



Planning & Architectural Review Board Regular Meeting Minutes

Tuesday, October 7, 2025 at 5:30 PM



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

1. Call the meeting to order

Chair Suzie Johnston called the meeting to order at 5:30 p.m.

2. Pledge of Allegiance

Chair Suzie Johnston led the Pledge of Allegiance.

3. Roll Call / Determination of Quorum

Present: Barbara Revels, Scott Chappuis, Suzie Johnston, Paul Mykytka, Joann Soman

Absent: Lisa Smith, Boudie Estberg

Staff Present: City Attorney Drew Smith, City Planner Lupita McClenning and Secretary Michele Ficocello

4. Approve Minutes

a. September 2, 2025 Meeting Minutes

A motion to approve the meeting minutes was made by Barbara Revels, seconded by Scott Chappuis. The motion carried unanimously.

5. Old Business - None

6. New Business

- a. **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.

Chair Johnston inquired about the presentation process for all agenda items. City Attorney Smith clarified the City Planner would provide a consolidated presentation. Barbara Revels made comments related to the agenda packet being provided too late for the volume of material required to review, updates to the agenda packet were provided the day before the meeting and two members of the Board are absent. Barbara Revels made a motion to postpone all agenda items to a date and time certain with workshops being included prior to the meeting. Board discussion ensued. Scott Chappuis seconded the motion. The Applicant provided comments. Board discussion continued. Public comment was opened, and comments were received from John Tanner, R.J. Santore, Caleb Hathaway, Applicant Ken Belshe, Melanie Thomson, Linda Burge, Lori Ottlein and Rob Rotten. Public comment was closed. Board discussion continued related to possible dates for a special PAR Board meeting. Barbara Revels amended the motion to table all items on the agenda to a date and time certain of Wednesday, October 15, 2025, at 5:30pm in the City Commission Chambers. Scott Chappuis seconded the amended motion.

Roll Call: Scott Chappuis, Yea; Barbara Revels, Yea; Paul Mykytka, Nay; Joann Soamn, Nay; Chair Suzie Johnston, Nay. The motion failed to pass three (3) to two (2).

City Planner Lupita McClenning provided a history of the project along with a power point presentation for items 6a, 6b. and 6c. Board discussion and inquiries ensued during the presentation. The Applicant, Ken Belshe and his representatives, Michael Chiumento, Parker Mynchenberg and Jay Livingston provided comments throughout the presentation. City Attorney Smith provided clarity related to processes throughout the presentation. The Applicant and his representatives provided a history of the project along with a power point presentation. Public comment was opened, and comments were received from John Tanner, Flagler County Attorney Sarah Spector, Caleb Hathaway, James Fisk, Dawn Lynch, RJ Santore, Melonie Thomson and Matt Hathaway. Public comment was closed. The Applicant's representatives provided further comments in response to public comment. Further Board discussion ensued with the Applicant.

Chair Johnston passed the gavel to Vice-Chair Chappuis. Chair Johnston made a motion to recommend approval of item 6a., Joann Soman seconded. Roll Call: Scott Chappuis, Nay; Barbara Revels, Nay; Paul Mykytka, Nay; Joann Soamn, Nay; Chair Suzie Johnston, Yea. The motion failed to pass four (4) to one (1).

Joann Soman made a motion to recommend disapproval of item 6a., Paul Mykytka seconded. Roll Call: Scott Chappuis, Yea; Barbara Revels, Yea; Paul Mykytka, Yea; Joann Soamn, Yea; Chair Suzie Johnston, Nay. The motion passed four (4) to one (1).

- b. **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.

Barbara Revels made a motion to recommend disapproval of item 6b., Paul Mykytka seconded.

Roll Call: Scott Chappuis, Yea; Barbara Revels, Yea; Paul Mykytka, Yea; Joann Soamn, Yea; Chair Suzie Johnston, Nay. The motion passed four (4) to one (1).

- c. **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**

Barbara Revels made a motion to recommend disapproval of item 6c., Scott Chappuis seconded.

Roll Call: Scott Chappuis, Yea; Barbara Revels, Yea; Paul Mykytka, Yea; Joann Soamn, Yea; Chair Suzie Johnston, Nay. The motion passed four (4) to one (1).

- d. **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.**

Board discussion ensued related to items 6d., 6e. and 6f. The Applicant's representatives provided comments and requested feedback. The Applicant waived the right to provide further presentations. Board discussion continued with the Applicant and his representatives. Public comment was opened for items 6d., 6e. and 6f. and comments were received from Dawn Lynch and R. J. Santore. Public comment was closed. Further Board discussion ensued.

Paul Mykytka made a motion to recommend disapproval of item 6d., Barbara Revels seconded.

Roll Call: Scott Chappuis, Yea; Barbara Revels, Yea; Paul Mykytka, Yea; Joann Soamn, Yea; Chair Suzie Johnston, Yea. The motion passed unanimously.

- e. **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.**

Paul Mykytka made a motion to recommend disapproval of item 6e., Barbara Revels seconded.

Roll Call: Scott Chappuis, Yea; Barbara Revels, Yea; Paul Mykytka, Yea; Joann Soamn, Yea; Chair Suzie Johnston, Yea. The motion passed unanimously.

- f. **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**

Paul Mykytka made a motion to recommend disapproval of item 6f., Barbara Revels seconded.

Roll Call: Scott Chappuis, Yea; Barbara Revels, Yea; Paul Mykytka, Yea; Joann Soamn, Yea; Chair Suzie Johnston, Yea. The motion passed unanimously.

- 7. **Other Business** - None
- 8. **City Planner Report** - None
- 9. **Board Comments** - None
- 10. **Adjournment**

A motion to adjourn the meeting was made by Scott Chappuis, seconded by Paul Mykytka. The motion carried unanimously. Chair Johnston adjourned the meeting at 9:30pm.