



CITY COMMISSION WORKSHOP MEETING MINUTES

Tuesday, September 24, 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.

PRESENT: Mayor Patti King, Chair 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, Planner Lupita McClenning, and City Clerk Penny Overstreet.

1. **Call the meeting to order:** Chair Spradley called the meeting to order at 5:30 p.m.
2. **Pledge of Allegiance followed by a moment of silence to honor our Veterans, members of the Armed Forces and First Responders:** Vice-Chair Sherman led the pledge to the flag.
3. **Commission Comments:** Chair Spradley reviewed the purpose of the meeting is to allow the public to voice their concerns. At the end of public comments, the Commission will continue their discussion on Ordinance 2024-18, however no decision will be made tonight.
 - a. **Public comments regarding the Voluntary Annexation of approximately 899 acres abutting John Anderson Highway:** The following members of the public voiced concerns, opposition, and support in regards to the development. John Noble, Linda Birch, Les Evans, Ken Bryan, Sharron Aiello, Matt Hathaway, Sandra Schultheiss, Brian Ridnour, Anita Williams, Irwin Connelly, Heather Laforte, Silvio DiGregorio, Barbara Revels, Elizabeth Hathaway, Brenda Connelly, Sandra Nietubic, Caleb Hathaway, Steve Dalley, Pam Hathaway, Rick Alford, Rose Brogan, Ken Mack, Vickie Martin, Jennifer Groves, Melanie Thompson, Conner Stone, Therese Seufer, Darryl Reynolds, and Judy Kravitz. Chair Spradley closed public comments.
 - b. **Commission comments and concerns related to the Master Planned Development Agreement:** The Commission expressed their dissatisfaction with the applicant's failure to provide the red-lined amendments to the Master Plan Development Agreement (exhibit to Ordinance 2024-18). Commissioner Mealy expressed she is not willing to make any decisions until it is available and she has had time to review and digest it. Commissioner Cooley suggested the expansion of the Commercial area as there are not a lot of commercial amenities to improve on the quality of life for the residents. He additionally suggested expansion of the conservation/preservation areas, either adopt that zoning or make it a city park such as Riverwalk Park in Palm Coast, stating this is an opportunity to preserve the area. Reduce the residential units. Commissioner Cooley stated he is in favor of the project, he feels it needs to be tweaked to fit our community. Commissioner Belhumeur expressed a desire to have the development create a public park for all residents not just the development. Commissioner Belhumeur requested the developer save as many of the old hard wood trees as possible. Commissioner Belhumeur also would not be willing to decide until the redlined agreement has been delivered and they have had reasonable time to review. Mayor King asked about the previously posed questions to the developer, asking if staff would have a response. Attorney Smith advised he has documented those questions but he cannot answer them, only the Developer can. Mayor King expressed her concern regarding an archeological report and the Army Corps of Engineers, which had recommended that a portion of the West side property a 62½ by 25-meter parcel be preserved for National Historic Reasons, she hopes that it could be made into a park for preservation. Chair Spradley added twenty-nine of you spoke this evening and seventeen of you mentioned Bulow Creek so he will work to have those concerns along

with the others mentioned tonight addressed. This is the beginning of the process, of seeing if there can be a product agreeable to the Developer and the Commission that's beneficial to Flagler Beach.

Ken Belshe, Applicant, stated in order to make the commercial property financially viable there has to be rooftops. Mr. Belshe spoke of the difficulty to make a viable development with 40% open space and no buildings over the 35'height limit. He stated they will not burn, willing to put it in writing. Mr. Belshe stated he does not own any land along Bulow Creek, the land donated to the County abuts the creek, plus they have the additional 75'average buffer.

Commissioner Spradley thanked everyone for their participation.

- 4. Adjournment:** Commissioner Belhumeur to adjourn the meeting at 7:38 p.m.

Scott Spradley, Chairman

Attest:

Penny Overstreet, City Clerk