2035 Comprehensive Plan to integrate the Comprehensive Plan with relevant elements of the County's Strategic Plan, along with an update to the Comprehensive Plan to meet statutory changes and best planning practices. Inspire and County staff sought the input of the public, stakeholders, the County's Planning and Development Board, and the Board of County Commissioners throughout the update process.

The Board of County Commissioners – in its review of the updated Comprehensive Plan – is acting in its capacity as the County's Local Planning Agency (LPA).

This Comprehensive Plan Update transmittal was originally heard at the July 14, 2025 regular meeting and was approved. Following transmittal and after discussions with FloridaCommerce, the state land planning agency, staff determined that the update would not be consistent with Senate Bill 180 (Chapter No. 2025-190, Laws of Florida), which prohibits the adoption of more burdensome regulations. As such, the transmittal was withdrawn on August 8, 2025.

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
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Over the past year, numerous jurisdictions have challenged the state land planning agency's authority to determine what is 'more burdensome' and have had their comprehensive plan updates both transmitted and adopted. Following this pattern of successful plan transmittals and adoptions, a re-transmittal of Flagler County's Comprehensive Plan Update is requested.

Approval of the update to the Comprehensive Plan at this stage will transmit the update to the state land planning agency and the reviewing agencies as an amendment based on an Evaluation and Appraisal of the Comprehensive Plan (EAR) through the State Coordinated Review Process. Following receipt of comments from the reviewing agencies, the update can be amended to address comments then adopted, adopted without any changes, or the Board of County Commissioners can opt not to adopt the update.

This agenda item is:

☐ quasi-judicial, requiring disclosure of ex-parte communication; or
☒ legislative, not requiring formal disclosure of ex-parte communication.

STRATEGIC PLAN:

Focus Area: Economic Vitality

- Goal 1 – Diversify and Enhance the Tax Base to Improve the Local Economy.
 - Objective EV1.1: Foster a regulatory framework conducive to sustainable economic growth.
 - Measure EV 1.1.1: Complete Comprehensive Plan.
 - Objective EV 1.4: Assess opportunities and interests within the agricultural community to support local entrepreneurship.
 - Measure EV 1.4.2: Update Comprehensive Plan and Land Development Code.

FUNDING INFORMATION: N/A

DEPARTMENT CONTACT: Simone Kenny, Senior Planner (386) 313-4067

RECOMMENDATION: Staff recommends that the Board of County Commissioners approve the ordinance on first reading for transmittal of the update to the Comprehensive Plan.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

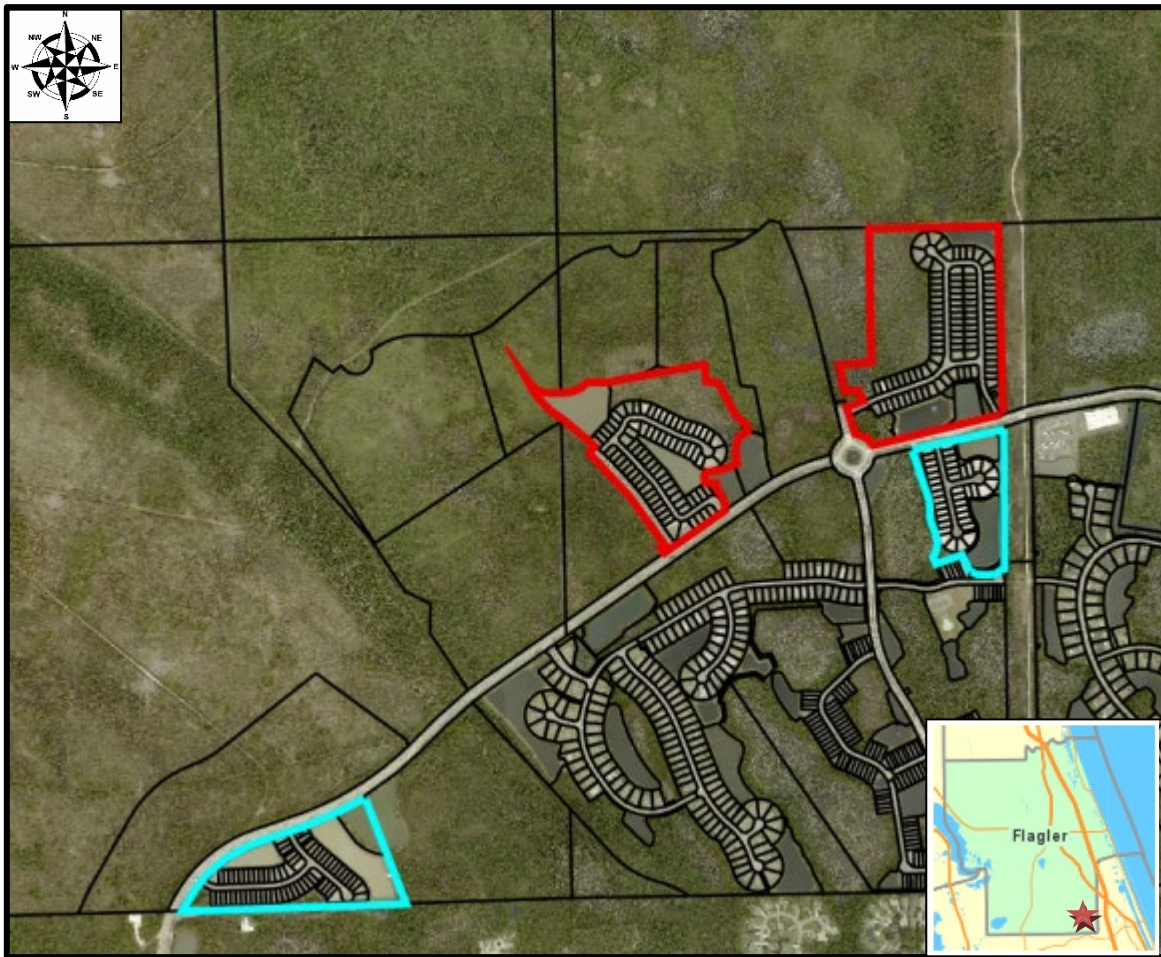
1. Draft Transmittal Ordinance for 2025-2050 Comprehensive Plan
 - a. Updated Elements
 - b. Updated Data and Analysis
2. Public Notice

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING/AGENDA ITEM #9c**

SUBJECT: QUASI-JUDICIAL – Petition to Enlarge the Ormond Station Community Development District.

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: This request is quasi-judicial in nature and requires disclosure of ex parte communication. This request seeks the enlargement of the Ormond Station Community Development District (CDD) to include the Subdivision Plats of Woodside (21.24+/- acres) and Sunside (14.39+/- acres) (existing in red/proposed in blue):



The Ormond Station CDD – through its agent Jere Earlywine, Esquire, of Kutak Rock LLP – filed its Petition to Amend the Boundaries of Ormond Station Community Development District on May 14, 2026. The Petition seeks to amend the CDD's boundaries by adding the above-described properties which would add a 21.24+/- acre property (Woodside) and a 14.39+/- acre property (Sunside) to the current 67.729+/- acres within the CDD (and which will then total 103.359+/- acres). This is the second petition to amend the boundaries of the Ormond Station CDD. The first petition enlarged the CDD boundaries by 27.894+/- acres and was approved through the adoption of Ordinance No. 2024-01.

These properties constitute the Woodside (formerly known as Ironwood) at Ormond Station subdivision and Sunside (formerly known as Amberwood) at Ormond Station

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING/AGENDA ITEM #9c**

subdivision, and are being added to the Gardenside at Ormond Station subdivision (formerly known as Iris) and the Groveside at Ormond Station subdivision (formerly known as Celedine). The Groveside, Gardenside, Ironwood, and Amberwood subdivisions are all platted.

The submitted Petition includes the consent of the landowners of both properties to be added to the CDD boundaries. Woodside at Ormond Station, and each of its 63 lots, are owned by Skyway HR Acquisitions LLC. Sunside at Ormond Station, and each of its 40 lots, are owned by D.R. Horton, Inc. All of the conditions for the expansion have been met as demonstrated in the Petition.

This agenda item is:

 X quasi-judicial, requiring disclosure of ex-parte communication; or
 legislative, not requiring formal disclosure of ex-parte communication.

Public Notice: Public notice has been provided in accordance with Section 125.66, Florida Statutes.

STRATEGIC PLAN:

Focus Area: Effective Government

- Goal 2 – Build & Maintain Relationships to Support Effective & Efficient Government
 - Objective 2.1: Create a culture of collaboration with municipalities and community partners.
 - Objective 2.3: Establish compatible policies, procedures, and other means to operate across county and municipal boundaries.

FUNDING INFORMATION: N/A.

DEPARTMENT CONTACT: Simone Kenny, Senior Planner (386) 313-4067

OPTIONS FOR THE BOARD: The Board of County Commissioners may:

APPROVE the petition for the enlargement of the boundaries of the Ormond Station Community Development District by amending Ordinance No. 2024-01.

DENY the petition for the enlargement of the boundaries of the Ormond Station Community Development District.

CONTINUE the request to enlarge the boundaries of the Ormond Station Community Development District to a time and date certain.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

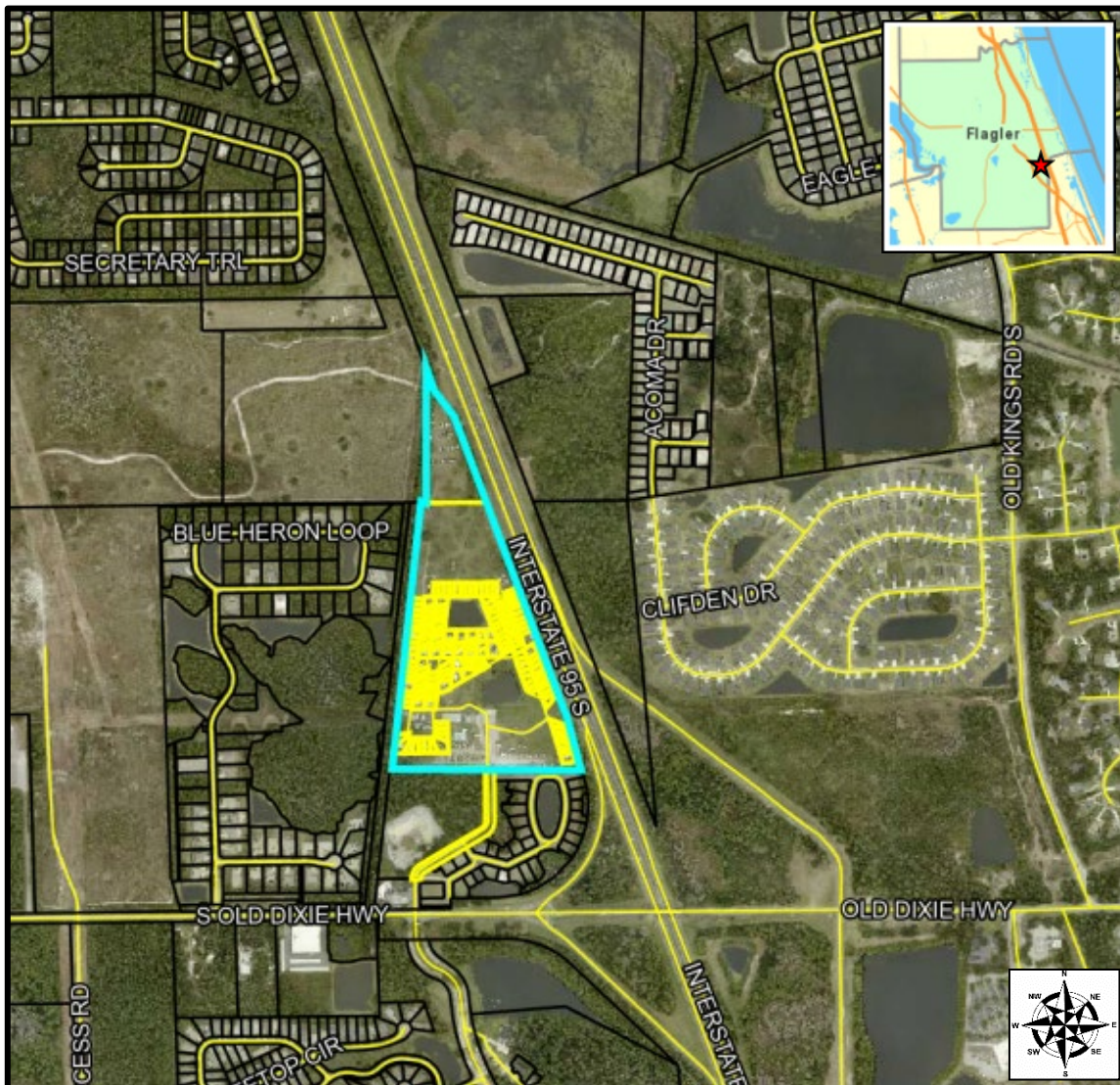
1. Ordinance
2. Petition
3. Public Notice

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING/AGENDA ITEM #9d**

SUBJECT: QUASI-JUDICIAL – Project 2026040067 – Request to Rezone from the C2 (General Commercial and Shopping Center) and AC (Agriculture) Districts to the PUD (Planned Unit Development) District at 2261 S. Old Dixie Hwy. Parcel Numbers: 03-13-31-3030-00000-0000 and 34-12-31-0650-000D0-0101; Parcel Size: 39.35+/- Acres. Owner/Applicant: Holiday Travel Park Co-Op Inc./Upham Engineering Inc. (AR 6491).

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: This request is quasi-judicial in nature and requires disclosure of ex parte communication. This request is for rezoning Holiday Travel Park from the C-2 (General Commercial and Shopping Center) District and AC (Agriculture) to the PUD (Planned Unit Development) District for an existing campground and RV park. The subject project area is 39.35+/- acres in size and is located on the North of S Old Dixie Highway and West of Interstate 95.



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PUBLIC HEARING/AGENDA ITEM #9d**

On April 24, 2026 the owners submitted an application to rezone the subject parcels to establish the Holiday Travel Park PUD. The purpose of the PUD is to satisfy and replace the terms stipulated in the Compliance Agreement between Holiday Travel Park Co-op, Inc., and Flagler County, Florida, signed August 1, 2016 and recorded August 3, 2016 in Official Records Book 2148, Page 469, Public Records of Flagler County, Florida. The purpose of the Compliance Agreement was to address a decades long history of code violations, primarily related to the construction of permanent structures, and to achieve compliance with the various statutes, rules, ordinances, and regulations including but not limited to, the Florida Building Code, the Flagler County Comprehensive Plan and Land Development Code, and applicable Life Safety Codes.

The proposed PUD would allow for the use of the existing 156 shareholder spaces, the existing transient campground area, ancillary common recreation uses and amenities, and ancillary/accessory storage. The proposed PUD provides dimensional requirements not otherwise specified in campground uses to improve separation and travel-way widths for fire and emergency access/services. Additionally, the proposed PUD clarifies that no structures may be structurally attached to a park trailer or recreational vehicle and that shareholders must obtain permits for all structures.

Most notably, the proposed PUD provides that, to encourage shareholders to bring their individual shareholder spaces into compliance with the Development Agreement in order to address the decades of code violations, the County will allow for a two year compliance period commencing on the effective date of this Ordinance that may be extended for one additional year at the sole discretion of the Growth Management Director. Following the compliance period, any remaining violations will be subject to code enforcement action.

Additionally, through this Development Agreement, the applicants are requesting the County to pay \$150 per shareholder (for a total not to exceed \$23,400) towards compliance-related building permit fees during the first year of the Compliance Period (the "Permit Fee Forgiveness Period") to further encourage expedient compliance. The permit fees paid during the Permit Fee Forgiveness Period will be paid using monies in the County's General Fund.

Finally, the proposed PUD will require shareholders that wish to sell or transfer their cooperative shares to obtain and present to the owner (1) the applicable County-issued Certificate of Occupancy or Certificate of Completion relative to all compliance-related building permits necessary to bring the shareholder space into conformance with the requirements established in this Development Agreement or (2) a form of acknowledgement executed by the purchaser to acknowledge the existence of the non-compliance and responsibility for addressing same following purchase of the cooperative share.

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING/AGENDA ITEM #9d**

This application was reviewed by the Technical Review Committee (TRC) at its May 20, 2026 meeting. The applicant has satisfactorily addressed the TRC comments.

This application was heard at the Planning and Development Board's June 9, 2026 regular meeting. The Planning and Development Board unanimously made a recommendation to approve the project with an adjustment to allow sales or transfers of shares with notification to future buyers of the requirement to conform with this ordinance via a signed acknowledgment form to be enforced by the Board of the Holiday Travel Park Co-op.

Public notice has been provided for this application according to Section 125.66, Florida Statutes, and Land Development Code (LDC) Section 2.07.00.

This agenda item is:

 X quasi-judicial, requiring disclosure of ex-parte communication; or
 legislative, not requiring formal disclosure of ex-parte communication.

STRATEGIC PLAN:

Focus Area: Effective Government

- Goal 2 – Build and Maintain Relationships to Support Effective and Efficient Government.
 - Objective EG 2.4: Establish joint strategies to identify and address needs through leveraging of local resources, such as: City Managers; Park Master Plan; Annual Shore Capital Improvement projects; and the National Community Survey..
 - Measure EG 2.4.2: Implement procedural and regulatory measures to protect public health, safety, and welfare.

FUNDING INFORMATION: Funding from the General Fund not to exceed \$23,400 will be needed during the Permit Fee Forgiveness Period, the initial year of the Compliance Period, to offset permit fees and incentivize compliance.

DEPARTMENT CONTACT: Chuck Merenda, Growth Management Director (386) 313-4068

OPTIONS FOR THE BOARD: The Board of County Commissioners may:

APPROVE Project 2026040067, a rezoning from the C2 (General Commercial and Shopping Center) and AC (Agriculture) Districts to the PUD (Planned Unit Development) District for 39.35+/- acres for the Holiday Travel Park PUD, finding that the proposed PUD Development Agreement is consistent with the Flagler County Comprehensive Plan and the Flagler County Land Development Code and subject to either;

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
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- a. OPTION A: all development conditions within the PUD Development Agreement as approved through Ordinance No. 2026-___;
- b. OPTION B: the Planning and Development Board's recommendation to adjust the PUD Development Agreement to allow sales or transfers of shares with notification to future buyers of the requirement to conform with this ordinance via a signed acknowledgment form (Exhibit C) to be enforced by the Board of the Holiday Travel Park Co-op.

DENY Project 2026040067, a rezoning from the C2 (General Commercial and Shopping Center) and AC (Agriculture) Districts to the PUD (Planned Unit Development) District for 39.35+/- acres for the Holiday Travel Park PUD, finding that the proposed PUD Development Agreement is not consistent with the Flagler County Comprehensive Plan and the Flagler County Land Development Code.

CONTINUE the request to rezone 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 (and recommendation) on the rezoning request. Continuing the request to a time and date certain will preserve public notice and provide an opportunity for staff or the applicant to provide additional information.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Technical Staff Report
2. Ordinance
 - a. Option A (without Planning and Development Board's recommendation)
 - b. Option B (with Planning and Development Board's recommendation)
3. 2016 Compliance Agreement
4. Application and supporting documents
5. TRC comments
6. Draft May 12, 2026 Planning and Development Board meeting minutes (in part)
7. Public Notice
8. Public Comments

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING/AGENDA ITEM #9e**

SUBJECT: QUASI-JUDICIAL – Project 2026010081– Request for Approval of a 46-unit single-family detached PUD Site Development Plan for The Cove Subdivision. Parcel Number: 37-10-31-1550-00000-0111 and 37-10-31-1550-00000-0110: Project Size: 824,725+/- Square Feet (19.2+/- Acres). Owner/Applicant: KGJG Cove, LLC/Dan Wilcox. (AR 6291).

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: This request is quasi-judicial in nature and requires disclosure of ex parte communication. The subject parcel lies South of the Maritime Estates Subdivision with an entrance on to North Oceanshore Boulevard (a/k/a State Road A1A):



The applicant on behalf of the owner filed an application and related documents with the County on January 12, 2026. This request seeks approval of a PUD Site Development Plan (SDP) for a new subdivision to be known as The Cove, formerly known as Scenic

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING/AGENDA ITEM #9e**

Cove. The Scenic Cove PUD Development Agreement was adopted at the October 17, 2022 Board of County Commissioners regular meeting and is recorded in Official Records Book 2738, Page 1094, Public Records of Flagler County, Florida.

This PUD Site Development Plan provides a visual layout showing compliance with the requirements stated in the adopted Development Agreement. Whereas the Development Agreement allows for up to 56 single-family detached lots, the proposed PUD Site Development Plan has been reduced to 46. Other requirements including amenities, beach access, preliminary drainage and utility plans, buffers, and preliminary landscape plans are also provided.

The application for the PUD Site Development Plan was discussed by the Technical Review Committee on February 18, March 18, and May 20, 2026. The applicant has satisfactorily addressed the TRC comments.

The application was heard at the Planning and Development Board's June 9, 2026 regular meeting. Planning and Development Board member Dan Wilcox recused himself due to being involved with the project. The Planning and Development Board recommended approval of the PUD Site Development Plan.

BCC review authority: Section 3.04.03, LDC, requires that the Board of County Commissioners review and approve, modify or deny PUD Site Development Plans following consideration of the Planning and Development Board's recommendations and the factual data presented during the public hearing in support of the request.

This agenda item is:

 X quasi-judicial, requiring disclosure of ex-parte communication; or
 legislative, not requiring formal disclosure of ex-parte communication.

Public Notice: Public notice has been provided in accordance with Section 2.07.00 of the LDC.

STRATEGIC PLAN:

Focus Area: Effective Government

- Goal 2 – Build and Maintain Relationships to Support Effective and Efficient Government.
 - Objective EG 2.4: Establish joint strategies to identify and address needs through leveraging of local resources, such as: City Managers; Park Master Plan; Annual Shore Capital Improvement projects; and the National Community Survey..

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
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Measure EG 2.4.2: Implement procedural and regulatory measures to protect public health, safety, and welfare.

FUNDING INFORMATION: N/A.

DEPARTMENT CONTACT: Simone Kenny, Senior Planner (386) 313-4067

OPTIONS FOR THE BOARD: The Board of County Commissioners may:

APPROVE Project No. 2026010081 for a PUD Site Development Plan for The Cove.

DENY Project No. 2026010081 for a PUD Site Development Plan for The Cove.

CONTINUE Project No. 2026010081 for PUD Site Development Plan for The Cove to a time and date certain.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Technical Staff Report (TSR)
2. PUD Site Development Plan
3. Application and supporting documents
4. TRC review comments
5. Applicant's Response to TRC comments
6. Draft May 12, 2026 Planning and Development Board meeting minutes (in part)
7. Public notice
8. Public comments

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING/AGENDA ITEM #9f**

SUBJECT: LEGISLATIVE – First and Final Reading of Master Special Assessment Ordinance

DATE OF MEETING: July 13, 2026

OVERVIEW/SUMMARY: This item is legislative in nature and does not require the disclosure of ex parte communications. Florida law authorizes counties to levy special assessments against properties to pay for services, facilities, and programs. This ordinance establishes uniform procedures for levying special assessments within municipal service benefit units (MSBUs). An MSBU is a geographic area within which the County provides a municipal service/s. Courts have established a two-prong test to determine whether a special assessment is valid. First, properties assessed must derive a *special benefit* from the service, facility or program which the assessment funds. Second, the assessment must be *fairly and reasonably apportioned* among the properties receiving the special benefit. An ad valorem tax, in contrast, does not have to satisfy either of these requirements. Assessments supplement ad valorem revenues and can be a useful tool when housing values drop or if ad valorem taxes are reduced. Finally, any special assessment levied by the County against properties within a municipality requires the consent by ordinance of the city council/commission.

This ordinance provides a transparent procedure for levying special assessments and provides ample opportunity for property owners to become informed and to object. It is consistent with Sections 197.3632 and 197.3635, Florida Statutes, as well as rules of the Florida Department of Revenue. To levy an assessment, the County will first adopt a resolution describing the assessment area, giving a brief description of the service or facilities to be funded, establishing an estimated assessment rate, and scheduling a public hearing for a final resolution to levy the assessment. Notice of the public hearing is then provided to property owners through a newspaper advertisement and U.S. Mail. The mailed notice will notify each owner of the proposed assessment and the maximum amount that may be levied in the future. Lastly, the public hearing is held at which property owners may object, and the Board may confirm, modify, or repeal the rates established in the initial resolution.

This agenda item is:

☐ quasi-judicial, requiring disclosure of ex-parte communication; or
☒ legislative, not requiring formal disclosure of ex-parte communication.

Public Notice: Public notice has been provided in accordance with Section 125.66, Florida Statutes.

STRATEGIC PLAN:

Focus Area: Effective Government

- Goal 2 – Build & Maintain Relationships to Support Effective & Efficient Government.
 - Objective EG 2.2: Pursue policy, fiscal, and legislative options to provide county leaders with the flexibility and tools needed to respond to the challenges associated with a growing community.
- Goal 3 – Provide an Excellent Customer Service Experience.

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- Objective EG 3.5: Promote a responsive, proactive and transparent government that is open, participative and encourages citizen engagement.

DEPARTMENT CONTACT: Adam Mengel, Interim County Administrator (386) 313-4134
Sean Moylan, Deputy County Attorney (386) 313-4056

FUNDING INFORMATION: N/A

RECOMMENDATION: Staff recommends that the Board adopt the Ordinance on First and Final Reading.

ATTACHMENTS: [Use this link to view attachment\(s\)](#)

1. Master Special Assessment Ordinance
2. Legal Notice