



City Commission Regular Meeting Agenda

Thursday, November 13, 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 October 23, 2025 Regular Meeting Minutes.
6. **General Business**
 - a. Resolution 2025-87. A Resolution by the City Commission of the City of Flagler Beach, Florida, authorizing services for Fire Hydrant Repairs to be performed under the City's continuing contract with U.S. Water Services Corporation; approving a project budget in the amount of \$43,378.50; providing for funding, implementation, and an effective date.
 - b. Consider the request from the property owner at 324 N 2nd Street to place a butterfly garden around the monument sign and City ROW.
 - c. Consider application(s) to fill vacancy on the Parks Committee.
 - d. Resolution 2025-91. A Resolution by the City Commission of the City of Flagler Beach, Florida, authorizing the execution of a professional services agreement with Mead & Hunt, Inc. for engineering services related to Potable Water Wells #17 and #18 and associated Consumptive Use Permit; providing for conflict and an effective date.
 - e. Resolution 2025-92. A Resolution by the City Commission of the City of Flagler Beach, Florida, authorizing the award of Contract WW180131 to L7 Construction Inc. for the Flagler Beach Wastewater Treatment Facility (WWTF) Biological Nutrient Removal (BNR) Improvements Project in the amount of \$46,307,000; authorizing the contract and related documents; and providing for conflict and an effective date.
 - f. Resolution 2025-73. A Resolution by the City Commission of the City of Flagler Beach, Florida, amending the Personnel Policy; providing for conflict and an effective date.
 - g. City Manager Annual Evaluation
 - h. Resolution 2025-85. A Resolution of the City Commission of the City of Flagler Beach, Florida, Adopting the FY 2025/2026 Salary Plan; providing for conflict and an effective date.

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).
- 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).
- 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).
- 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).
- 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)
- 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)
- g. Ordinance 2025- 28. An Ordinance of the City of Flagler Beach, Florida, approving the sale of property known as the Ocean Palm Golf Course which is located at 3600 South Central Avenue and providing for an effective date (First reading).
- h. Application PVAR26-0001: Variance - 202 S. Daytona Avenue. Applicant is requesting a variance from Appendix A — Land Development Regulations, Article II, Section 2.04.02.12. Drive-through type businesses are prohibited in Downtown General Commercial, Mixed Use Overlay. Financial institutions with a drive-through component are only permitted by Special Exception in the Highway Commercial District.
- i. Ordinance 2025-19. An Ordinance of the City of Flagler Beach, Florida, related to special events; amending the city requirements and processes for special events within the City; providing for severability, conflict, and an effective date (Second/Final Reading).
- j. Ordinance 2025-20. An Ordinance by the City of Flagler Beach, Florida, amending the Flagler Beach Code of Ordinances, Chapter 14, creating Section 14-14, Public Access to City Buildings, providing recognition that

certain areas of city buildings require regulation of public access to provide for the security and privacy of public visitors, city employees, city officials, and minimize potential disruptions of the work of city government; classifying certain forum areas within city buildings; authorizing the City Manager to manage public access to City buildings by classifying forum areas and implementing measures to separate forum areas, regulate access and ensure security and privacy, providing for violations for unauthorized access or disruptive behavior within nonpublic and limited public forums; providing the authority to issue trespass warnings; providing for codifications, conflicts, and an effective date. (Second/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.