Flagler County Board of County Commissioners
Regular Meeting Agenda

August 17, 2026 • 5:00 PM

Government Services Building 2, Board Chambers,1769 E. Moody Blvd., Bunnell, FL 32110

View the meeting streamed live on the County's YouTube Channel.

1. **Pledge to the Flag and Moment of Silence**

2. **Additions, Deletions and Modifications to the Agenda**

   2.a. Added August 11, 2026 -- Item 9.c. - Continuance requested by the Applicant to a Time and Date Certain to the September 14, 2026 Board regular meeting at 5:30 p.m. or as soon thereafter as the matter may be heard.
   QUASI-JUDICIAL – Project 2026040066 – REQUEST FOR A SPECIAL USE IN THE MH-1 (RURAL MOBILE HOME) DISTRICT – Request for a Special Use for Telecommunication Tower in the MH-1 (Rural Mobile Home) District at 2512 Orange Street. Parcel Number: 19-12-29-5550-00080-0010; Parcel Size: 837,691+/- Square Feet (20+/- Acres). Owner/Applicant: Kevin Ferguson/Gulfstream Towers. (AR 6490).

   2.b. Added August 13, 2026 -- Item 4.b.1. -- Proclamation Recognizing August 31, 2026 as International Overdose Awareness Day

   2.c. Added August 13, 2026 -- Item 9.a. -- Attachment: August 12, 2026 correspondence to BOCC and supplemental materials

3. **Announcements by the Chair**

4. **Recognitions, Proclamations and Presentations**

   4.a. Recognitions

   4.b. Proclamations

      1) Proclamation Recognizing August 31, 2026 as International Overdose Awareness Day

   4.c. Presentations (3-5 Minutes)

5. **Community and Board Comments**

   5.a. **Community Outreach:** This thirty-minute time period has been allocated for public comment on any consent agenda item or topic not on the agenda. Each speaker will be allowed up to 3 minutes to address the Commission. Speakers should approach the podium, identify themselves and direct comments to the Chair.

   5.b. Board Comments on Consent Items

6. **Consent: Constitutional Officers**

6.a. **Clerk: Bills and Related Reports:** For the Board's consideration: report(s) of funds withdrawn from County depositories by the Flagler County Clerk of the Circuit Court and the Revenue Collected Report presented in compliance with the provisions of Section 136.06, Florida Statute.
See attachments:
Disbursement Report for Week Ending July 17, 2026
Disbursement Report for Week Ending July 24, 2026
Disbursement Report for Week Ending July 31, 2026
Revenue Collected Reports amended April 2026
Revenue Collected Reports amended May 2026
Revenue Collected Reports amended June 2026

6.b. **Clerk: Approval of Board Meeting Minutes:** Request the Board approve the minutes from the following Meetings:
See attachments:
July 13, 2026 Workshop
July 13, 2026 Special Meeting
July 13, 2026 Regular Meeting

7. Consent: BOCC Departments

7.a. **Approval of a Resolution Renaming a Roadway Segment Identified as Broadwater Road to Newcastle Lane as such Roadway Segment is Depicted on the Plat of the Subdivision of Plantation Bay Section 2A-F Unit 12A In Map Book 43, Page 9 and Authorization to Expend GIS Division Funds to Replace Street Signs.** Request the Board approve the road renaming resolution and authorize the expenditure of funds to replace the road signs.

7.b. **Approval of the Second Amendment to the School Facility Planning Interlocal Agreement.** Request the Board approve the Second Amendment to the School Facility Planning ILA.

7.c. **Approval of Residential Solid Waste Increase.** Request the Board approve the change order with WastePro for residential solid waste to increase the FY 2026 purchase order by $100,000 to cover the remaining expenses. Additionally, approve the contract increase of the not-to-exceed amount from $3,900,000 to $4,500,000 annually.

7.d. **Approval of Award of $330,000 in SHIP Funding to Phoenix Crossings, LLC, and Approval of Associated Subordination Agreements for Affordable Housing Project, Phoenix Crossings.** Request the Board approve the SHIP funding award and associated subordination agreements, authorize the Chair to execute the SHIP Rental Development Agreement and subordination agreements, and authorize the County Administrator to execute all necessary documents associated with implementing said contract, including any amendments, within the Administrator’s budget authority, and approved as to form by the County Attorney.

7.e. **Approval of an Application for a Firefighter Cancer Decon Equipment Grant.** Request the Board authorize submission of the application to the Florida Firefighter Cancer Decontamination Equipment Grant Program for acquisition of an SCBA/PPE Multi-Washer and Decontamination Unit.

7.f. **Approval of an Unanticipated Revenue Resolution (URR) for EMS Disbursements**

from the State of Florida. Request the Board approve the URR for the State of Florida EMS disbursements.

7.g. **Approval of an Unanticipated Revenue Resolution (URR) for City of Flagler Beach and Flagler County School District (Fire Leadership Academy).** Request the Board approve the URR for the City of Flagler Beach and the Flagler County School District reimbursements.

7.h. **Approval of an Unanticipated Revenue Resolution (URR) for TIPS Grant for Purchase of Seven (7) Binder Lift 2.0 Devices.** Request the Board approve the URR and authorize the acceptance of funds from the PGIT Preferred TIPS Matching Grant Program.

7.i. **Approval of an Increase in the Ten-8 Cooperative Purchase Agreement 22-730K to Purchase Fire Suppression Equipment in the Amount of $965,786.19 and Approval of Budget Transfers from Closed Landfill Funds.** Request the Board approve an increase in Cooperative Purchase Agreement 22-730K by $965.486.19 for Self-Contained Breathing Apparatus (SCBA) purchase and approve the budget transfers from reserves in the closed landfill funds.

7.j. **Approval of an Increase in the Approved Bound Tree Cooperative Purchasing Agreement #24-008PB Spending Limit from $250,000.00 to $300,000.00.** Request the Board authorize the requested increase to the Bound Tree Cooperative Purchasing Agreement #24-008PB spending limit to $300,000 annually for the life of the contract.

7.k. **Approval of McKesson Cooperative Purchase Agreement for Medical Supplies for the Employee Health Clinic.** Request the Board approve the McKesson Medical Surgical Government Solutions, LLC, contract.

7.l. **Approval of Renewal to ISU/BCBS for Medical and Prescription Stop Loss in the estimated amount of $1,401,179.52.** Request the Board Approve Renewal for Request for Proposal to ISU/BCBS for Medical and Prescription Stop Loss Insurance in the estimated amount of $1,401,179.52 for FY 2026-27 and authorize the Chair to execute the application as approved by the County Attorney in form and approved by the County Administrator.

7.m. **Approval of Federal Aviation Administration (FAA) Grant Offer in the Amount of $591,040 to Assist with Funding for Construction of Taxilanes Rehabilitation for the Flagler Executive Airport, Authorizing the Chair to Execute the Agreement as Approved to Form by the County Attorney, Approval of an Unanticipated Revenue Resolution (URR), and Approval of Budget Transfer.** Request the Board approve the FAA Grant Offer authorizing the Chair to execute the agreement as approved to form by the County Attorney and approve the URR and Budget Transfer.

7.n. **Approval of Federal Aviation Administration (FAA) Grant Offer in the Amount of $500,000 for Air Traffic Control Tower (ATCT) Renovations at the Flagler Executive Airport, Authorizing the Chair to Execute the Agreement as Approved to Form by the County Attorney, Approval of an Unanticipated Revenue Resolution (URR).** Request the Board approve the FAA Grant Offer authorizing the Chair to execute the agreement as approved to form by the County Attorney and approve the URR.

7.o. **Approval of Committee Re-Appointment of Sharon B. Atack to the Library Board of Trustees (LBOT).** Request the Board approve the re-appointment of Sharon B. Atack to the LBOT.

Request the Board approve the reappointment of Sharon B. Atack to the LBOT.

8. General Business

Presentations limited to 15 minutes with public comments limited to 3 minutes per speaker.

8.a. **Consideration of a Release of the Conservation Easement for Lot 70 in Armand Beach East Subdivision.** The Board of County Commissioners may:
- Approve the Release of Easement releasing the Conservation Easement for Lot 70, Armand Beach East Subdivision (only Lot 70);
- Approve the Release of Easement releasing the Conservation Easement within the Armand Beach East Subdivision (entire easement);
- Not Approve either Release of Easement, leaving the Conservation Easement in place; or
- Continue consideration of the Request to Release the Easement for Lot 70 to a time and date certain on the basis that additional information is necessary for the Board to be able to make a decision on this request.

9. Public Hearings

Public Hearings will be heard after 5:30 p.m.

Quasi-Judicial Process: The audience should refrain from clapping, booing or shouts of approval or disagreement. To avoid potential legal ramification and possible overturning of a decision by the Courts, a public hearing must be fair in three respects: form, substance and appearance.

Time limits will be observed:
• Staff – 10-minute presentation.
• Applicant – 15-minute presentation (unless time extended by consensus of Board).
• Public Comment – 3 minutes per speaker, 5 minutes if speaking on behalf of a group.
• Applicant Rebuttal and Closing Staff Comments – 10 minutes each.

9.a. **QUASI-JUDICIAL – Project 2026030052 – REQUEST FOR A SPECIAL USE IN THE PUD (PLANNED UNIT DEVELOPMENT) DISTRICT - Request for a Special Use for a Telecommunications Tower in the PUD (Planned Unit Development) District at 2730 Airport Road. Parcel Number: 22-14-31-3080-00000-00A0. Parcel Size: 10.44+/- Acres. Owner/Applicant: Hunters Ridge Airport Road LLC/Harold Timmons. (AR 6415).** The Board of County Commissioners may:
APPROVE Project No. 2026030052, finding that the special siting criteria as listed at Land Development Code Section 3.06.05.F. have been met and therefore approve the Special Use for a Telecommunication Tower at 2730 Airport Road (Parcel No. 22-14-31-3080-00000-00A0).
DENY Project No. 2026030052, finding that the special siting criteria as listed at Land Development Code Section 3.06.05.F. have not been met and therefore deny the Special Use for a Telecommunication Tower at 2730 Airport Road (Parcel No. 22-14-31-3080-00000-00A0).
CONTINUE Project No. 2026030052, on the basis that additional information is needed from staff or the applicant. Based on the presentation and the public hearing, the Board does not have sufficient information to be able to render a decision on the special use request. Continuing the special use request to a time and date certain will provide an opportunity for staff or the applicant to provide additional information.
Should the Board of County Commissioners opt to approve the Special Use request, additional conditions and safeguards may be added as part of the motion for approval of the request.

9.b. **QUASI-JUDICIAL – Project 2026040057 – REQUEST TO AMEND THE PUD SITE DEVELOPMENT PLAN – Request to Amend the PUD Site Development Plan for Hunter's Ridge Storage in the PUD (Planned Unit Development District) Parcel Number: 22-14-31-3080-00000-00A0; Parcel Size: 454,863+/- Square Feet (10.44+/- Acres). Owner/Applicant: Hunters Ridge Airport Road LLC/Harold Timmons. (AR 6481).** The Board of County Commissioners may:
APPROVE Project No. 2026040057 for a PUD Site Development Plan amendment for Hunter's Ridge Storage at 2730 Airport Road (Parcel No. 22-14-31-3080-00000-00A0).
DENY Project No. 2026040057 for a PUD Site Development Plan amendment for Hunter's Ridge Storage at 2730 Airport Road (Parcel No. 22-14-31-3080-00000-00A0).
CONTINUE Project No. 2026040057 for a PUD Site Development Plan amendment for Hunter's Ridge Storage at 2730 Airport Road (Parcel No. 22-14-31-3080-00000-00A0) to a time and date certain.

9.c. **QUASI-JUDICIAL – Project 2026040066 – REQUEST FOR A SPECIAL USE IN THE MH-1 (RURAL MOBILE HOME) DISTRICT – Request for a Special Use for Telecommunication Tower in the MH-1 (Rural Mobile Home) District at 2512 Orange Street. Parcel Number: 19-12-29-5550-00080-0010; Parcel Size: 837,691+/- Square Feet (20+/- Acres). Owner/Applicant: Kevin Ferguson/Gulfstream Towers. (AR 6490).** The Board of County Commissioners may:
APPROVE Project No. 2026040066, finding that the special siting criteria as listed at Land Development Code Section 3.06.05.F. have been met and therefore approves the Special Use for a Telecommunication Tower at 2512 Orange Street (Parcel 19-12-29-5550-00080-0010).
DENY Project No. 2026040066, finding that the special siting criteria as listed at Land Development Code Section 3.06.05.F. have not been met and therefore denies the Special Use for a Telecommunication Tower at 2512 Orange Street (Parcel 19-12-29-5550-00080-0010).
CONTINUE Project No. 2026040066, on the basis that additional information is needed from staff or the applicant. Based on the presentation and the public hearing, the Board does not have sufficient information to be able to render a decision on the special use request. Continuing the special use request to a time and date certain will provide an opportunity for staff or the applicant to provide additional information.
Should the Board of County Commissioners opt to approve the Special Use request, additional conditions and safeguards may be added as part of the motion for approval of the request.

9.d. **QUASI-JUDICIAL – Project No. 2026010083 – REQUEST FOR AMENDMENT TO PUD DEVELOPMENT AGREEMENT – Request for Amendment to the PUD Development Agreement for Radiance. Parcel Number: 22-12-31-0000-01010-0011; Parcel Size: 608+/- Acres. Owner/Applicant: RLS-KL Radiance/ A. Joseph Posey, Jr. (AR 6293).**
The Board of County Commissioners may:
APPROVE Project 2026010083 for the Amendment to the Radiance PUD Development Agreement, finding that the proposed PUD Development Agreement Amendment is consistent with the Flagler County Comprehensive Plan and the Flagler County Land Development Code and subject to either:
OPTION A: all development conditions within the proposed amendment to the Radiance PUD Development Agreement as approved through Ordinance No. 2026-____ OR
OPTION B: The Planning and Development Board's recommendation to adjust the PUD Development Agreement with the following;
a. add language to describe the number of Certificates of Occupancy (COs) that

trigger the turning lanes described in the traffic study, specifically that the northbound turn left turn lane will be required prior to the 388th CO and the southbound right turn lane will be required prior to the 775th CO.

b. add language to describe the amenity center trigger points with 9 months to commence and 18 months to complete construction of the Phase 1 amenities (pool, clubhouse, and pickleball courts); and

c. clarify the language in Sec. 4.10(g).

DENY Project 2026010083 for the Amendment to the Radiance PUD Development Agreement.

CONTINUE Project 2026010083 for the Amendment to the Radiance PUD Development Agreement to a time and date certain.

10. Additional Reports and Comments

10.a. County Administrator Report/Comments

10.b. County Attorney Report/Comments

10.c. **Community Outreach:** This thirty-minute time period has been allocated for public comment on any consent agenda item or topic not on the agenda. Each speaker will be allowed up to 3 minutes to address the Commission. Speakers should approach the podium, identify themselves and direct comments to the Chair.

11. Adjournment