



Planning & Architectural Review Board Regular Meeting Agenda

Tuesday, September 2, 2025 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. **Approve Minutes**
 - a. August 5, 2025 Meeting Minutes
5. **Old Business**
6. **New Business**
 - a. **Application PVAR25-0003:** Variance - Legacy Pointe Cottages, 2401 Leslie Street. Applicant is requesting a variance related to Appendix A - Land Development Regulations, Article VIII, Section. 8.05.08. The request is to maintain the 40-foot (40') platted right-of-way (ROW) in lieu of a 50-foot right-of-way (ROW) required by the City of Flagler Beach's Standard Construction Details Index R-2
Parcel ID No.: 11-12-31-0650-000D0-0050
FLUM: Medium Density Residential (MDR)
Zoning District: General Commercial (GC)
Owner: ALT Homes LLC, T.J. McNitt - 3371 N State St, Unit 1, Bunnell, FL 32110
Applicant: ALT Homes LLC , Katie Crooke, Representative - 3371 N State St, Unit 1, Bunnell, FL 32110
 - b. ORDINANCE NO. 2025-16: AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING ARTICLE VI OF THE LAND DEVELOPMENT REGULATIONS RELATED TO SUBDIVISIONS AND PLATTING IN ORDER TO CONFORM TO FLORIDA STATE LAW AMENDMENTS REQUIRING ADMINISTRATIVE APPROVAL OF PLATS; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE
 - c. ORDINANCE NO. 2025-17: AN ORDINANCE OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE CODE OF ORDINANCES RELATED TO SIGNS; AMENDING THE METHOD OF CALCULATION COPY AREA OF WINDOW SIGNS; CLARIFYING PROVISIONS RELATED TO EVENT SIGNAGE IN PUBLIC PARKS; PROVIDING ALLOWANCE FOR CERTAIN EVENT SIGNAGE IN CITY RIGHTS-OF-WAY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE
 - d. FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING
7. **Other Business**
8. **City Planner Report**
9. **Board Comments**
10. **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.