



PLANNING AND ARCHITECTURAL REVIEW BOARD MEETING AGENDA

Tuesday, September 03, 2024 at 5:30 PM

City Commission Chambers – 105 S. 2ND Street, Flagler Beach, FL 32136

ALL MEETING ITEMS WILL BE CONTINUED UNTIL MEETING IS COMPLETE.

1. Call the meeting to order
2. Pledge of Allegiance
3. Roll Call / Determination of Quorum
4. Approval of Meeting Minutes
 - a. August 6, 2024
5. Deletions and changes to the agenda
6. Old Business - NONE
7. New Business
 - a. **Application OE-24-09-01** Request for Annual Outdoor Entertainment Permit - The Cajun Beach -1112 S. Ocean Shore Boulevard - Applicant - Patrick McKinney.
 - b. **Application PFS24-0002:** Conceptual Site Development Plan - The proposed project will consist of an expansion of the existing parking lot, construction of a new clubhouse and re-grading of the existing Ocean Palms Golf Course.
Parcel ID No.: 29-12-32-0000-01010-0000 & 29-12-32-0000-01010-0010
Zoning District: REC (Recreation) & MDR (Medium Density Residential)
FLUM: Golf Course & High Density
Owner: City of Flagler Beach (Dale Martin, City Manager)
Applicant: Jeff Ryan (Owner), 12 Bishop Lane, Palm Coast, FL 32137; Regina Brachna, Representative
 - c. **Ordinance 2024-20:** An Ordinance of the City of Flagler Beach, Florida, amending the Comprehensive Plan to add a Property Rights Element; providing for conflicts, severability, and and effective date.
 - d. **Application PAN24-0002:** Application for Voluntary Annexation
Parcel ID No.: Multiple parcels +/- 899 acres
Zoning District: Existing Planned Unit Development (PUD), Unincorporated Flagler County
FLUM: Existing Planned Unit Development (PUD), Unincorporated Flagler County
Owner: Palm Coast Intracoastal, LLC, Veranda Bay Investments, LLC, Highway 100 Commercial, LLC
Applicant: Palm Coast Intracoastal, LLC, Veranda Bay Investments, LLC, Highway 100 Commercial, LLC
Representative: Michael D. Chiumento III, Esq., Chiumento Law

- e. **Ordinance 2024-17:** An Ordinance of the City Commission of the City of Flagler Beach, Florida, to annex property to be included within the corporate area and City Limits of the City of Flagler Beach; providing for the annexation of approximately 899.09 acres of property described in Exhibit “A” to this ordinance and lying in the areas proximate to the existing City Limits of the City of Flagler Beach, Flagler County, Florida; providing for annexation in accordance with the voluntary annexation provisions of Section 171.044, Florida Statutes; providing for annexation of real property/amendment of corporate/city limits; providing for rights and privileges resulting from annexation upon land uses; providing for effect on Ad Valorem taxes; providing for effect on businesses and occupations; providing for effect on businesses and occupations; providing for conflicts, severability and an effective date.
- f. **Application PFLUMA-0001:** Application to amend the Future Land Use Map and Comprehensive Plan
Parcel ID No.: Multiple parcels +/- 899 acres
FLUM: Existing Planned Unit Development (PUD), Unincorporated Flagler County
Proposed FLUM: Low Density Residential (LDR) and General Commercial (GC), City of Flagler Beach
Owner: Palm Coast Intracoastal, LLC, Veranda Bay Investments, LLC, Highway 100 Commercial, LLC
Applicant: Palm Coast Intracoastal, LLC, Veranda Bay Investments, LLC, Highway 100 Commercial, LLC
Representative: Michael D. Chiumento III, Esq., Chiumento Law
- g. **Ordinance 2024-19:** An Ordinance of the City Commission of the City of Flagler Beach, Florida, amending the Comprehensive Plan Future Land Use Map designation for approximately 899.09 acres of certain real property; providing for severability; providing for conflicts; and providing for an effective date.
- h. **Application PRZ24-0002:** Application for Master Planned Development District (MPD)
Parcel ID No.: Multiple parcels +/- 899 acres
Zoning District: Existing Planned Unit Development (PUD), Unincorporated Flagler County
Proposed Zoning District: Master Planned Development District (MPD), City of Flagler Beach
Owner: Palm Coast Intracoastal, LLC, Veranda Bay Investments, LLC, Highway 100 Commercial, LLC
Applicant: Palm Coast Intracoastal, LLC, Veranda Bay Investments, LLC, Highway 100 Commercial, LLC
Representative: Michael D. Chiumento III, Esq., Chiumento Law
- i. **Ordinance 2024-18:** An Ordinance of the City Commission of the City of Flagler Beach, Florida, amending the Official Zoning Map designation for approximately 899.09 acres of certain real property; providing for severability; providing for conflicts; and providing for an effective date.

8. Other Business

9. City Planner Report

10. Board Comments

11. Adjournment

RECORD REQUIRED TO APPEAL: In accordance with Florida Statute 286.0105 if you should decide to appeal any decision the Commission makes about any matter at this meeting, you will need a record of the proceedings. You are responsible for providing this record. You may hire a court reporter to make a verbatim transcript. The City is not responsible for any mechanical failure of the recording equipment. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk at (386) 517-2000 ext 233 at least 72 hours prior to the

meeting. The City Commission reserves the right to request that all written material be on file with the City Clerk when the agenda item is submitted.