



City Commission Regular Meeting Agenda

Thursday, October 9, 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 followed by a moment of silence to honor our Veterans, members of the Armed Forces and First Responders**
3. **Deletions and changes to the agenda**
4. **Public comments regarding items not on the agenda**

Citizens are encouraged to speak. However, comments should be limited to three minutes. A thirty-minute allocation of time for public comment on items not on the agenda. Each speaker has up to three-minutes to address the Chair, and one opportunity to speak, no time can be allotted to another speaker.
5. **Consent Agenda**
 - a. Approve the Minutes of the Regular and Special Meetings of September 25, 2025.
6. **General Business**
 - a. Consider Agreements for the Purchase/Lease of Golf Course Properties.
 - b. Resolution 2025-79. A Resolution by the City Commission of the City of Flagler Beach, Florida, to approve a change order submitted by Vecellio & Grogan, inc. for delays incurred during the Pier Removal and Replacement Project in an amount not to exceed \$38,933.48; providing for conflict and an effective date.
 - c. Consider a waiver to Section 6-73 of the Code of Ordinance to allow a special event that is longer than one (1) day.
 - d. Resolution 2025-84. A Resolution by the City Commission of the City of Flagler Beach, Florida, to approve a Change Order submitted by Atlantic Pipe Solutions for emergency repairs to Pump Station 11 Slip Lining Project in an amount not to exceed \$15,306.01; providing for conflict and an effective date.
 - e. First Amendment to The Interlocal Agreement For Public School Facility Planning.
7. **Public Hearings**
 - a. Ordinance 2025-21. 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 210.70 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 severability and an effective date (First Reading).

PAN25-0001 Ordinance 2025-21 (Veranda Bay). An Ordinance of the City Commission of the City of

Flagler Beach, Florida, to annex property to be included within city limits of the City of Flagler Beach; providing for the annexation of approximately 210.70 acres of property; 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 a valorem taxes; providing for effect on businesses and occupations; providing for effect on businesses and occupations; providing for conflicts, severability and an effective date.

- b. Ordinance 2025-22. 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 514.06 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 severability and an effective date (First Reading).

PAN25-0002 ORDINANCE 2025-22 (Summertown). An Ordinance of the City Commission of the City of Flagler Beach, Florida, to annex property within city limits of the City of Flagler Beach; providing for the annexation of approximately 514.06 acres of property to be included within the city limits of Flagler Beach; 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 a valorem taxes; providing for effect on businesses and occupations; providing for effect on businesses and occupations; providing for conflicts, severability and an effective date.

- c. Ordinance 2025-23. An Ordinance of the City Commission of the City of Flagler Beach, Florida, amending the Comprehensive Plan Future Land Use Map designation for approximately 233.92 acres of certain real property; providing for severability; providing for conflicts and an effective date (First Reading).

PFLUMA25-0001 Ordinance 2025-23 (Veranda Bay): An ordinance of the City Commission of the City of Flagler Beach, Florida amending the Comprehensive Plan Future Land Use Map designation for approximately 233.92 acres of certain real property with accompanying text policy amendment to voluntarily limit development to a maximum of 377 residential units, a maximum of 16,200 square feet of non-residential uses, a maximum of 150 marina berths providing for severability; providing for conflicts; and providing for an effective date.

- d. Ordinance 2025-24. An Ordinance of the City Commission of the City of Flagler Beach, Florida, amending the official Zoning Map designation for approximately 234 acres of certain real property; providing for conflict and an effective date (First Reading).

PRZ 25-0001 Ordinance 2025-24 (Veranda Bay MPDA). An Ordinance of the City Commission of the City of Flagler Beach, Florida, amending the official zoning map designation for approximately 234 acres of certain real property; providing for severability; providing for conflicts; and providing for an effective date.

- e. Ordinance 2025-25. An Ordinance of the City Commission of the City of Flagler Beach, Florida, amending the Comprehensive Plan Future Land Use Map designation for approximately 544.97 acres of certain real property; providing for severability; providing for conflicts; and providing for an effective date. (First Reading)

PFLUMA25-0002 ORDINANCE 2025-25 (Summertown). An Ordinance of the City Commission of the City of Flagler Beach, Florida, amending the Comprehensive Plan Future Land Use Map designation for

approximately 544.97 acres of certain real property; with accompanying text policy amendment to voluntarily limit development to a maximum 1,640 residential units, a maximum of 640,000 square feet of non-residential uses and a maximum of 250 hotel rooms, providing for severability; providing for conflicts; and providing for an effective date.

- f. Ordinance 2025-26. An Ordinance of the City Commission of the City of Flagler Beach, Florida, amending the Official Zoning Map designation for approximately 545.54 acres of certain real property; providing for severability; providing for conflicts; and providing for an effective date. (First Reading)

PRZ25-0002 ORDINANCE 2025-26 (Summertown). An Ordinance of the City Commission of the City of Flagler Beach, Florida, amending the official Zoning Map designation for approximately 545.54 acres of certain real property; providing for severability; providing for conflicts; and providing for an effective date.

- g. Ordinance 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. (Final Reading)

8. Staff Reports

- a. City Attorney
- b. City Manager

9. Commission Comments

- a. Commission comments, including reports from meetings attended
- b. Public comments regarding items not on the agenda. Citizens are encouraged to speak. However, comments should be limited to three minutes. A thirty-minute allocation of time for public comment on items not on the agenda. Each speaker has up to three-minutes to address the Chair, and one opportunity to speak, no time can be allotted to another speaker.

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.