



Flagler County Board of County Commissioners Meeting Agenda

June 15, 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

6/8/26: Removed Item 4c-1 from the agenda. Will move to 7/13/26 Agenda

6/8/26: PH Staff Reports/Attachments updated.

3. Announcements by the Chair

4. Recognitions, Proclamations and Presentations:

4-a) Recognitions: None

4-b) Proclamations:

1. **Mosquito Control Awareness Week – June 21-27, 2026** (*Requested by Nicole Graves, East Flagler Mosquito Control District Outreach Specialist*)

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

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

Removed 6/8/26 (Item will be on the 7/13/26 Agenda)

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6-a) Clerk: Bills and Related Reports: Request the Board approve the report(s) of funds withdrawn from County depositories by the Flagler County Clerk of the Circuit Court and the Revenue Collected Report presented in compliance with the provisions of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 May 22, 2026](#)
- 2) [Disbursement Report for Week Ending May 29, 2026](#)
- 3) [Revenue Collected Report for the Month of April, 2026](#)

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

- 1) [May 18, 2026 Regular Meeting](#)
- 2) [May 18, 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 a Budget Transfer from General Fund Reserves in the amount of \$252,755 for Public Emergency Medical Transportation Funding: Request the Budget Transfer from General Fund Reserves in the amount of \$252,755 for Public Emergency Medical Transportation Funding AHCA/PEMT invoice associated with the SFY 24/25 Letter of Agreement between Flagler County and the State of Florida's Agency for Health Care Administration (AHCA). *(Requested by Michael Tucker, Fire Rescue Chief)*

7-c) Consideration and Approval of Lease Agreement Between Flagler County, Florida and Bull Creek Fish Camp, LLC Relative to Newly Constructed Bull Creek Restaurant: Request the Board approve the Lease Agreement Between Flagler County, Florida and Bull Creek Fish Camp, LLC. *(Requested by Sarah Spector, Assistant County Attorney)*

7-d) Consideration to Amend the Fiscal Year 2025-2026 Budget to Recognize Revenue from the City of Palm Coast for the Department of Health and Human Services' Human Services Division – Utility Assistance Program in the Amount of \$10,867: Request the Board approve the Unanticipated Revenue Resolution. *(Requested by Joseph Hegedus, Health and Human Services Director)*

7-e) Consideration of Budget Transfer from General Fund Reserves (1001) for Purchase of Countywide Automatic Electronic Defibrillator (AED) Replacements: Request the Board approve the Budget Transfer *(Requested by Michael Tucker, Fire Rescue Chief)*

7-f) Consideration of the Resolution and First Amendment to the Public Transportation Grant Agreement (PTGA) with the Florida Department of Transportation (FDOT) in the Amount of \$2,200,000 to Assist with Funding for an Aviation Fuel Facility at the Flagler Executive Airport: Request the Board approve the First Amendment to the PTGA authorizing the Chair to execute the agreement and authorizing resolution as approved to form by the County Attorney, approve the Unanticipated Revenue Resolution and budget transfer and amend the FY 2025-26 CIP. *(Requested by Roy Sieger, Airport Director)*

7-g) 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 E. John Brower, Interim Deputy County Administrator/Financial Services Director, and Michael Dickson, General Services Director)*

7-h) Consideration of Easement (Business) Agreement between Flagler County and Florida Power & Light Company, at SMA Healthcare Central Receiving Facility: Request the Board approve the Easement (Business) Agreement between Flagler County

and Florida Power & Light Company, at the SMA Healthcare Central Receiving Facility as approved to form by the County Attorney. (*Requested by Hamid Tabassian, County Engineer*)

7-i) Consideration of Distribution of Local Options Gas Tax FY 2026-2027: Request the Board approve the Distribution Table as presented and authorize the County Engineer to forward this information to the Florida Department of Revenue. (*Requested by Hamid Tabassian, County Engineer*)

7-j) Consideration of Property Owner Letter of Authorization to Abandon and Terminate the Old Brick Township DRI Development Order and Related Agreements: Request the Board approve the Property Owner Letter of Authorization. (*Requested by Adam Mengel, Interim County Administrator*)

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

None.

9. Public Hearings: *Public Hearings will be heard after 9:30 a.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 – Request for a Future Land Use Map Amendment Greater than Ten Acres from Agriculture and Timberlands and Commercial Low Intensity to Mixed-Use High Intensity on Seminole Woods Boulevard. Parcel Numbers: 28-12-31-0000-01010-0000 and 29-12-31-0000-01010-0000; Parcel Size: 119+/- Acres. Owner: MPC Lots LLC/Applicants: Richard Smith and Nika Hosseini. (AR No. 5930): The Board of County Commissioners may choose to: *Approve, Deny or Continue.*

9-b) Quasi-Judicial – Request to Approve on First Reading a Rezoning Ordinance from the AC (Agricultural) District to the PUD (Planned Unit Development) District. Parcel Numbers Parcel Numbers: 28-12-31-0000-01010-0000 and 29-12-31-0000-01010-0000; Parcel Size: 119+/- Acres. Owner: MPC Lots LLC/Applicant: Richard Smith and Nika Hosseini. (AR No. 5931): The Board of County Commissioners may choose to: *Approve, Deny or Continue.*

9-c) Legislative – Request for a Future Land Use Map Amendment less than Ten Acres from Conservation, Commercial: High Intensity, and Residential: Low Density to Commercial: High Intensity at 5530 US Highway 1. Parcel Numbers: 05-13-31-3600-00020-0080, 05-13-31-3600-00020-0060, 05-13-31-3600-00020-0030, and 05-13-31-3600-00010-0010: Project Size: 155,073+/- Square Feet (3.56+/- Acres). Owner/Applicant: 5530 US HWY

1, LLC/Kimley-Horn and Associates, Inc. (AR 6405): The Board of County Commissioners may choose to: *Approve, Deny or Continue.*

9-d) Quasi-Judicial – Project 2026030044 – Request to Rezone from the C-2 (General Commercial) and R-1 (Rural Residential) District to the C-2 (General Commercial) District at 5530 US Hwy 1. Parcel Numbers: 05-13-31-3600-00020-0080, 05-13-31-3600-00020-0060, 05-13-31-3600-00020-0030, and 05-13-31-3600-00010-0010: Project Size: 3.56+/- Acres. Owner/Applicant: 5530 US HWY 1 LLC/Kimley-Horn and Associates, Inc. (AR 6406): The Board of County Commissioners may choose to: *Approve, Deny or Continue.*

9-e) Quasi-Judicial – Request for Approval of a Site Development Plan in the PUD (Planned Unit Development) District for a 69-Unit SFR Subdivision in Plantation Bay. Parcel Number: 03-13-31-0000-01010-0020. Project Size: 47.44+/- Acres. Owner/Applicant: WL Residential Land, LCC/Jerry K. Finley, P.E. (AR 6416): 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: June 15, 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 – June 8, 2026
2. Proclamation Declaring a Local State of Emergency – June 15, 2026
3. Proclamation Declaring a Local State of Emergency – June 22, 2026
4. Proclamation Declaring a Local State of Emergency – June 29, 2026

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

SUBJECT: Consideration of a Budget Transfer from General Fund Reserves in the amount of \$252,755 for Public Emergency Medical Transportation Funding.

DATE OF MEETING: June 15, 2026

OVERVIEW/SUMMARY: Annually, Federal funds are available to assist in reimbursing counties for their costs related to Medicaid through the Public Emergency Medical Transportation (PEMT) program. As part of this program, the Federal government is planning to reimburse Flagler County \$1.61 for each \$1 expended by the County in the provision of ambulance transportation services to Medicaid patients. The reimbursement of these funds is managed by the State of Florida's Agency for Health Care Administration (AHCA). Based upon data provided to AHCA, an intergovernmental transfer (IGT) amount is determined in the provision of ambulance transport services to these individuals. This IGT amount becomes the basis for determining the amount of reimbursement received by Flagler County. This exact IGT amount is not determined until the end of the State of Florida's fiscal year (SFY) which is June 30th. Once this amount is provided to Flagler County the IGT can occur via an invoice from AHCA. Upon receipt of the IGT amount, AHCA then reimburses the PEMT amount to Flagler County. Because this exact amount is not known until well into Flagler County's fiscal year a fixed amount cannot be pre-determined and established during the County's budget process.

However, during the most recent (SFY 24/25), AHCA determined the IGT amount for Flagler County to be \$252,754.80. As part of the executed PEMT Letter of Agreement between Flagler County and AHCA, that agency invoiced Flagler County appropriately. This will result in AHCA returning a payment of \$590,134.95 to the County, realizing a net revenue of \$337,380.15.

STRATEGIC PLAN:

Goal 3 – Improve Public Safety Response and Service Delivery Capabilities

Objective PHS 3.4: Ensure adequate training, available resources, and current technology to effectively respond to, mitigate, and recover from any local, state, or national event.

FUNDING INFORMATION: Funding will be appropriated into Fire Rescue's operating budget with approval of the attached Budget Transfer from General Fund Reserves in the amount of \$252,755.

DEPARTMENT CONTACT: Michael Tucker, Fire Chief (386) 313-4255

RECOMMENDATION: Request the Budget Transfer from General Fund Reserves in the amount of \$252,755 for Public Emergency Medical Transportation Funding AHCA/PEMT invoice associated with the SFY 24/25 Letter of Agreement between Flagler County and the State of Florida's Agency for Health Care Administration (AHCA).

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

1. AHCA Public Emergency Medical Transportation Letter of Agreement for State Fiscal Year 24/25.
2. Budget Transfer
3. General Fund Reserve Spreadsheet

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

SUBJECT: Consideration and Approval of Lease Agreement Between Flagler County, Florida and Bull Creek Fish Camp, LLC Relative to Newly Constructed Bull Creek Restaurant.

DATE OF MEETING: June 15, 2026

OVERVIEW/SUMMARY: On July 14, 2025, staff presented a draft Lease Agreement between Flagler County, Florida and Bull Creek Fish Camp, LLC, relative to the restaurant at Bull Creek. The new restaurant is now nearing completion and will be ready for occupancy in the near future. Accordingly, it is an appropriate time to formally enter into the lease, which staff has been negotiating with the intended Lessee since the July 2025 presentation.

After review by Lessee's attorney, Lessee asked for a number of changes to the lease reviewed by the Board in advance of the July 2025 presentation. The changes that were accepted by the County and incorporated into the lease before you today can be summarized as follows:

1. Dates have been updated to reflect current timelines
2. Language has been added to recognize that the Lessee is not responsible for latent defects which a reasonable tenant would not be expected to discover without a professional inspection
3. Clarification has been added with respect to the type of liquor license that may be obtained by Lessee
4. Clarification has been added relative to advance notice by the County and acceptance of the Leased Premises by Lessee in advance of permitted occupancy by Lessee
5. Reference to Lessee responsibility for utility installation has been removed
6. Language has been added to recognize that the County is responsible for maintaining all portions of the exterior grounds of the Lease Premises
7. The right to costs and attorneys' fees associated with enforcement of the Lease Agreement has been made reciprocal (whereas the previous version had the right only running in favor of the County)

The key provisions that did not change as a result of negotiations can be summarized as follows:

1. Approved use is as a restaurant and concession operation for the sale of beverages, food items, and sundries, camping and boating supplies, ice, and a secured propane tank exchange cabinet/cage
2. Hours of operation are no earlier than 5 AM and no later than 11 PM, with minimum hours of operation established as follows:
 - a. October 15 through March 15 – 6 days a week with 6-hours per day
 - b. March 16 through October 14 – 5 days a week with 4-hours per day
 - c. May be Closed for Thanksgiving, Christmas Eve and Christmas Day and for one (1) additional week
3. Initial lease term is 5 years with two (2) additional 5-year terms available as renewal terms
4. Rent is \$500 per month plus applicable taxes, with annual CPI adjustment
5. Security deposit is \$1,500 (equal to 3 times rent)

STRATEGIC PLAN:

Focus Area: Economic Vitality

Goal 2 – Develop Competitive Advantages for New and Existing Businesses

Objective EV 2.3: Promote business retention and expansion.

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

Focus Area: Growth & Infrastructure

Goal 1 – Provide Quality Fundamental Infrastructure and Assets

Objective GI 1.2: Expand and improve infrastructure to support commercial/ industrial and residential growth.

DEPARTMENT CONTACT: Sarah Spector, Assistant County Attorney, (386) 313-4058

FUNDING INFORMATION: The Lease Agreement requires the Lessee to pay the County monthly rent in the amount of \$500.00 per month starting the first day of the first full month following the Occupancy Date, which rent amount will be adjusted annually in an amount equal to the CPI increase for the prior year. In addition to rent, the Lessee is responsible for paying \$100 per month towards the reverse osmosis treatment system maintenance, which is currently costing the County \$208 per month, as well as the cost of grease trap maintenance and all utilities except for those relative to septic system maintenance.

RECOMMENDATIONS: Request the Board approve the Lease Agreement Between Flagler County, Florida and Bull Creek Fish Camp, LLC.

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

1. Lease Agreement

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

SUBJECT: Consideration to Amend the Fiscal Year 2025-2026 Budget to Recognize Revenue from the City of Palm Coast for the Department of Health and Human Services' Human Services Division – Utility Assistance Program in the Amount of \$10,867.

DATE OF MEETING: June 15, 2026

OVERVIEW/SUMMARY: The Human Services Division at Flagler County's Department of Health and Human Services (HHS) provides an array of supportive services to the community, including utility assistance to low-income households. These services are funded by County and City government funds.

The City of Palm Coast contributes annually toward this utility assistance for eligible Palm Coast residents. The current fiscal year contribution and allocation is \$10,000. This is often exhausted within the first quarter of each fiscal year due to incredible growing demand. In response to this continued high demand and demonstrated community need, the City has provided an additional \$10,867 in support for FY 25/26 for a total budget of \$20,867.

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 \$10,867 will be appropriated in the General Fund (Fund 1001) upon approval of the Unanticipated Revenue Resolution.

DEPARTMENT CONTACT: Joe Hegedus, Health & Human Services Director 386-586-2324

RECOMMENDATIONS: Request the Board approve the Unanticipated Revenue Resolution.

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

1. Unanticipated Revenue Resolution

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

SUBJECT: Consideration of Budget Transfer from General Fund Reserves (1001) for Purchase of Countywide Automatic Electronic Defibrillator (AED) Replacements.

DATE OF MEETING: June 15, 2026

OVERVIEW/SUMMARY: Fire Rescue has recently assumed responsibility for managing all county Automatic Electronic Defibrillator (AED) devices. After conducting a full review and inspection of the units, most units are either nearing the end of their service life or have already exceeded the recommended lifespan of 8–10 years. Several devices no longer meet current performance standards and are not compatible with Flagler County Fire Rescue’s cardiac monitors.

Standardizing all AEDs with compatible units will allow Flagler County Fire Rescue crews to seamlessly connect their equipment upon arrival, eliminating delays during cardiac emergencies. This compatibility improves continuity of care, speeds critical interventions, and increases the chances of survival for the residents and visitors we serve.

Fire Rescue requests \$46,268 to replace 22 AED units and 4 locked cabinets located throughout the county, including in parks, public buildings, the Jail, and the Government Services Complex with modern, reliable devices that meet current safety and operational standards.

STRATEGIC PLAN:

Goal 3 – Improve Public Safety Response and Service Delivery Capabilities

DEPARTMENT CONTACT: Michael Tucker, Fire Rescue Chief, (386) 313-4255

FUNDING INFORMATION: Funding in the amount of \$46,268 will be appropriated upon approval the approval of the Budget Transfer from General Fund Reserves.

RECOMMENDATIONS: Request the Board approve the Budget Transfer.

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

1. Budget Transfer
2. General Fund Reserve Spreadsheet

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

SUBJECT: Consideration of the Resolution and First Amendment to the Public Transportation Grant Agreement (PTGA) with the Florida Department of Transportation (FDOT) in the Amount of \$2,200,000 to Assist with Funding for an Aviation Fuel Facility at the Flagler Executive Airport.

DATE OF MEETING: June 15, 2026

OVERVIEW/SUMMARY: On June 16, 2025, the BoCC approved both a Resolution and a FDOT Public Transportation Grant Agreement (PTGA) in the amount of \$320,000. This funding was designated to cover 80% of the design costs for the new Aviation Fuel Facility. With this action, staff is bringing forward for consideration a Resolution and the First Amendment to the FDOT PTGA in the amount of \$2,200,000. This amendment will fund 80% of the construction costs for this project. The total construction cost is estimated at \$2,750,000, with the Airport Enterprise Fund covering the remaining \$550,000. This project is still in design phase, and the construction will be bid at a later date.

The proposed Aviation Fuel Facility will be constructed on the south side of Taxiway A, directly across from the existing facility. The new location allows for future expansion and increases storage capacity to 20,000 gallons for both 100LL and Jet A fuel. The new location will also include a self-service pump island for 100LL, restroom facilities and parking for fuel trucks.

While the existing airport's aviation fuel facility remains in average but well-maintained condition, it is over 30 years old and lacks adequate space for fuel storage, truck parking and restroom facilities. Relocating the facility also creates an opportunity to repurpose the current site for future hangar development, supporting long-term airport growth.

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: FDOT is offering an Amendment to the PTGA in the amount of \$2,200,000 which will fund 80% of the cost of the project. The Airport Enterprise will fund the remaining \$550,000. Funding was not appropriated in the FY 2025-26 budget for this project.

Funding for this agreement in the amount of \$2,200,000 will be appropriated upon approval of the Unanticipated Revenue Resolution and \$550,000 upon approval of the budget transfer from Airport reserves.

DEPARTMENT CONTACT: Roy Sieger, Airport Director 313-4220

RECOMMENDATIONS: Request the Board approve the First Amendment to the PTGA authorizing the Chair to execute the agreement and authorizing resolution as approved to form by the County Attorney, approve the Unanticipated Revenue Resolution and budget transfer and amend the FY 2025-26 CIP.

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

1. Authorizing Resolution

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

2. First Amendment to FDOT PTGA
3. URR
4. BTR
5. Amended CIP

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

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

DATE OF MEETING: June 15, 2026

OVERVIEW/SUMMARY: 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 rescoped. By releasing the remaining funds from these projects, resources can be reallocated to other higher priority projects. Two additional projects will be added, the FCRA Open Air Multipurpose Area and the Demolition and Reconstruction of the Cattleman’s Hall. In addition to funding these two new projects, \$256,645 will be saved for other future capital project needs in Fund 1187. Also, staff has identified 5 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) | -150,000 | GSB Carpet Flooring 2 nd Floor | 2 nd Floor of GSB Flooring completed with IT space build-out |
| 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 |
| | -1,111,645 | | |
| 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 |
| Reserve | 256,645 | | |
| 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 #7g**

DEPARTMENT CONTACT: E. John Brower, Financial Services Director, (386) 313-4036
Michael 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

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

SUBJECT: Consideration of Easement (Business) Agreement between Flagler County and Florida Power & Light Company, at SMA Healthcare Central Receiving Facility.

DATE OF MEETING: June 15, 2026

OVERVIEW/SUMMARY: Staff are seeking approval of an Easement (Business) Agreement with the Florida Power & Light Company (FPL). This easement is necessary for FPL to construct, operate and maintain underground electrical utility facilities for the new SMA Healthcare Central Receiving Facility located at 101 Old Haw Creek Road, Parcel I.D. 15-12-30-0650-000D0-0060. The survey for the easement is being prepared subsequent to publishing this agenda. The survey will be attached to the Easement Agreement prior to its recording.

STATEGIC 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.

Focus Area: Public Health & Safety

Goal 3 – Improve Public Safety Response and Service Delivery Capabilities

Objective PHS 3.3: Protect life, property and the environment from the effects of fire, medical emergencies, disasters and hazardous materials accidents to current and expanding service delivery areas.

FUNDING INFORMATION: N/A

DEPARTMENT CONTACT: Hamid Tabassian, P.E., DBIA, County Engineer, 386-313-4046

RECOMMENDATION: Request the Board approve the Easement (Business) Agreement between Flagler County and Florida Power & Light Company, at the SMA Healthcare Central Receiving Facility as approved to form by the County Attorney.

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

1. Proposed Easement (Business) Agreement with Exhibit

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

SUBJECT: Consideration of Distribution of Local Option Gas Tax FY 2026-2027

DATE OF MEETING: June 15, 2026

OVERVIEW/SUMMARY: Section 336.025(5)(a), Florida Statutes, requires that the County notify the Florida Department of Revenue of any revision to the rate of tax and distribution proportions for Local Gas Tax each year. The statute further provides for the methodology to be used for the distribution of local option fuel taxes to be established through an Interlocal Agreement between the County and the municipality representing a majority of the incorporated areas within the County, in this case, the City of Palm Coast.

An Interlocal Agreement reached between the City of Palm Coast and Flagler County on May 27, 2025 stipulates that the City provide the County with any revisions to its Road Inventory annually in order that such revisions can be incorporated into the distribution formula to be reported to the Florida Department of Revenue. Each municipality within Flagler County was contacted by letter and given the opportunity to update their road inventory data as appropriate. Adjustments in lane mileage reported by municipalities were received from Palm Coast and Bunnell. No lane mileage updates were reported by the other municipalities. Current population data (2025 Population estimates) was obtained from the Bureau of Economic and Business Research (BEBR) at the University of Florida.

The table below reflects a comparison of the previous fiscal year's allocation and updated allocation based upon most current available data:

| JURISDICTION | POPULATION 2025-2026 | POPULATION 2026-2027 | LANE-MILES 2025-2026 | LANE-MILES 2026-2027 | PERCENTAGE OF TOTAL FY 2026-2027 | |
|-----------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------------------|-------------|
| | | | | | Population | Lane-Miles |
| City of Marineland | 12 | 12 | 0 | 0 | 0 | 0 |
| City of Beverly Beach | 503 | 504 | 4.115 | 4.115 | 0.358% | 0.24% |
| City of Bunnell | 4,149 | 4,224 | 54 | 57.4 | 3.0018% | 3.34% |
| City of Flagler Beach | 5,550 | 5,659 | 61.435 | 61.435 | 4.0216% | 3.571% |
| City of Palm Coast | 106,193 | 110,330 | 1,128 | 1,133.91 | 78.4073% | 65.91% |
| Unincorporated County | 19,903 | 19,985 | 463.52 | 463.52 | 14.2026% | 26.94% |
| TOTALS | 136,310 | 140,714 | 1,711.07 | 1,720.38 | 100% | 100% |

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

The following table reflects a distribution formula based on a 50%-50% ratio of population and lane miles in accordance with the Interlocal Agreement.

| JURISDICTION | <i>Distribution proportion based on population (Percentage x 0.5)</i> | <i>Distribution proportion based on lane-miles (Percentage x 0.5)</i> | TOTAL DISTRIBUTION (PERCENTAGE) |
|-----------------------|---|---|--|
| City of Marineland | 0 | 0 | 0 |
| City of Beverly Beach | 0.18 | 0.12 | 0.3% |
| City of Bunnell | 1.50 | 1.67 | 3.17% |
| City of Flagler Beach | 2.01 | 1.79 | 3.80% |
| City of Palm Coast | 39.20 | 32.96 | 72.16% |
| Unincorporated County | 7.10 | 13.47 | 20.57% |
| TOTALS | 50 | 50 | 100% |

STRATEGIC PLAN:

Focus Area: Growth & Infrastructure

Goal 1: Provide Quality Fundamental Infrastructure and Assets

Objective GI 1.2.2: Make surface transportation improvements.

FUNDING INFORMATION: N/A

DEPARTMENT CONTACT: Hamid Tabassian, P.E., County Engineer (386) 313-4006

RECOMMENDATION: Request the Board approve the Distribution Table as presented and authorize the County Engineer to forward this information to the Florida Department of Revenue.

ATTACHMENTS: N/A

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

SUBJECT: Consideration of Property Owner Letter of Authorization to Abandon and Terminate the Old Brick Township DRI Development Order and Related Agreements

DATE OF MEETING: June 15, 2026

OVERVIEW/SUMMARY: This consent agenda item was continued from the Board's May 18, 2026 regular meeting. To coincide with the submittal of the Palm Coast Westward Expansion Master Planned Development (MPD) to the City of Palm Coast, Raydient has requested that the County approve the attached Property Owner Letter of Authorization for the abandonment and termination of the Old Brick Township Development of Regional Impact (DRI) Development Order. This consent on the part of the County as a landowner and party to the DRI was contemplated with the County's 2025 purchase of lands in the vicinity of Pringle Creek, two parcels of which (totaling 177.89 acres and identified as Parcel B2 and Parcel C) are part of the DRI. The Letter of Authorization identifies Raydient Palm Coast LLC as the County's agent in the pursuit of the abandonment and termination of the DRI Development Order and the agreements related to the DRI approval and its subsequent amendments.

As provided in the 2025 Special Warranty Deed:

"Upon the expiration or abandonment of the DRI, the Permitted Uses shall be permitted on the DRI Property subject to applicable regulations." (Section 2.1, Use Restrictions, from the Special Warranty Deed dated June 5, 2025 and recorded on June 16, 2025 at Official Records Nook 2968, Page 232, Public Records of Flagler County, Florida).

The pending MPD application with the City excludes the County's DRI parcels: we are not an applicant/co-applicant with Raydient requesting the MPD approval. The decision of whether or not to abandon and terminate the DRI ultimately falls to the Palm Coast City Council. Following the abandonment and termination of the DRI, the County's parcels may be required to be the subject of a Future Land Use amendment and rezoning to reinstate previous conservation and agriculture designations. Denial of this Letter of Authorization would not prevent the abandonment and termination of the DRI, but would potentially leave the County's parcels in an uncharted "middle ground" as a remnant of the former DRI (assuming the rest of the DRI is abandoned and terminated by the City) without approved entitlements. As of the date of this staff report, the City's review of the MPD remains ongoing.

STRATEGIC PLAN:

Effective Government (EG)

Goal 2 – Build & Maintain Relationships to Support Effective & Efficient Government

Obj. 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.

DEPARTMENT CONTACT: Adam Mengel, Interim County Administrator, (386) 313-4134

FUNDING INFORMATION: N/A

RECOMMENDATION: Request the Board approve the Property Owner Letter of Authorization.

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

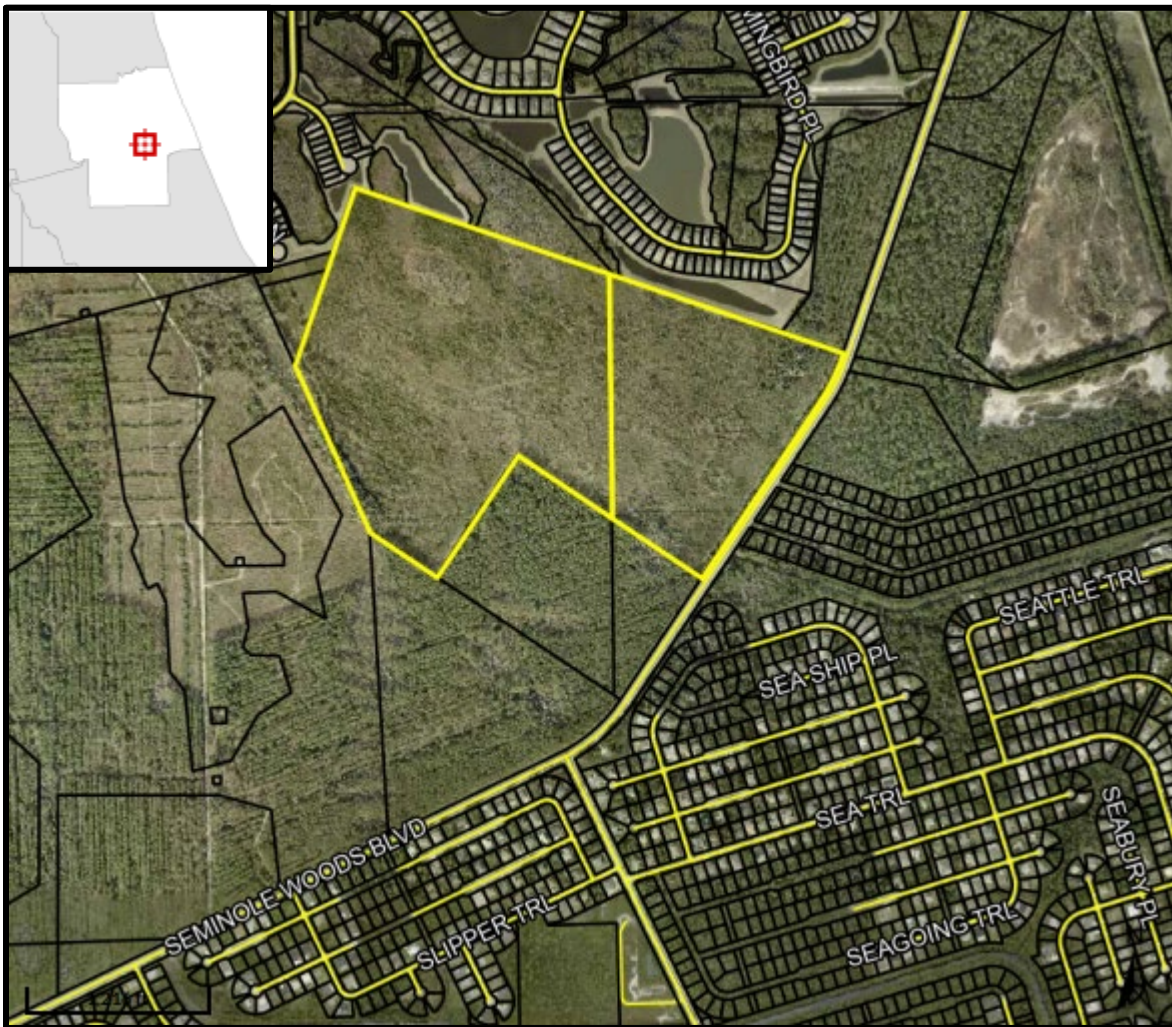
1. Property Owner Letter of Authorization

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

SUBJECT: LEGISLATIVE – Project No. 2025080073 – Request for a Future Land Use Map Amendment Greater than Ten Acres from Agriculture and Timberlands and Commercial Low Intensity to Mixed-Use High Intensity on Seminole Woods Boulevard. Parcel Numbers: 28-12-31-0000-01010-0000 and 29-12-31-0000-01010-0000; Parcel Size: 119+/- Acres. Owner: MPC Lots LLC/Applicants: Richard Smith and Nika Hosseini. (AR No. 5930)

DATE OF MEETING: June 15, 2026

OVERVIEW/SUMMARY: This request is legislative in nature and does not require disclosure of ex parte communication. The subject project area is 119+/- acres in size and is located on the North side of Seminole Woods Boulevard:



This request is for a Future Land Use Map amendment for Parcel Numbers 28-12-31-0000-01010-0000 and 29-12-31-0000-01010-0000. On August 22, 2025, the applicant submitted an application to amend the Future Land Use designation for a total of 119+/- acres across both parcels. The proposed Future Land Use Map amendment will change the present Future Land Use designations from 108+/- acres of Agriculture and

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

Timberlands and 11+/- acres of Commercial Low Intensity to 119+/- of Mixed-Use High Intensity with a Parcel Limiting Policy that reduces the maximum allowed density from ten (10) units per acre to seven (7) units per acre. The Mixed-Use High Intensity Land Use designation with the Parcel-Specific Limiting Policy would permit a maximum density of 7 units per acre and a maximum intensity of 0.4 (40%) Floor Area Ratio (FAR). The applicant has proposed that 71.44 acres will be allocated for residential and 47.62 acres will be allocated for commercial yielding a maximum total of 502 dwelling units and a maximum of 829,730 square feet of commercial floor area. Between these allocations, at least 25% of the total project area must be allocated for open space. As part of the subsequent Rezoning to PUD (Planned Unit Development) application (Project No. 2025080074) the applicant has provided that maximum FAR will be limited to 0.2 through the dimensional requirements of the proposed development agreement for a maximum of 414,691 square feet of commercial area.

The Mixed-Use High Intensity designation is necessary because the Applicant is seeking inclusion of typical commercial high intensity uses – those listed within the C-2 (General Commercial and Shopping Center) zoning district – within the proposed PUD (Planned Unit Development). Like the Cornerstone project, the proposed PUD lists the entirety of the C-2 District's PUD uses within the PUD's list of permitted uses, excepting Bars, Bowling Alleys, and Laundry and Dry Cleaning Facilities. As stated at the Planning and Development Board, the applicant's intent is to include a grocery store within a strip commercial center on the commercial portion of the project.

This application is succeeded by an application to rezone the subject parcel from the AC (Agriculture) District to the PUD (Planned Unit Development) District (Project No. 2025080074).

This application was reviewed by the Technical Review Committee (TRC) at the September 17, 2025 and November 19, 2025 TRC regular meetings. The applicant has satisfactorily addressed the TRC comments. The TRC comments, and the applicant's response are attached.

This request was reviewed by the Planning and Development Board at its December 9, 2025 regular meeting. Included in the Board's discussion was the extent of any City requirement for annexation, especially as the annexation had previously been a prerequisite to provision of utilities by the City. Board counsel advised the Planning Board at the December meeting that annexation into the City was not required by Florida Statute and that the City could not compel annexation in exchange for utility service pursuant to the 2006/7 "Water Wars" settlement agreement; instead, the parcels could remain outside of the City with the unincorporated utility customers subject to the up to 25% statutory surcharge paid by unincorporated utility accounts.

Two speakers provided comments during the December 9, 2025, Planning and Development Board meeting (see attached meeting minutes):

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

- Matthew Debella – 171 South Coopers Hawk Way – stated that he was concerned about traffic and the recent development on Seminole Woods Boulevard; this portion of Seminole Woods is two laned, which is already a bottleneck area where the road merges from four lanes to two lanes.
- James Dagostino – 191 South Coopers Hawk Way – stated his concern with the influx of traffic with new roadways, flooding on Seminole Woods Boulevard in recent storms and that this development will only add to these concerns.

The submitted Traffic Impact Analysis (TIA) by Walsh Traffic Engineering dated October 8, 2025 (included in the attachments) set the maximum proposed development potential at: 829,731 sf of commercial use; 502 dwelling units (138 single-family detached, 144 single-family attached, and 220 townhome units); and a 300-bed assisted living facility (ALF)(note that the County considers ALFs as commercial uses). The TIA concluded that the 2035 buildout would not exceed the service volume for the study roadways except for the following roadway segments:

- Belle Terre Boulevard – from Easthampton Blvd to Royal Palms Pkwy
- Belle Terre Boulevard – from Royal Palms Pkwy to Rymfire Dr
- SR 100 – from Belle Terre Pkwy to Landings Blvd
- SR 100 – from Landings Blvd to Bulldog Dr
- SR 100 - from Seminole Woods Boulevard to Memorial Medical Parkway
- SR 100 – from Memorial Medical Parkway to I-95

The TIA concludes that widening of SR 100 will correct these deficient segments; however, this widening is not the developer's responsibility to mitigate since these roadway segments are projected to be deficient without including the project traffic.

The Planning and Development Board initially questioned impacts on Seminole Woods Boulevard, a City-owned and maintained roadway. The four-laned portion of Seminole Woods Boulevard ends approximately 3,500 feet from the closest portion (the northeast corner) of the project area. This four-lane narrows to two-lanes at the Sesame Boulevard intersection and continues as a two-lane roadway to the end of Seminole Woods Boulevard at U.S. Highway 1. The posted speed limit for the entirety of Seminole Woods Boulevard is 55 miles per hour.

Staff also noted to the Planning and Development Board that the project composed an enclave – together with the adjacent School District parcels (Parcel No. 28-12-31-0000-01010-0020 and Parcel No. 29-12-31-0000-01010-0030) and a JTL Grand Landings Development parcel (Parcel No. 29-12-31-0000-01010-0020) – all surrounded by the City of Palm Coast's jurisdiction. The City's Future Land Use designation in this area appears to be predominantly Residential, with the zoning mixed with areas of MPD (Master Planned Development) to the north, and SFR-1 and SFR-2 (both single-family residential zoning districts) to the west and south.

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PUBLIC HEARING / AGENDA ITEM #9a**

At the conclusion of the hearing, the Planning Board unanimously voted to continue the Future Land Use amendment request to its next meeting, requesting feedback from the City of Palm Coast on the traffic study, as the project abuts Seminole Woods Parkway, a City road, and more overall input from the City (specifically requesting “the City’s overall view on the project”).

Staff had provided notice for the Planning and Development Board’s meeting to be held on Thursday, January 8, 2026; however, this meeting was cancelled due to lack of quorum and the agenda items – inclusive of this request – were re-noticed for the February 10, 2026 Planning and Development Board meeting.

The following speakers provided comments at the Planning and Development Board’s February 10, 2026, regular meeting:

- Jeff Baker – 109 Spoonbill Drive – commented on proposed uses listed in the PUD, parcel valuations on websites, requested the Board deny the rezoning.
- James Carlin – requested the Planning Board to apply common sense, drive down the streets.
- Matthew Debella – 171 South Coopers Hawk Way – thanked the Board for tabling request, asked about another meeting that was not open to the public, said traffic study was flawed, better location for shopping center is on U.S. Highway 1.
- Eduardo Marcial – 37 Upshire Path – altered character of communities, stated this request was spot zoning, plan was inconsistent with local area, does not serve public benefit.
- Carole Myer – 117 South Coopers Hawk Way – expressed same concerns about zoning of the land, does not take into consideration all the people.
- Robert Myer – 117 South Coopers Hawk Way – asked why this zoning change is important to Palm Coast, questioned development next to gated community.
- Lori Sugg – 112 Wood Thrush Lane – one of closest homes to subject development, talked about proposed shopping center development.
- Sue Duffner – seen what happened when development happens in small towns, been all over Florida.
- Darlene Shelley – 65 Kathleen Trail – fighting against development to protect value and peaceful enjoyment of homes.
- Jim Sugg – 112 Wood Thrush Lane – commented on rezoning requirements at LDC Sec. 3.07.05.
- Matt Gardner – 112 Laguna Forest Trail – people cutting through his neighborhood, has an education study and traffic study been completed.
- Gary Peterson – 118 Wood Thrush Lane – civic responsibility of Planning Board.
- Rick Filippi – 110 South Starling Drive – asked the Board to deny the rezoning request, impact from Live Local Act.
- Al Bredehorst – 516 Grand Landings Parkway – saw same thing happen in South Florida, devaluation of property.

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

At its February 10, 2026, regular meeting, the Planning and Development Board unanimously recommended approval of the Future Land Use amendment request.

This request was originally noticed for the March 16, 2026 Board of County Commissioners regular meeting. The applicant requested the item be continued to the June 15, 2026 regular meeting. This continuance was noted on the March 16, 2026 regular meeting agenda and thus public notice was preserved.

The Board is reminded that this step is for transmittal of the Future Land Use amendment application and accompanying parcel-specific limiting policy – limiting overall project density to no more than seven (7) units per acre – to the state land planning agency and other reviewing agencies, including the City of Palm Coast, through the expedited state review amendment process. This process will solicit comments based on the amendment request at the transmittal stage, with the amendment returning to the Board for adoption within the next 2-3 months.

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:

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

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

Approve Project No. 2025080073, transmittal of a Future Land Use Map amendment (for Parcel Numbers 28-12-31-0000-01010-0000 and 29-12-31-0000-01010-0000) totaling 119+/- acres from Agriculture and Timberlands and Commercial Low Intensity to Mixed-Use High Intensity with the adoption of Parcel Limiting Policy A.1.1.10(13), finding that the amendment is consistent with the Flagler County Comprehensive Plan.

Deny Project No. 2025080073, transmittal of a Future Land Use Map amendment (for Parcel #s 28-12-31-0000-01010-0000 and 29-12-31-0000-01010-0000) totaling 119+/- acres from Agriculture and Timberlands and Commercial Low Intensity to Mixed-Use High Intensity with the adoption of Parcel Limiting Policy A.1.1.10(13), finding that the amendment is not consistent with the Flagler County Comprehensive Plan.

Continue the request for transmittal of a Future Land Use amendment on the basis that additional information is needed from staff or the applicant. Based on the presentation and the public hearing, the Board does not have sufficient information to be able to render a decision on the amendment request. Continuing the request will provide an opportunity for staff or the applicant to provide additional information.

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

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

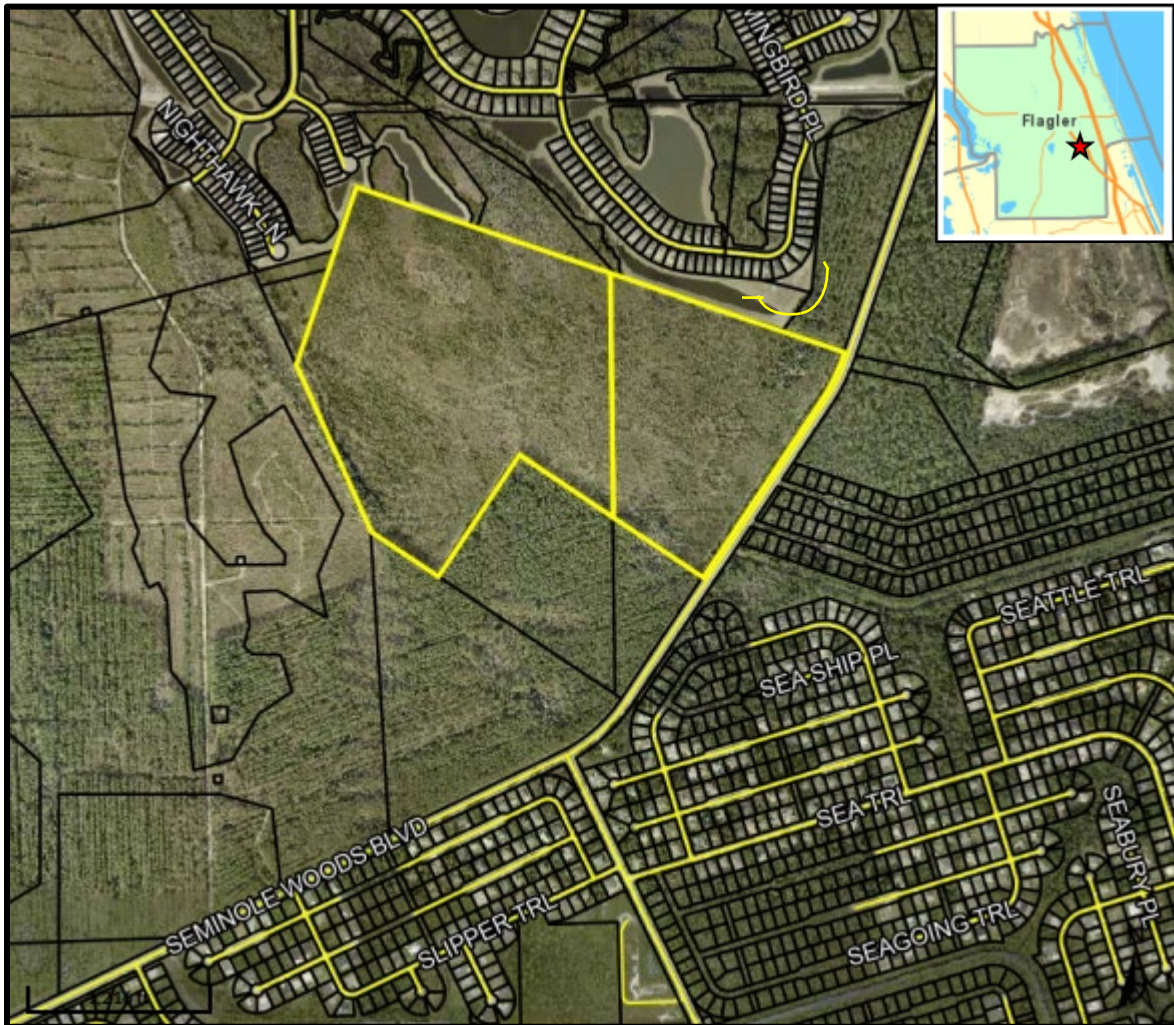
1. Technical Staff Report
2. Draft Adoption Ordinance (for Transmittal)
3. Application and supporting documents
4. TRC comments
5. Applicant's response to comments with Utility Availability Letter
6. City of Palm Coast comments
7. Approved Planning and Development Board December 9, 2025, meeting minutes (in part)
8. Approved Planning and Development Board February 10, 2026, meeting minutes (in part)
9. Public notice
10. Public comments

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

SUBJECT: QUASI-JUDICIAL – Project No. 2025080074 – Request to Approve on First Reading a Rezoning Ordinance from the AC (Agricultural) District to the PUD (Planned Unit Development) District. Parcel Numbers: 28-12-31-0000-01010-0000 and 29-12-31-0000-01010-0000; Parcel Size: 119+/- Acres. Owner: MPC Lots LLC/Applicant: Richard Smith and Nika Hosseini. (AR No. 5931).

DATE OF MEETING: June 15, 2026

OVERVIEW/SUMMARY: This request is quasi-judicial in nature and requires disclosure of ex parte communication. This request is for rezoning for the Seminole Woods Mixed Use PUD – from the AC (Agriculture) District to the PUD (Planned Unit Development) District – for a mixed-use development to be developed in multiple phases. The subject project area is 119+/- acres in size and is located on the North side of Seminole Woods Blvd:



On August 26, 2025, the applicant submitted an application to rezone the subject parcel to establish the Seminole Woods Mixed Use PUD. The project is accessed from Seminole Woods Boulevard.

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

The Seminole Woods Mixed Use PUD requires a Future Land Use Map amendment from Ag and Timber and Commercial Low Intensity to Mixed-Used: High Intensity. The applicant has also proposed a parcel-limiting policy to limit the density from 10 units per acre allowed under Mixed-Use High Intensity to 7 units per acre. The pending rezoning request, from AC (Agriculture) to PUD (Planned Unit Development), will ultimately be conditioned upon the companion Future Land Use Map amendment (Project No. 2025080074), becoming effective for the subject parcel.

This application was reviewed by the Technical Review Committee (TRC) at its September 17, 2025, and November 19, 2025, regular meetings. The applicant has satisfactorily addressed the TRC comments.

This application was considered at the December 9, 2025 Planning and Development Board regular meeting. Following questions by the Board, the Board voted to continue the request to the January 13, 2026 Planning and Development Board regular meeting. However, the meeting date had to be rescheduled to January 8, 2026, and the application was re-noticed according to Section 125.66, Florida Statutes, and Land Development Code (LDC) Section 2.07.00. The January 8, 2026 Planning and Development Board Meeting was cancelled due to a lack of quorum of the Board. The application was then re-noticed for the February 10, 2026 Planning and Development Board regular meeting according to Section 125.66, Florida Statutes, and Land Development Code (LDC) Section 2.07.00.

The Board continuation was based on the question of whether the City of Palm Coast had any comments on the potential transportation impacts of the project on Seminole Woods Boulevard. City of Palm Coast staff provided their comments on January 22, 2026, in which they stated that there is adequate capacity to accommodate the proposed traffic impacts. The City's comments are attached to this report.

The Planning and Development Board considered this request at its February 10, 2026 regular meeting. Public comments were provided under the companion Future Land Use amendment application. For the most part, public comments objected to the inclusion of shopping centers and related uses within the list of permitted uses allowed within the PUD. Most of the residents were new to Palm Coast (within the last 5-10 years) and were unaware of ITT's Comprehensive Land Use Plan (CLUP), which was described as part of Michael Chiumento's presentation to the Board. The CLUP designated a Neighborhood Scale Village Center proximate to the subject parcel. The CLUP – as described by Mr. Chiumento – included an estimated population of 225,000 at full buildout of Palm Coast. The Board unanimously recommended approval of the request.

This request was originally noticed for the March 16, 2026 Board of County Commissioners regular meeting. The applicant requested the item be continued to the June 15, 2026 regular meeting. This continuance was noted on the March 16, 2026 regular meeting agenda and thus public notice was preserved.

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

Since the February 10, 2026 Planning and Development Board meeting, the applicant has modified the request to include more restrictive requirements in the proposed development agreement attached as Exhibit 1. These more restrictive requirements include reducing the maximum allowed Floor Area Ratio (FAR) from 0.4 to 0.2, which reduces the maximum allowed total Floor Area from 829,382 square feet to 414,691 square feet. The applicant has also removed Bars, Bowling Alleys, and Laundry and Dry-Cleaning facilities from the list of permitted uses. Finally, the applicant has added additional language pertaining to landscape buffers. Any commercial or multifamily uses located along the northern property line will require a 25-foot buffer where it abuts existing residentially developed properties. Otherwise, the buffer standards shall be in accordance with the Flagler County Land Development Code.

The Board's ultimate approval of the PUD will be contingent on the approval of the prerequisite Future Land Use amendment. Approval of the rezoning ordinance on first reading does not obligate the Board to approve and adopt the ordinance on second reading; however, the Board is reminded that the rezoning ordinance – if ultimately adopted – is contingent on the adoption of the Future Land Use amendment. Additionally, the PUD Development Agreement can be amended prior to second reading.

This agenda item is:

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

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

Approve on first reading Project No. 2025080074 a rezoning from AC (Agriculture) to PUD (Planned Unit Development) District for 119+/- acres for the Seminole Woods Mixed Use PUD, finding that the proposed PUD Development Agreement is consistent with the Flagler County Comprehensive Plan and the Flagler County Land Development Code, subject to:

- a. all development conditions within the PUD Development Agreement as approved through Ordinance No. 2026-____;
- b. development of the subject parcels not to commence until approval of a Future Land Use Map amendment from Agriculture and Timberlands and Commercial Low Intensity to Mixed-Used: High Intensity; and
- c. other conditions as added by the Board of County Commissioners as part of its approval following the public hearing.

Deny on first reading Project No. 2025080074 a rezoning from AC (Agriculture) to PUD (Planned Unit Development) District for 119+/- acres for the Seminole Woods Mixed Use 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 on the rezoning request.

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

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. Draft Ordinance
 - a. Exhibit 1 - PUD Development Agreement for the Seminole Woods Mixed Use PUD Clean
 - b. Exhibit 1 – PUD Development Agreement for the Seminole Woods Mixed Use PUD Strikethrough and Underline
 - i. Exhibit A - Legal Description
 - ii. Exhibit B - PUD Conceptual Master Plan
3. Application and supporting documents
4. TRC comments
5. Applicant’s response to comments
6. City of Palm Coast comments
7. Traffic Analysis
8. Approved Planning and Development Board 2-10-2026 regular meeting minutes (in part)
9. Public Notice

*Public Comments provided under Item 09a Attachment 10, Project No. 2025080073, the Future Land Use amendment request

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

SUBJECT: LEGISLATIVE – Project 2026030042 – Request for a Future Land Use Map Amendment less than Ten Acres from Conservation, Commercial: High Intensity, and Residential: Low Density to Commercial: High Intensity at 5530 US Highway 1. Parcel Numbers: 05-13-31-3600-00020-0080, 05-13-31-3600-00020-0060, 05-13-31-3600-00020-0030, and 05-13-31-3600-00010-0010: Project Size: 155,073+/- Square Feet (3.56+/- Acres). Owner/Applicant: 5530 US HWY 1, LLC/Kimley-Horn and Associates, Inc. (AR 6405).

DATE OF MEETING: June 15, 2026

OVERVIEW/SUMMARY: This request is legislative in nature and does not require disclosure of ex parte communication. The subject project area is 3.56+/- acres in size and is located at the corner of US Highway 1 and County Road 325.



This request is for a Future Land Use Map amendment for Parcel Numbers 05-13-31-3600-00020-0080, 05-13-31-3600-00020-0060, 05-13-31-3600-00020-0030, and 05-13-

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
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31-3600-00010-0010. On March 27, 2026 the applicant submitted an application to amend the Future Land Use designation for a total of 3.56+/- acres across four parcels and the Trojan Ave right-of-way. The proposed Future Land Use Map amendment will change the present Future Land Use designations from 2.41+/- acres of Residential: Low Density Rural Estate, 0.215+/- of Conservation and 0.57+/- acres of Commercial High Intensity to 3.56+/- of Commercial High Intensity. The Commercial High Intensity Land Use Designation would permit a maximum density of 0 units per acre and a maximum intensity of 0.4 FAR for a maximum total of 62,029 square feet of floor area. The future land use map amendment would result in a decrease of 2 dwelling units and an increase of 52,097 square feet of floor area.

This application was preceded by an application for a Plat and Right-of-way Vacation to vacate the underlying Korona Heights Plat and Trojan Avenue right-of-way (Project No. 2026030045). The vacation application was heard and approved by the Board of County Commissioners at the May 18, 2026 regular meeting.

This application is succeeded by an application to rezone the subject parcel from the R-1 (Rural Residential) and C-2 (General Commercial and Shopping Center) District to the C-2 (General Commercial and Shopping Center) District (Project No. 2026030044).

This application was reviewed by the Technical Review Committee (TRC) at its April 21, 2026 regular meeting. The applicant has satisfactorily addressed the TRC comments. The TRC comments – and the applicant’s response – are attached.

This application was heard at the Planning and Development Board’s May 12, 2026 regular meeting. The Planning and Development Board unanimously recommended approval to the Board of County Commissioners.

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:

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

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

Approve Project 2026030042, a Future Land Use Map amendment (for Parcel #s 05-13-31-3600-00020-0080, 05-13-31-3600-00020-0060, 05-13-31-3600-00020-0030, and 05-13-31-3600-00010-0010) totaling 3.56+/- acres from Conservation, Commercial: High Intensity, and Residential: Low Density to Commercial: High Intensity, finding that the amendment is consistent with the Flagler County Comprehensive Plan.

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

Deny Project 2026030042, a Future Land Use Map amendment (for Parcel #s 05-13-31-3600-00020-0080, 05-13-31-3600-00020-0060, 05-13-31-3600-00020-0030, and 05-13-31-3600-00010-0010) totaling 3.56+/- acres from Conservation, Commercial: High Intensity and Residential: Low Density to Commercial: High Intensity, finding that the amendment is not consistent with the Flagler County Comprehensive Plan.

Continue the request for a Future Land Use amendment 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 amendment request. Continuing the request will provide an opportunity for staff or the applicant to provide additional information.

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

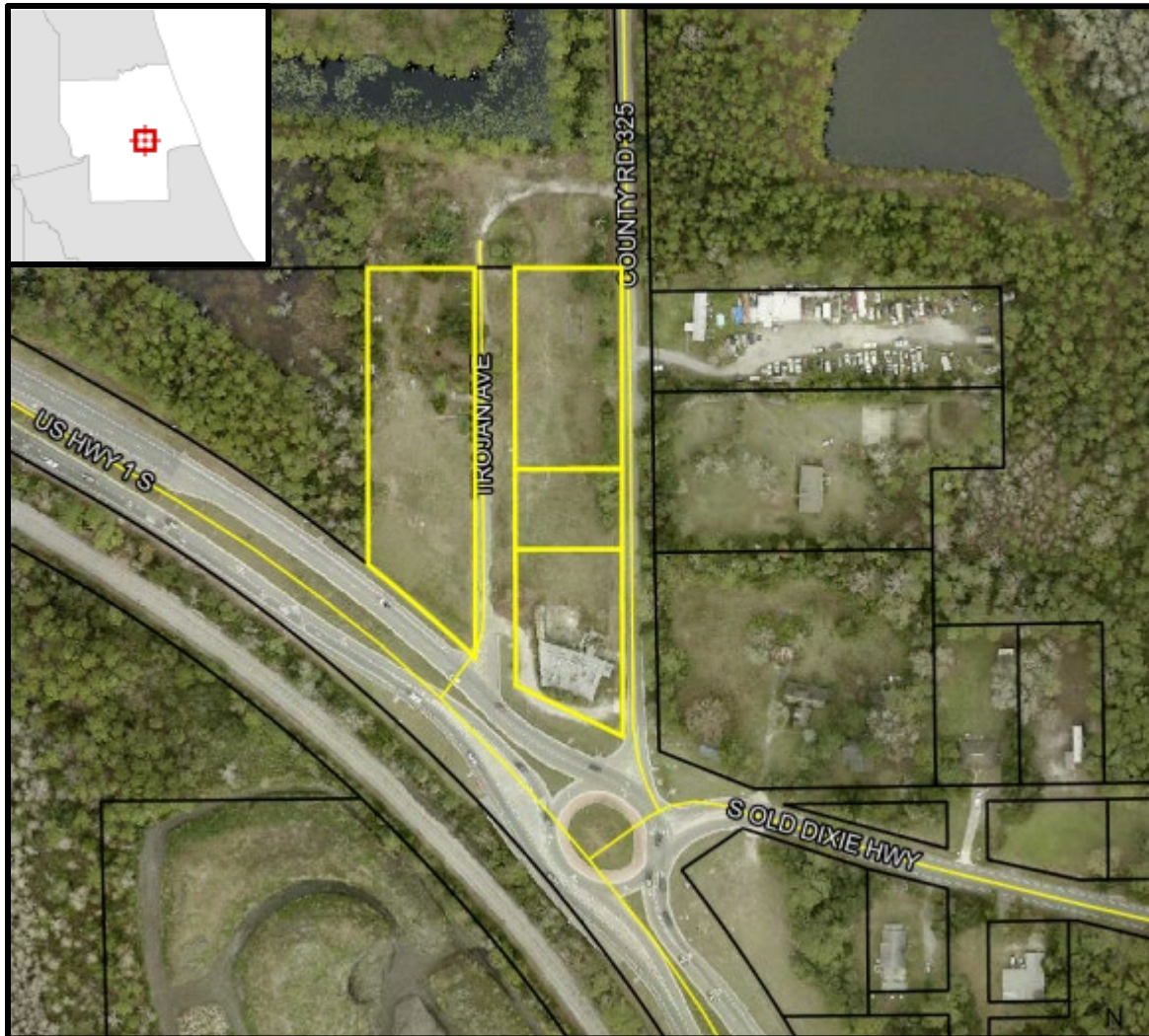
1. Technical Staff Report (TSR)
2. Adoption Ordinance
3. Application and supporting documents
4. TRC comments
5. Draft May 12, 2026 Planning and Development Board meeting minutes (in part)
6. Public notice

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

SUBJECT: QUASI-JUDICIAL – Project 2026030044 – Request to Rezone from the C-2 (General Commercial) and R-1 (Rural Residential) District to the C-2 (General Commercial) District at 5530 US Hwy 1. Parcel Numbers: 05-13-31-3600-00020-0080, 05-13-31-3600-00020-0060, 05-13-31-3600-00020-0030, and 05-13-31-3600-00010-0010: Project Size: 3.56+/- Acres. Owner/Applicant: 5530 US HWY 1 LLC/Kimley-Horn and Associates, Inc. (AR 6406).

DATE OF MEETING: June 15, 2026

OVERVIEW/SUMMARY: This request is quasi-judicial in nature and requires disclosure of ex parte communication. The subject project area is 3.56+/- acres in size and is located at the corner of US Highway 1 and County Road 325.



This request is for a rezoning for Parcel Numbers 05-13-31-3600-00020-0080, 05-13-31-3600-00020-0060, 05-13-31-3600-00020-0030, and 05-13-31-3600-00010-0010 from C-

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
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2 (General commercial and shopping center) and R-1 (Rural Residential) to C-2 (General Commercial and shopping center).

On March 27, 2026 the applicant submitted an application to rezone the subject parcels to allow for commercial development. The request would rezone 2.85+/- acres of R-1 (Rural Residential) and 0.56+/- acres of C-2 (General Commercial and shopping center) to 3.56+/- acres of C-2 (General Commercial and shopping center). The project is accessed from US Highway 1 and County Road 325.

This application is preceded by an application to amend the Future Land Use Map from Conservation, Commercial: High Intensity, and Residential: Low Density to Commercial: High Intensity (Project No. 2026030042).

This application is also preceded by an application for a Plat and Right-of-way Vacation to vacate the underlying Korona Heights Plat and Trojan Avenue right-of-way (Project No. 2026030045) that will be heard by the Board of County Commissioners at the May 18, 2026 regular meeting.

This application was reviewed by the Technical Review Committee (TRC) at its April 21, 2026 regular meeting. The applicant has satisfactorily addressed the TRC comments.

This application was heard at the Planning and Development Board's May 12, 2026 regular meeting. The Planning and Development Board unanimously recommended approval to the Board of County Commissioners.

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.

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

1. **Approve** of Project 2026030044, a rezoning from the C-2 (General Commercial) and R-1 (Rural Residential) District to the C-2 (General Commercial) District at 5530 US Highway 1, finding that the proposed rezoning is consistent with the Flagler County Comprehensive Plan and the Flagler County Land Development Code, subject to:
 - a. development of the subject parcels not to commence until approval of a Future Land Use Map amendment from Conservation, Residential: Low Density/Rural Estate and Commercial High Intensity to Commercial High Intensity.

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2. **Deny** Project 2026030044, a rezoning from the C-2 (General Commercial) and R-1 (Rural Residential) District to the C-2 (General Commercial) District at 5530 US Highway 1, finding that the proposed rezoning is not consistent with the Flagler County Comprehensive Plan and the Flagler County Land Development Code.

3. **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. Draft Ordinance
3. Application and supporting documents
4. TRC comments
5. Draft May 12, 2026 Planning and Development Board meeting minutes (in part)
6. Public notice

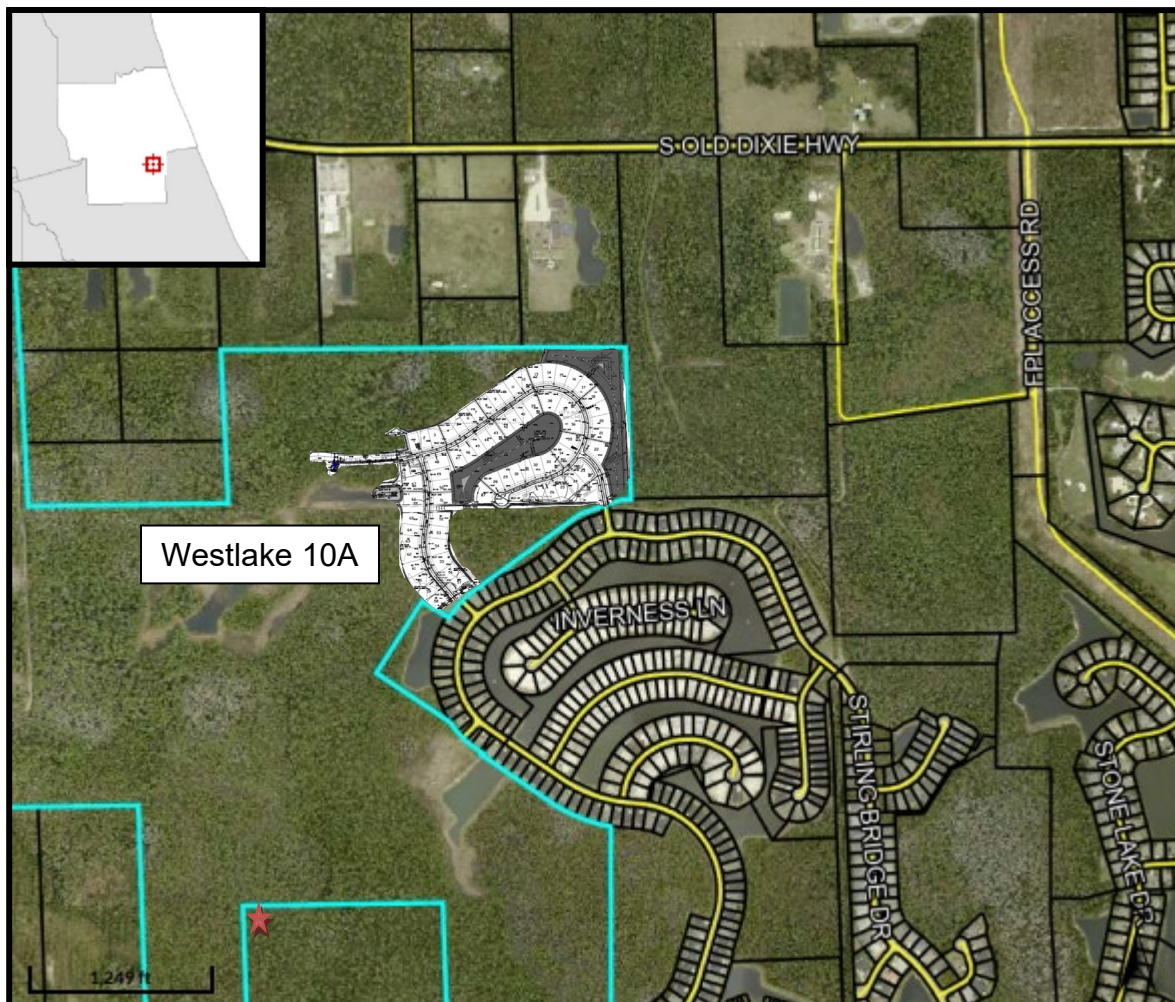
**FLAGLER COUNTY BOARD OF COUNTY COMISSIONERS
PUBLIC HEARING/AGENDA ITEM #9e**

SUBJECT: QUASI-JUDICIAL – Project No. 2026030053 – Request for Approval of a Site Development Plan in the PUD (Planned Unit Development) District for a 69-Unit SFR Subdivision in Plantation Bay. Parcel Number: 03-13-31-0000-01010-0020. Project Size: 47.44+/- Acres. Owner/Applicant: WL Residential Land, LCC/Jerry K. Finley, P.E.. (AR 6416).

DATE OF MEETING: June 15, 2026

OVERVIEW/SUMMARY: This request is quasi-judicial in nature and requires disclosure of ex parte communication. The subject parcel lies South of Old Dixie Highway between U.S. Highway 1 to the West and Interstate 95 to the East. The proposed development would extend from Turnberry Lane and Ivanhoe Lane of Plantation Bay Section 2A-F-Westlake Unit 8.

Property Appraiser Aerial



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

The agent, on behalf of the owner, filed an application and related documents with the County on March 28, 2026. This request seeks approval of a Planned Unit Development (PUD) Site Development Plan (SDP) and an amendment to the Specific Development Standards for Unit 10A.

As proposed, Unit 10A will consist of 69 single-family detached residential lots. The Plantation Bay Development of Regional Impact (DRI) Development Order (D.O.) states at Special Condition 13.4.b that the allowable density “within each designated development area is calculated as the acreage of the parcel multiplied by the density range indicated on Map ‘H-1’.” Based on the 47.44+/- acres described as Unit 10A designated as Single Family, up to 379 dwelling units (6-8 dwelling units per acre) would be permitted. The 69 proposed lots falls below this range, corresponding to a density of 1.5 units per gross acre. The D.O. stipulates a maximum of 3,931 units in Flagler County, with a maximum overall density (inclusive of units in Volusia County) of 5,000 units.

The application for amendment of the PUD Site Development Plan was discussed by the Technical Review Committee on April 21, 2026. The applicant has satisfactorily addressed the TRC comments.

The application of the PUD Site Development Plan was heard at the Planning and Development Board’s May 12, 2026 regular meeting. The Planning and Development Board unanimously recommended approval to the Board of County Commissioners.

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.

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

This agenda item is:

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

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

1. **Approve** the PUD Site Development Plan and the amendment to the Specific Development Standards for Plantation Bay Section 2A-F, Unit 10A as adopted through an ordinance titled similar to:

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

AN ORDINANCE OF THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS, FLAGLER COUNTY, FLORIDA AMENDING ATTACHMENT #1 PLANTATION BAY SECTION 2A-F UNITS 5, 6, 6A, 7, 8, 9, 9B, 10A, 12A, 12B, 13, AND 16 SUPPLEMENTAL PUD DEVELOPMENT AGREEMENT TO FLAGLER COUNTY ORDINANCE NO. 2007-16, AS AMENDED BY FLAGLER COUNTY ORDINANCE NO. 2012-01, ORDINANCE NO. 2016-06, ORDINANCE NO. 2018-16, ORDINANCE NO. 2019-07, ORDINANCE NO. 2021-03, ORDINANCE NO. 2021-06, ORDINANCE NO. 2021-11, ORDINANCE NO. 2022-02, ORDINANCE NO. 2022-08, ORDINANCE NO. 2025-06 AND ORDIANCE NO. 2026-XX; PROVIDING SPECIFIC DEVELOPMENT STANDARDS FOR UNIT 10A; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

2. **Deny** the PUD Site Development Plan and the amendment to the Specific Development Standards for Plantation Bay Section 2A-F, Unit 10A.

3. **Continue** the PUD Site Development Plan and the amendment to the Specific Development Standards for Plantation Bay Section 2A-F, Unit 10A to a time and date certain.

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

1. Technical Staff Report (TSR)
2. Proposed PUD Site Development Plan for Unit 10A
3. Draft Ordinance
4. Application and supporting documents
5. TRC review comments
6. Draft May 12, 2026 Planning and Development Board meeting minutes (in part)
7. Public notice