



Flagler County Board of County Commissioners Regular Meeting Agenda

September 14, 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**
3. **Announcements by the Chair**
4. **Recognitions, Proclamations and Presentations**
 - 4.a. Recognitions
 - 4.b. Proclamations
 - 1) Proclamation recognizing September 2026 as Childhood Cancer Awareness Month
 - 2) Proclamation recognizing September 17-23, 2026 as Constitution Week in Flagler County
 - 3) Proclamation recognizing September 18, 2026 as POW/MIA Recognition Day
 - 4) Proclamation recognizing October 2, 2026 as Manufacturing Day and October 2026 as Manufacturing Month
 - 5) Proclamation recognizing October 4, 2026 as Jorge and Nancy Salinas Day of Remembrance
 - 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 - 6.a. **Clerk: Bills and Related Reports:** For the Board's consideration: report(s) of funds withdrawn from County depositories by the Flagler County Clerk of the Circuit Court and the Revenue Collected Report presented in compliance with the provisions of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 August 21, 2026

Disbursement Report for Week Ending August 28, 2026

- 6.b. **Clerk: Approval of Board Meeting Minutes:** Request the Board approve the minutes from the following Meetings:
See attachments:
August 3, 2026 BoCC Workshop
August 3, 2026 BoCC Special Meeting
- 6.c. **Sheriff: Approval for Flagler County Sheriff's Office to Continue Annual Participation of the Edward Byrne Memorial Justice Assistance Grant Program (JAG).**
Staff recommends Board approve and authorize Chair or County Administrator as their designee to execute the grant application, award agreement, and any other documentation associated with implementation of the grant approved to form by the County Attorney.

7. **Consent: BOCC Departments**

- 7.a. **Ratification and Approval of Proclamations Extending the Local State of Emergency Due to Severe Coastal Erosion and Vulnerability.**
Request the Board approve today's proclamation, and ratify the previous proclamations extending the Local State of Emergency for Hurricanes Matthew, Ian and Nicole.
- 7.b. **Approval of Declaration of Items as Surplus.**
Request the Board declare items as surplus, approve the removal of items from the County's fixed asset inventory, and authorize Procurement to dispose of surplus property pursuant to the Fixed Asset Policy.
- 7.c. **Approval of the Revised Policies and Procedures and a Resolution Adopting the Revised Fee Schedule for Use of Meeting and Event Space at the Nexus Center.**
Request the Board adopt the resolution with the updated Fee Schedule and approve the revised Policies and Procedures for Use of Meeting and Event Space at the Nexus Center.
- 7.d. **Approval of FY 2026-27 State Aid to Libraries Grant Agreement, Certification of Hours, Free Library Service and Access to Materials.**
Request the Board approve the attached FY 2026-27 State Aid to Libraries Grant Agreement, Certification of Hours, Free Library Service and Access to Materials, and authorize the Chair or County Administrator as applicable to sign any documents necessary to execute this grant.
- 7.e. **Approval of Tourism Development FY 27 Fund 1110 Discretionary Event Funding.**
Request the Board approve the recommendation of the Flagler County Tourist Development Council 1110 Discretionary Event funding in the amount of \$10,000 and authorize the County Administrator to execute the contract as approved to form by the County Attorney.
- 7.f. **Approval of Tourism Development FY 27 Fund 1110 Special Event Marketing Grant.**
Request the Board approve the recommendation of the Flagler County Tourist Development Council Fund 1110 Special Event Marketing Grant in the amount of \$15,000.
- 7.g. **Approval of Third Amendment to Branding, Creative, and Media Buying Contract for Tourism Development with Aqua Marketing & Communications, Inc. for FY 2026-27 Services.**

Request the Board approve the Amendment to the Branding Creative and Media Buying Contract with Aqua Marketing & Communication, Inc. for FY 2026-27 and authorize the Chair to execute the Contract Amendment as approved by the County Attorney.

7.h. **Approval of an Interfund Loan from the General Fund to the Bond-Capital Improvement Rev S2020 Fund 1215.**

Request the Board approve an Interfund Loan in the amount of \$1,507,000 from the General Fund to Fund 1215.

7.i. **Approval of Contract Renewal for FY 2026-27 with Flagler County Humane Society.**

Request the Board approve the FY 2026-27 contract for Animal Control and Shelter Services with the Flagler County Humane Society.

7.j. **Approval of the Fiscal Year 2026-27 Classification and Pay Plan.**

Request the Board approve the Fiscal Year 2026-27 Classification and Pay Plan.

7.k. **Approval of an Update to the Flagler County Travel Policy.** Request the Board approve the revisions to the Flagler County Travel Policy.

7.l. **Approval of Resolutions in Support of Application to the Fiscal Year 2027-28 Florida Department of Environmental Protection Beach Management Funding Assistance Program for Implementation of Flagler County's Beach and Dune Restoration Projects in Reach II and Reach III.**

Request the Board approve and authorize the Chair to execute the two Resolutions of Support approved as to form by the County Attorney and approved by the County Administrator for the Local Government Funding Request submitted to the Florida Department of Environmental Protection for the Beach Management Funding Assistance Program.

7.m. **Approval of a \$50,000 Interfund Transfer from General Fund Reserves to the Solid Waste Landfill Fund 1402 in relation to its closing.**

Request the Board approve the budget transfer from General Fund Reserves and approve the Unanticipated Revenue Resolution.

7.n. **Approval of a Budget Transfer Totaling \$1,764 from Reserve Accounts in Fund 1155 Impact Fee — Transportation D2 Reserves and Fund 1156 Impact Fee — Law Enforcement Trust to Operating Accounts to Process an Impact Fee Refund.**

Request the Board approve the transfers from Fund 1155 and Fund 1156 reserves to operating accounts for processing an impact fee refund.

7.o. **Approval of an Unanticipated Revenue Resolution (URR) for an Airport Related Public Transportation Grant Agreement (PTGA).**

Request the approval of the Unanticipated Revenue Resolution and amending the FY 2025-26 CIP.

7.p. **Approval of a Federal Aviation Administration (FAA) Grant Offer in the Amount of \$707,501 to Assist with Funding for Construction of a Wildlife Perimeter Fence for the Flagler Executive Airport.**

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 unanticipated revenue resolution, budget transfer, and amend the FY 2025-26 CIP.

- 7.q. **Approval of the Contract with State of Florida Department of Health for Operation of the Flagler County Health Department for Fiscal Year 2026-27 in the amount of \$195,977.**

Request the Board approve the contract between the Flagler County Board of County Commissioners and the State of Florida Department of Health for operation of the Flagler County Health Department for the 2026-27 contract year.

8. General Business

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

8.a. Consideration of a Nuisance Fire Alarm Reduction Program.

Staff recommends authorization to develop all necessary legal and programmatic documents to allow for implementation of the Flagler County Nuisance Fire Alarm Reduction Program (NFARP).

8.b. Consideration of Tourism Development FY 2026-27 Sponsorship for the Constellation Furyk & Friends PGA Champions Golf Tournament.

Staff recommends Board approval of a \$50,000 Tourism Development sponsorship for the 2026 Furyk & Friends PGA Champions Golf Tournament for reimbursable expenses up to \$50,000 for costs related to spectator shuttles.

8.c. Consideration of Expiration and Renewal of SMA Access Center Facility Use Agreement.

Staff recommends that the Board review and take three possible actions regarding its Facility Use Agreement with SMA:

1. The Board may take no action, allowing the Agreement with SMA to automatically renew under the Agreement's current terms.
2. The Board may direct staff to provide SMA with sixty days (notice to occur on or before Tuesday, September 15, 2026) written notice of its intent to terminate the Agreement prior to the current Agreement's November 14, 2026 expiration.
3. The Board may take steps to renegotiate the Facility Use Agreement, providing written notice of its intent to terminate the current Agreement, and initiating negotiations with SMA to adopt a new Facility Use Agreement. Possible terms of a new Agreement may include, but not be limited to, the charging of a nominal monthly rent or SMA's assumption of one or more of the utility costs (water, sewer, or electric) to offset the County's expenses.

8.d. Consideration of Approval of Awarding Request for Proposals (RFP) Response from Therapeutic Assisted Living and Carry Out Operational Transition of the David I. Siegel Adult Day Care Center.

Staff recommends that the Board review the response from the highest-ranking bidder and take one of two possible actions:

1. The highest-ranking bidder of the ADC RFP - Therapeutic Assisted Living - is presented for board consideration to take over program, administration and operational oversight of the David I Siegel Adult Day Care Center, to include completing a CHOW and subsequent transfers of related licensing, MLTC contracts and remaining participating patients. Board approval shall authorize the County Administrator to execute the pertinent 26-RFP-02 vendor agreement. Approval shall also authorize the County Administrator to execute CHOW and all necessary documents associated with accepting and implementing said contract, including any amendments, approved as to form by the County Attorney.
2. Reject all bids and move forward with closing the Adult Day Care Center, providing

required notice to funding and licensing agencies and extending operations until required minimum closure notice timeframes have been met.

8.e. Consideration of Award of Invitation to Bid (ITB) #26-ITB-019 for Construction of Two Buildings at the Flagler County Recreation Area (Fairgrounds).

Staff recommends that the Board review the proposals and take one of three possible actions:

1. The Board approves the construction of both Building #1 and Building #2, approves the award of ITB #26-ITB-019 to Paul Culver Construction, Inc., and JT Ruby Contracting, Inc., and authorizes the County Administrator to execute the resulting Contract agreements following review and approval as to form by the County Attorney's Office.
2. The Board opts to approve the construction of either Building #1 or Building #2, approves the award of ITB #26-ITB-019 to either Paul Culver Construction, Inc., and JT Ruby Contracting, Inc. (as applicable), and authorizes the County Administrator to execute the resulting Contract agreement following review and approval as to form by the County Attorney's Office.
3. The Board rejects all proposals. The Board may still amend the CIP for the construction of either or both Building #1 and Building #2, but would need to seek out other bids for construction (likely for a reduced, scaled-back project) or complete this construction through other means.

8.f. Consideration of Adjustment to the Capital Improvement Program (CIP).

Staff recommends that the Board authorize the amendment to the Capital Improvement Plan, approve the budget transfer, approve the URR, and authorize staff to process the necessary budget transfers between projects.

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. Second Public Hearing to Adopt FY 26-27 Budget.

Staff recommends that the Board:

1. Adopt the FY 2026-27 Final Millage Rates Resolution
2. Adopt the FY 2026-27 Final Budget Resolution
3. Authorize execution by the Chair of the ministerial documents required to complete the millage rate and budget adoption process

9.b. QUASI-JUDICIAL – 2026040066 – 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: Kevin Ferguson/Applicant: Gulfstream Towers. (AR 6490).

OPTIONS FOR THE BOARD: 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 approve 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 deny 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.

- 9.c. **LEGISLATIVE – Project No. 2025080073 – REQUEST FOR A FUTURE LAND USE MAP AMENDMENT GREATER THAN TEN ACRES FROM AGRICULTURE AND TIMBERLANDS AND COMMERCIAL LOW INTENSITY TO MIXED USE HIGH INTENSITY ON SEMINOLE WOODS BOULEVARD.** Parcel Numbers: 28-12-31-0000-01010-0000 and 29-12-31-0000-01010-0000; Parcel Size: 119+/- Acres. Owner: MPC Lots LLC/Applicants: Richard Smith and Nika Hosseini. (AR No. 5930).

OPTIONS FOR THE BOARD: The Board of County Commissioners may:
APPROVE Project No. 2025080073, Adoption of a Future Land Use Map amendment (for Parcel Numbers 28-12-31-0000-01010-0000 and 29-12-31-0000-01010-0000) totaling 119+/- acres from Agriculture and Timberlands and Commercial Low Intensity to Mixed-Use High Intensity with the adoption of Parcel Limiting Policy A.1.1.10(13), finding that the amendment is consistent with the Flagler County Comprehensive Plan.

DENY Project No. 2025080073, Adoption of a Future Land Use Map amendment (for Parcel #s 28-12-31-0000-01010-0000 and 29-12-31-0000-01010-0000) totaling 119+/- acres from Agriculture and Timberlands and Commercial Low Intensity to Mixed-Use High Intensity with the adoption of Parcel Limiting Policy A.1.1.10(13), finding that the amendment is not consistent with the Flagler County Comprehensive Plan. (Specific findings for denial should be provided as part of the Board's motion).

CONTINUE the request for Adoption of a Future Land Use amendment 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 amendment request. Continuing the request will provide an opportunity for staff or the applicant to provide additional information.

- 9.d. **QUASI-JUDICIAL – Project No. 2025080074 – REQUEST TO APPROVE ON SECOND READING A REZONING ORDINANCE FROM THE AC (AGRICULTURAL) DISTRICT TO THE PUD (PLANNED UNIT DEVELOPMENT) DISTRICT.** Parcel Numbers: 28-12-31-0000-01010-0000 and 29-12-31-0000-01010-0000; Parcel Size: 119+/- Acres. Owner: MPC Lots LLC/Applicants: Richard Smith and Nika Hosseini. (AR No. 5931).

OPTIONS FOR THE BOARD: The Board of County Commissioners may:
APPROVE on second reading Project No. 2025080074 a rezoning from AC (Agriculture) to PUD (Planned Unit Development) District for 119+/- acres for the Seminole Woods Mixed

Use PUD, finding that the proposed PUD Development Agreement is consistent with the Flagler County Comprehensive Plan and the Flagler County Land Development Code, subject to:

a. all development conditions within the PUD Development Agreement as approved through Ordinance No. 2026-____; b. development of the subject parcels not to commence until approval of a Future Land Use Map amendment from Agriculture and Timberlands and Commercial Low Intensity to Mixed-Used: High Intensity; and c. other conditions as added by the Board of County Commissioners as part of its approval following the public hearing.

DENY on second reading Project No. 2025080074 a rezoning from AC (Agriculture) to PUD (Planned Unit Development) District for 119+/- acres for the Seminole Woods Mixed Use PUD, finding that the proposed PUD Development Agreement is not consistent with the Flagler County Comprehensive Plan and the Flagler County Land Development Code.

CONTINUE the request to rezone 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 rezoning request. Continuing the request to a time and date certain will preserve public notice and provide an opportunity for staff or the applicant to provide additional information.

9.e. **Consideration of Ordinance Amending Tourist Development Plan to Temporarily Reallocate the Distribution of the Tourist Development Tax from the Capital Projects Category to Beach Renourishment for FY 2026-27.**

Staff recommends that the Board approve and adopt on first and final reading the Ordinance amending the Tourism Development Plan to reallocate revenue from Capital Projects to Beach Restoration for FY 2026-27.

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.

10.d. Commission Reports, Comments, and Actions

11. Adjournment

Section 286.0105, Florida Statutes states that if a person decides to appeal any decision made by a board agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in this meeting should contact the (386) 313-4001 at least 48 hours prior to the meeting.