



Planning & Architectural Review Board Regular Meeting Minutes

Tuesday, April 7, 2026 at 5:30 PM

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, Joann Soman, Lisa Smith, Rick Belhumeur

Absent: Paul Mykytka

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

4. Approve Minutes

a. March 10, 2026 Meeting Minutes

A motion to approve the meeting minutes was made by Joann Soman, seconded by Rick Belhumeur. The motion carried unanimously.

5. Old Business - None

6. New Business

- a. Ordinance 2026-07. An Ordinance of the City Commission of the City of Flagler Beach, Florida, amending the City of Flagler Beach Code of Ordinances, Chapter 12, Impact Fees, to rename Chapter 12 as Impact and Mobility Fees, to amend Section 12-1 adopting the Mobility Plan and Mobility Fee Technical Report; to amend Section 12-2 Definitions; to amend Sect 12-3 to incorporate Mobility Fee Funds; to establish Sec 12-10 Mobility Fees; to establish Section 12-11 Mobility Fee Determination; providing for codification, conflicts, severability, and an effective date; and for other purposes.

Ms. McClenning welcomed Rick Belhumeur to the PAR Board. City Planner Lupita McClenning presented the item and staff report. Lauren Rushing, NUE Urban Concepts Project Manager, spoke before the Board and provided a PowerPoint presentation. Board discussion ensued and included the history of previous parking initiatives, state road upgrades and funding sources, mixed-use building fee calculator, prohibition for a drive thru on beachside, inquiry related to the inclusion of the recently annexed Veranda Bay and

Summertown Developments in the mobility study, mobility impact fees potentially hindering commercial development, the process for potential future amendments to the impact fees, the length of time for a mobility study to be completed, the importance of fluidity and flexibility in the mobility plan, the applicability of impact fees to additions and redevelopment, how previously paid impact fees are incorporated when calculating the newly adopted impact fees relating to redevelopment. Public comment was opened. Lori Hag, 1702 S. Central Avenue, spoke before the Board related to the revenue fund. No further public comments were received.

Rick Belhumeur made a motion to recommend approval of item 6a.; Lisa Smith seconded. Motion passed unanimously after a roll call vote.

- b. Ordinance 2026-06. Application PCPA26-0001. An Ordinance of the City Commission of the City of Flagler Beach, Florida, amending the Comprehensive Plan Future Land Use Map Designation for approximately 2.943 acres of certain real property with Flagler County Parcel ID 29-12-32-0000-01010-0010 generally located interior to the property known as the Ocean Palm Golf Course; providing for severability; providing for conflicts; and providing for an effective date.

City Planner Lupita McClenning presented the item and staff report. Board discussion was opened. No comments were received. Public comment was opened. No public comments were received.

Rick Belhumeur made a motion to recommend approval of item 6b.; Joann Soman seconded. Motion passed unanimously after a roll call vote.

7. Other Business – None

8. City Planner Report

Ms. McClenning requested the Board consider a workshop before the next meeting to include discussion on grey area ordinances and potential amendments. A consensus was reached by the Board to hold a one-hour workshop prior to the May 5, 2026, meeting. Discussion ensued related to PAR Board Member terms and the Secretary will follow up with the Board to confirm. Lisa Smith inquired if her contact information had been updated and the Secretary will confirm.

9. Board Comments

Board discussion ensued and included the recent Suntrail presentation as it relates to the mobility study, the mobility impact fees become effective ninety (90) days after adoption and fees are collected at the issuance of a building permit.

10. Adjournment

A motion to adjourn the meeting was made by Rick Belhumeur; seconded by Joann Soman. Chair Johnston adjourned the meeting at 6:34pm.