



CITY COMMISSION WORKSHOP MEETING MINUTES

Thursday, November 14, 2024 at 5:00 PM

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

PRESENT: Mayor Patti King, Chairman Scott Spradley, Vice-Chair James Sherman, Commissioners Rick Belhumeur, Eric Cooley and Jane Mealy, City Attorney D. Andrew Smith, III, City Manager Dale L. Martin, City Planner Lupita McClenning, and City Clerk Penny Overstreet.

1. **Call the meeting to order:** Chair Spradley called the meeting to order at 5:00 PM.
2. **Pledge of Allegiance followed by a moment of silence to honor our Veterans, members of the Armed Forces and First Responders.** Commissioner Sherman led the page to the flag.
3. **General Business**
 - a. Discussion regarding Veranda Bay Master Plan Development Agreement. Chairman Spradley suggested they review the document page by page.
 - Page 5: Commissioner Cooley noted the numbers had not changed regarding residential and commercial.
 - Page 6: Attorney Smith referred to the expiration date now seen in the document, as requested by the Commission.
 - Page 9: Mayor King questioned if the prohibition of docks should be limited to single family residential. Attorney Smith recalled there would be a community dock available for the residents. Commissioner Mealy referred to page 14, "verbiage was added maximum of three docks." She thought the wording was conflicting. Attorney Smith clarified it refers to community docks.
 - Page 12: Commissioner Sherman asked if the pedestrian paths could be made part of the current trail system.
 - Page 13: Commissioner Mealy referred to Section E, Spine Road. Referencing the submission of a building permit for the 600th home before the spine road is constructed. She felt it was would be a compromise to create an access road for the trucks then after the 600th home the road would be built. Commissioner Sherman expressed concern regarding the truck's ingress and egress onto SR 100. It was suggested the developer work with FDOT to make the light a four-way stop light. It is currently a three-way stop light.
 - Page 14: Mayor King asked for clarification regarding lines three through seven where it refers to the city will be responsible for building three parks; is that the intent of the developer. Attorney Smith reported the developers are dedicating land for the purpose of a park but it does not give the City a deadline of when the park will be built.
 - Page 16: Commissioner Cooley and Mayor King felt 10 years for free re-use water is excessive.
 - Page 17: Commissioner Sherman referred to the impacts to the flood zone. There are areas considered A/E high flood zone. He asked what are the plans outside of the SJRWMD requirements to alleviate stormwater and to mitigate the impact to the area. He asked if they would consider building homes on stilts. Commissioner Belhumeur suggested building up on a crawl space.

Mr. Belshe responded SJRWMD, will not allow them to impact a flood zone without compensatory storage. He also explained the development also has to be approved through

FDEP and the Army Corps. He is hoping those agencies will allow for the homes to be built up on a crawl space type, like they have done in the Panhandle of Florida which will allow for the water to run and decrease the amount of compensatory storage needed to build on the land to allow for the homes in an AE Zone. Commissioner Mealy felt strongly there should be language in the document concerning flooding.

Commissioner Mealy referred to page 17, line 14-15, "no potable irrigation shall be used after reuse comes available." On page 18, it reads "all ornamental shrubs and lawns will have supplemental irrigation." She needed clarification regarding what would be the supplemental irrigation. Mr. Chiumento responded, the development will have a well and stormwater ponds to be used as supplemental irrigation until sufficient re-use water is available.

Page 18/19: Mayor King referenced, "36-inch oaks" and asked why other hardwoods were not incorporated in this section. Commissioner Belhumeur thought 36-inch tree is a large tree and hoped that specimen trees might be incorporated in the agreement. Chairman Spradley suggested the Commission request to lower the circumference of the tree and to add other hardwoods to the section. Commissioner Cooley's feeling was the wording was very non-committal. The wording is "they will make every effort." Attorney Smith explained, there will be trees where roads are planned which is why we have the compensatory language like any other builder in our town.

Page 20: Mayor King wants the signage be in line with the City's code. Commissioner Mealy also felt the signage was very different than our code. Mr. Belshe clarified it would be an entrance feature sitting off the road by the guard house. Discussion centered around the square footage of the sign and where the sign will be located; the limitation on size signage; grandfathering in the entrance feature because the cost of the architectural drawings have already been included. Chairman Spradley suggested the drawings and the wording of the plan match.

Page 20: Chairman Spradley referred to line 16 asked why the word voluntarily was used. He asked the word be deleted.

Page 25/26: Commissioner Mealy referred to the lot sizes, widths, etc. do not match the City's current code. Ms. McClenning, City Planner, explained in allowing clustering developments allows for open space. The City's minimum lot size is 5,000 square feet.

Commissioner Mealy did not see anything about a fence in the plan. She would prefer trees instead of a fence or a wall buffer. Mr. Belshe reported there is a property to the west of the development that is not in the best shape. The language was removed from the agreement.

Discussion turned to the number of residential housings. Commissioner Sherman would like to see 1800, 900 SF and 900 high-density. Commissioner Cooley felt the residential needs to be reduced and commercial increased, quality of life amenities. Commissioner Mealy liked the idea of more commercial. Attorney Smith suggested more high density and fewer single-family homes. 3.2 units per acre which is significantly less than our comprehensive plan allows.

Commissioner Belhumeur felt the city has consistently looked for different sources of revenue and now the city has an opportunity to receive revenues. He wishes for the developer's success.

Chairman Spradley responded the City is in the process of negotiations and what the Commission is asking the developer is what the constituents have brought forward as concerns and now is the time to ask.

Commissioner Cooley felt the increase in amenities for residents and all of Flagler County will curb the County population from going to St. John's or Volusia County to get those amenities.

Mr. Belshe responded the more rooftops the more successful your commercial will be because you have more people. The more people you have, the more interest there is from commercial business. He would

be willing to increase the commercial to 600,000 square feet and bring down the residential to 2400 residential. It brings the total to 2.7 units per acre.

Mr. Belshe liked the idea of the stabilized road for construction but wants it tied to a unit count. He suggested before 300th house CO'd; and 600 units to trigger the complete spine road.

Attorney Smith and Mr. Belshe's representation have heard enough to work with the concept.

Public Comment was opened. The following people came forward to express their concerns, opinions and suggestions: Steve Dalley, Charlie Morrow, Irwin Connelly, Robbie Robert, R. J. Santore, and Matt Hathaway. Public Comment was closed.

4. **Commission Comments:** There were none.
5. **Adjournment:** Motion by Commissioner Sherman to adjourn at 6:52 p.m.

ATTEST:


Penny Overstreet, City Clerk

Scott Spradley, Chairman