Flagler County Board of County Commissioners
General Business / Agenda Item 8.b.

Meeting Date: November 16, 2026
Department Contact: Simone Kenny, Senior Planner, Hannah Lademann, Planner
Subject: **Consideration of Planning and Development Board Appointments.**

Overview/Summary:
Two of the Planning and Development Board Member's terms are expiring on December 4, 2026 - Anthony Lombardo and Timothy Conner. Both Anthony Lombardo and Timothy Conner have ~~has~~ submitted a Reappointment Request~~, but Timothy Conner has not~~. Following social media advertising, the Commission has received numerous New Appointment Applications to fill one or both memberships. Due to the volume of applications received, and the various criteria that must either be met or waived through a super-majority vote, a summary chart of all the applicants is provided in Attachment 1.

Per LDC Sec. 2.02.02, members of the Planning and Development Board must be registered voters, full-time permanent and homesteaded residents of unincorporated Flagler County, and located within the identified geographic areas. Any of these requirements may be waived by the County Commission through a super-majority vote.

Function:

- Review and act upon applications for development pursuant to the county Land Development Code and other applicable ordinances;
- Monitor and oversee the operation, effectiveness and status of the county Land Development Code and recommend amendments to the County Commission that are consistent with the Comprehensive Plan;
- Obtain and maintain information on population, property values, the land economy, land use and other information necessary to assess the amount, direction and type of development to be expected in the county;
- Advise on the land use policies of the county through their regular meetings and ad hoc scheduled workshops;
- Conduct public hearings to gather information necessary for the drafting, establishment, amendment, and maintenance of various elements of the county Comprehensive Plan and Land Development Code; and
- Review redevelopment plans prepared under Chapter 163, Part III, Florida Statutes.

Membership: Consists of seven members residing in specific geographic areas of the County and filling certain fields/professions (see Land Development Code Sec. 2.02.02).
Term: 3-year term

Meeting: Second Tuesday of the month at 6:00 p.m., GSB, Board Chambers
Staff Liaisons: Simone Kenny, Principal Planner (386) 313-4067 and Hannah Lademann, Senior Planner (386) 313-4069

Appointment – Expiration Member
09/21/2024 – 09/21/2027 Mark Langello – Between US1 and the Intracoastal Waterway
03/04/2024 – 03/04/2027 Dan Wilcox – At-Large (in lieu of West of US 1 and North of SR 100 through super-majority vote)
02/05/2024 – 02/05/2027 Michael Goodman – East of Intracoastal Waterway
12/04/2023 – 12/04/2026 Timothy Conner – Between I-95 and Intracoastal Waterway, South of SR 100
12/04/2023 – 12/04/2026 Anthony Lombardo – At-Large
01/13/2025 – 01/13/2028 Michael C. Boyd – West of US 1 and South of SR 100
01/13/2025 – 01/13/2028 Ron Long - At-Large (in lieu of Between US 1 and I-95, South of SR 100 through super-majority vote)

Timothy Conner was selected for the area between I-95 and Intracoastal Waterway, South of SR 100. ~~Because he did not request to be reappointed, this area is open for a new member.~~ Anthony Lombardo was selected for the At-Large membership. ~~However, he is also a qualified resident of Timothy Conner's~~ Mr. Conner and Mr. Lombardo are both qualified residents of the area between I-95 and the Intracoastal Waterway, South of SR 100. ~~Should the Board vote to reappoint Anthony Lombardo, they may vote to keep his membership in his current At-Large position, or the Board may vote to shift him to Timothy Conner's previous area, thus leaving the At-Large position open to a New Appointment. Alternatively, the Board may vote to not reappoint Anthony Lombardo, thus leaving both areas open to a New Appointment.~~ The Board may vote to reappoint both current members to their respective current areas, vote to reappoint both current members and switch their respective areas, vote to reappoint only one current member to the At-Large area and vote to appoint a New Appointment to the area between I-95 and the Intracoastal Waterway, South of SR 100, vote to reappoint only one current member to the area between I-95 and the Intracoastal Waterway, South of SR 100 and vote to appoint a New Appointment to the At-Large area, or vote to not reappoint either of the current members and vote for two New Appointments to the At-Large area and area between I-95 and the Intracoastal Waterway, South of SR 100.

Strategic Plan:
Focus Area: Effective Government
Goal 2 – Build & Maintain Relationships to Support Effective & Efficient Government
Objective 2.2: Pursue policy, fiscal and legislative options to provide county leaders with the flexibility and tools needed to respond to the challenges associated with a growing community.
Objective 2.3: Establish compatible policies, procedures, and other means to operate across county and municipal boundaries.

Funding Information:

N/A

Recommendations:
Staff requests that the Board consider the reappointment application of Mr. Lombardo, Mr. Conner, and/or the new appointment applications and select two to serve on the Planning and Development Board for a three-year term.

Option 1: Reappoint Mr. Lombardo to the At-Large membership area AND ~~select one new appointment to the Between I-95 and Intracoastal Waterway, South of SR 100 membership area.~~ reappoint Mr. Conner to the area between I-95 and the Intracoastal Waterway, South of SR 100.

Option 2: Reappoint and shift Mr. Lombardo to the Between I-95 and Intracoastal Waterway, South of SR 100 membership area AND ~~select one new appointment to the At-Large membership area.~~ reappoint and shift Mr. Conner to the At-Large Area.

Option 3: Reappoint either Mr. Lombardo OR Mr. Conner to the At-Large area AND select one New Appointment to the between I-95 and the Intracoastal Waterway, South of SR 100 membership area.

Option 4: Reappoint either Mr. Lombardo OR Mr. Conner to the between I-95 and the Intracoastal Waterway, South of SR 100 membership area AND select one New Appointment to the At-Large Membership area.

Option ~~3~~ 5: Deny the Reappointments of both Mr. Lombardo and Mr.Conner, select one new appointment to the Between I-95 and Intracoastal Waterway, South of SR 100 membership area AND select one new appointment to the At-Large membership area.

Attachments:

1. Summary Table of Applicants (revised)
2. App - Anthony Lombardo
3. App - Timothy Conner
4. App - Teresa Rizzo
5. App - Charles Thaddeus Crowe
6. App - Brady Araujo
7. App - Alexander Spiller
8. App - Carla Amaral
9. App - James J. Albano
10. App - John Kvederis
11. App - Kevin L Geddings
12. App - Cindy Blanton
13. App - Allison Nobles
14. App - Joel Ortiz
15. App - John Racin
16. 2026 PD Board Membership

PLANNING AND DEVELOPMENT BOARD APPLICANT SUMMARY

Name	Registered Voter	Homestead	Unincorporated Resident	Residency Area	Field/ Profession	Growth Management and Land Use Experience	Is super-majority waiver required
Cindy Blanton	Yes	Yes	No	East of the Intracoastal Waterway	Real Estate / Construction	No	Yes
Allison Nobles	Yes	No	Yes	West of US 1 and South of SR 100	Accountant/ Activist	No	Yes
Joel Ortiz	No	Yes	Yes	West of US 1 and South of SR 100	Construction	No	Yes
John Racin Jr.	Yes	Yes	Yes	West of US 1 and South of SR 100	Construction	No	Yes
James Albano	Yes	Yes	No	Between US 1 and the Intracoastal Waterway, North of SR 100	Construction	Yes	Yes
Carla Amaral	Yes	Yes	No	Between US 1 and the Intracoastal Waterway, North of SR 100	Finance / Construction	No	Yes
Kevin Geddings	Yes	Yes	No	Between US 1 and the Intracoastal Waterway, North of SR 100	Communi-cation/Radio	No	Yes
John Kvederis	Yes	No	No	Between US 1 and the Intracoastal Waterway, North of SR 100	Business	No	Yes
Alexander Spiller	Yes	Yes	No	Between US 1 and the Intracoastal Waterway, North of SR 100	Engineer	Yes	Yes
Brady Araujo	Yes	Yes	No	Between US 1 and I-95, South of SR 100	Logistics/ Construction	No	Yes
Timothy Conner (Area 6)	Yes	Yes	Yes	Between I-95 and the Intracoastal Waterway, South of SR 100	Legal	Yes	No
Charles Thaddeus Crowe	Yes	Yes	No	Between I-95 and the Intracoastal Waterway, South of SR 100	Urban Planner	Yes	Yes
Anthony Lombardo (At-Large)	Yes	Yes	Yes	Between I-95 and the Intracoastal Waterway, South of SR 100	Real Estate	Yes	No
Teresa Rizzo	Yes	Yes	Yes	Between I-95 and the Intracoastal Waterway, South of SR 100	Education	No	No

Area 1: East of the Intracoastal Waterway

Area 2: West of US 1 and South of SR 100

Area 4: Between US 1 and the Intracoastal Waterway, North of SR 100

Area 5: Between US 1 and I-95, South of SR 100

Area 6: Between I-95 and the Intracoastal Waterway, South of SR 100

Incumbents seeking reappointment**

* No applications were submitted for Area 3: West of US 1 and north of SR 100

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Anthony (Reappointment request)

Applying for: Planning and Development Board

Submitted Time: October 25, 2026 12:18 AM

Creation Time: October 25, 2026 12:18 AM

Personal Information

Full name	Anthony
Date	October 24, 2026
Mailing address	18 Willow Trace Flagler Beach
Physical address	
County of residence	Flagler
Are you a registered voter?	Yes
Email	Anthony@FLateam.com
Phone 1	(386)-931-5379 - Cell
Phone 2	-

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?
I currently serve on the Flagler County Planning and Development Board because I want to play an active role in shaping the future of our community while preserving the qualities that make Flagler County such a desirable place to live, work, and raise a family.
Describe your training and/or experience that would make you a good fit for this position
I've been a real estate broker associate in Flagler County for over 25 years with experience in new construction, real estate development and general real estate.
What contributions do you feel you could make to this Board/Committee should you be selected?
I contribute strong attendance to the meetings scheduled every month and bring in depth knowledge of real estate and county knowledge from being a resident since 1991.

Have you ever served on a Flagler County appointed Board/Committee?	
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	Some college, no degree
List each school and the degree(s) earned	
Are you currently employed?	Yes
First employer	
Name of current employer	Coastal Gateway Real Estate Group
Business/Employment type	Finance, Insurance, & Real Estate
Employer address	2 Camino Del Mar
Business/Employer phone	(386) 338-5000
Position	Broker Associate
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

Applicable professional organization memberships
Member of the Flagler County Association of Realtors since 2005 Member of the Flagler County Planning and Development Board since 2016
List any additional information you wish to share
In all the years I've been on this board I feel we currently have the most well rounded Planning and Development Board to date. I truly enjoy working with each and every board member.

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date
October 24, 2026

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Timothy Conner (Reappointment request)

Applying for: Planning and Development Board

Submitted Time: November 10, 2026 3:53 PM

Creation Time: November 10, 2026 3:53 PM

Personal Information

Full name	Timothy Conner
Date	November 10, 2026
Mailing address	7 Trail Run
Physical address	7 Trail Run
County of residence	Flagler
Are you a registered voter?	Yes
Email	tjconner.planboard@connerlawpa.com
Phone 1	(386)-445-9322 - Office
Phone 2	(386)-931-0432 - Cell

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?
I believe in balance planning and development in accordance with the Flagler Code
Describe your training and/or experience that would make you a good fit for this position
I have been and resident and involved in community development in Flagler County for 45 years
What contributions do you feel you could make to this Board/Committee should you be selected?
I am a lawyer practicing in Florida

Have you ever served on a Flagler County appointed Board/Committee?	
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	Professional degree (e.g., MD, JD)

List each school and the degree(s) earned	Florida Technological University BA University of Florida JD
Are you currently employed?	Yes
First employer	
Name of current employer	Conner Law P.A.
Business/Employment type	Professional, Scientific, & Technical Services
Employer address	4488 North Oceanshore Blvd
Business/Employer phone	(386) 445-9322
Position	Lawyer
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

Applicable professional organization memberships
Florida Bar
List any additional information you wish to share

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date
November 10, 2026

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Teresa Rizzo (New application)

Applying for: Planning and Development Board

Submitted Time: October 26, 2026 5:02 PM

Creation Time: October 26, 2026 5:02 PM

Personal Information

Full name	Teresa Rizzo
Date	October 26, 2026
Mailing address	40 Eagle Lake Dr
Physical address	40 Eagle Lake Dr
County of residence	Flagler
Are you a registered voter?	Yes
Email	rizzot@flaglerschools.com
Phone 1	(386)-503-7287 - Cell
Phone 2	-

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?
I am interested in serving on the Flagler County Planning Board to help guide responsible growth, economic development, and long-term community sustainability. As Executive Director of the Flagler County Education Foundation, I recognize the important connection between thoughtful planning, education, workforce development, and economic opportunity. I am particularly interested in balancing growth with infrastructure needs, preserving our natural resources, and maintaining the quality of life that makes Flagler County special. Through my leadership and community involvement, I value strategic planning, collaboration, and responsible decision-making. I welcome the opportunity to contribute a forward-thinking perspective that supports thriving businesses, strong families, and a sustainable future for Flagler County.
Describe your training and/or experience that would make you a good fit for this position
My experience in executive leadership, strategic planning, financial oversight, and community engagement has prepared me to serve effectively on the Flagler County Planning Board. As Executive Director of the Flagler County Education Foundation, I oversee operations, manage resources, and build partnerships with business leaders, government officials, and community stakeholders. My involvement with the Palm Coast-Flagler Regional Chamber of Commerce has strengthened my understanding of economic development, workforce needs, and responsible growth. I bring experience in governance, collaborative decision-making, and balancing diverse perspectives while focusing on long-term community priorities. I am committed to thoughtful planning that supports economic opportunity, protects our quality of life, and ensures a sustainable future for Flagler County.
What contributions do you feel you could make to this Board/Committee should you be selected?
I would bring a strategic, collaborative, and community-focused perspective to the Flagler County Planning Board. My experience in executive leadership, organizational governance, and community partnerships allows me to evaluate complex issues,

consider diverse viewpoints, and make thoughtful, informed decisions. I offer a unique perspective on the connections between responsible growth, economic development, education, workforce readiness, and quality of life. My established relationships across the business, education, nonprofit, and government sectors would help foster meaningful collaboration. I am committed to balancing progress with preservation, ensuring that development decisions reflect both current community needs and long-term sustainability. Above all, I would contribute strong leadership, sound judgment, accountability, and a genuine commitment to Flagler County's future.	
Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	Master's degree (e.g., MA, MS, MBA)
List each school and the degree(s) earned	Mars Hill University BS Stetson University Med Liberty University DSL (currently enrolled)
Are you currently employed?	Yes
First employer	
Name of current employer	Flagler County Education Foundation
Business/Employment type	Education
Employer address	1769 East Moody Blvd
Business/Employer phone	(386) 437-7526
Position	Executive Director
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

Applicable professional organization memberships

Leadership Florida Palm Coast Flagler Chamber of Commerce Flagler Tiger Bay Florida Consortium of Education Foundations
List any additional information you wish to share

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date

October 26, 2026

October 26, 2026

Flagler County Board of County Commissioners
Flagler County, Florida

RE: Application for Appointment to the Flagler County Planning Board

Dear Honorable Commissioners,

I am writing to express my sincere interest in serving on the Flagler County Planning Board. As a dedicated community leader and Executive Director of the Flagler County Education Foundation, I welcome the opportunity to contribute my professional experience, strategic perspective, and commitment to the long-term success of Flagler County.

Throughout my career, I have focused on building meaningful partnerships, fostering collaboration, managing resources responsibly, and developing initiatives that strengthen our community. My leadership experience has provided me with a strong understanding of the connections between education, workforce development, economic growth, and community sustainability.

As Flagler County continues to grow, I believe thoughtful planning is essential to balancing economic opportunity, infrastructure needs, environmental preservation, and the quality of life our residents value. I am particularly interested in supporting responsible development that respects our county's unique character while preparing for the needs of future generations.

I would bring to the Planning Board a collaborative leadership style, sound judgment, an appreciation for diverse perspectives, and a commitment to making informed, objective decisions in the best interests of our community.

Serving on the Planning Board would be both an honor and a meaningful opportunity to give back to a community in which I am deeply invested. Thank you for considering my application. I would welcome the opportunity to contribute to Flagler County's continued success.

Sincerely,

Teresa Rizzo
Executive Director
Flagler County Education Foundation

Teresa M. Rizzo

40 Eagle Lake Drive Flagler Beach, Florida, 32136
386-503-7287
rizzot@flaglerschools.com

Education

University of Florida **GPA: 4.0**

Dyslexia Graduate Certification
Complete December 2020

Stetson University **GPA: 4.0**

Masters of Education
Graduated December 2019
Master of Education degree in Educational Leadership.

Mars Hill University

Bachelor of Science
Graduated May 1999
Bachelor of Science degree in Physical Education with a concentration in Sports Medicine.

Professional Experience

Flagler County Education Foundation
Executive Director
January 2022-Present

- Governance oversight, strategic decision-making, policy development, and performance review.
- Ensure regulatory adherence, conduct audits, implement training, and manage reporting.
- Define vision/mission, set goals, develop action plans, and measure performance.
- Identify and maintain partnerships, foster collaborations, and recognize contributions.
- Plan and execute campaigns, engage donors, write grants, and manage events.
- Budget development, financial reporting, expense control, audit and risk management.

Florida Department of Education
State Regional Literacy Director
January 2021-2022

- Engage cross-divisional experts (Reading, ESE, ELL, etc.) to support and reinforce professional development and evidence-based literacy coaching models being deployed statewide.
- Report directly to the Just Read, Florida! Office at the Florida Department of Education (FDOE)
- Work in an identified region in the state to provide targeted services and supports to schools and districts with the largest reading achievement gaps, emphasizing services and supports for pre-kindergarten through grade 12 classrooms.

Wadsworth Elementary School, Flagler County, FL
Instructional Coach/Media Specialist/School Leader of Technology and Innovation
June 2018-December 2020

- Instructional coaching and collaboration with classroom teachers and specialists to design and implement standards-based lessons, including the assessment of student learning for instructional effectiveness.
- Student data analysis for the implementation of effective intervention and instructional needs.
- Creating and implementing a new teacher mentor program.
- Instructional leader on the leadership team during the 2018-2019 school year, implementing systems that resulted in our school improvement from a C to a B for the school year.

Old Kings Elementary School, Flagler County, FL
K-6th Grade Teacher
August 2010 - June 2018

Flagler Palm Coast High School, Flagler County, FL
9-12th Grade Teacher
August 2000 - June 2004

Professional Attributes

Presenter International Society of Technology for Education Conference, 2019
Presenter Action Research Project at the Institutional Review Board Conference, Feb 2020 and Feb 2021
Nominee for Vibrant Leader Award 2020, Stetson University, May 2020
Selected by Stetson University faculty to be the commencement speaker for 2019 graduation, Dec 2020
Published author with Stetson Faculty and other educational leaders on the Effects of COVID on Education, Jan 2021
UF Dyslexia Certificatel board member, 2021-Present
Graduate of Leadership Florida Education Class 8

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Charles Thaddeus Crowe (New application)

Applying for: Planning and Development Board

Submitted Time: October 26, 2026 8:21 PM

Creation Time: October 26, 2026 8:21 PM

Personal Information

Full name	**Charles Thaddeus Crowe**
Date	**October 26, 2026**
Mailing address	**113 Pine Tree St, Flagler Beach, FL**
Physical address	**Same**
County of residence	**Flagler**
Are you a registered voter?	**Yes**
Email	**crowet6@gmail.com**
Phone 1	**(904)-382-8938 - Cell**
Phone 2	**-**

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?	
Upholding, properly enforcing, & improving the Comprehensive Plan and Land Development Code.	
Describe your training and/or experience that would make you a good fit for this position	
40 years of experience working as a professional community planner for Florida counties, cities, and private firms. AICP Certified Planner. Nine years of past service on this board, including five years as Vice-Chairman.	
What contributions do you feel you could make to this Board/Committee should you be selected?	
I can provide the perspective of a longtime community planner who has worked for multiple local governments around the state. I would be a board member who reads the packet, front to back, and comes prepared for meetings. As a certified planner, I would strive to protect the public and carry out the policy goals of the County Commissioner as set forth in the Comprehensive Plan & Land Development Code.	
Have you ever served on a Flagler County appointed Board/Committee?	Yes
Advisory Board/Committee 1	**Planning & Development Board** Served from January 10, 2006 to February 10, 2015
Advisory Board/Committee 2	**Flagler Co. Charter Review Ad-Hoc Committee** Served from to
Advisory Board/Committee 3	**Flagler County Land Development Code Rewrite Committee** Served from to

Career Information

Education	
Highest education level completed	Master's degree (e.g., MA, MS, MBA)
List each school and the degree(s) earned	University of Georgia, BA in Geography Georgia Institute of Technology, MA in Urban Planning
Are you currently employed?	No
First employer	
Name of current employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

Applicable professional organization memberships
American Planning Association, Member since 1987 American Institute of Certified Planners, Member since 1989
List any additional information you wish to share
Flagler County has a wealth of natural resources that greatly enhance quality of life. Established community character can be degraded by a lack of foresight and back-door development practices that evade Code compliance. Along with the County Commission, the Planning and Development Board is the gatekeeper for good development that will benefit future generations, hopefully including my two-year old grandson who will not leave the area as so many of our young people do. Thank you for your consideration.

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date
October 26, 2026

Thad Crowe, AICP
Community Planner
113 Pine Tree St.
Flagler Beach, FL 32136
Crowet6@mail.com

Flagler County Staff and Board of County Commissioners
1769 E. Moody Blvd.
Bunnell, FL 32110

RE: Application for Flagler County Planning & Development Board Member Position

To Whom it May Concern:

I have applied online for this board position and have also attached my resume. I previously served on this Board for nine years between 2006 and 2015, including several years as Vice Chairman.

I am a professional planner, board certified by the American Institute of Certified Planners (AICP) since 1989. I recently retired from a full-time planner position after 39 years as a public and private sector planner, including 15 years as a county planning director.

During my previous time as a board member, I strove to act in the interest of County Commission policies as set forth in the Comprehensive Plan and Land Development Code while working to protect the public from impactful development that deviated from adopted policies and standards. I can promise you that if appointed I will continue on that same path, and will come prepared to meetings, reading every packet from front to back.

I appreciate your consideration and look forward to hearing from you.

Sincerely,

Thad

Thad Crowe, AICP

Thad Crowe, AICP
Community Planner
Crowet6@mail.com

PROFESSIONAL EXPERIENCE

Community Planner, *Thad Crowe, AICP.* Planning consulting services.

Senior Planner, *St. Lucie County Board of County Commissioners, February 2023 to October, 2026.* Prepare staff reports for comprehensive plan amendment, plat, rezoning, variance, and other development applications. Deliver presentations to Planning & Zoning Commission, County Commission, and Special Master (for variances). Review site and landscape plans.

Planning Director, *Nassau County Board of County Commissioners, April 2020 to November 2022.* Developed transect master plan and parks and recreation master plan that won awards of excellence from Florida APA, Florida Planning and Zoning Association, and Northeast Florida Regional Council. Directed another award-winning plan, the American Beach Cultural Heritage Master Plan, for the historic African-American community located on Amelia Island. Reviewed development applications including comprehensive plan amendments, plats, rezonings, variances. Reviewed site and landscape plans, and staffed multiple boards.

Senior Planner, *WGI, Inc*, *2018 to 2020*. Local government consulting including updates to land development codes, comprehensive plan amendments, and site development applications for multiple Florida jurisdictions.

Planning Director, *City of Palatka*, *2011 to 2017*. Directed City's planning, zoning, and historic preservation programs, and interpretated and updated Comprehensive Plan and Land Development Code. Reviewed site plans and other development applications. Oversaw special events review and facility rentals. Staffed Planning Board, Historic Preservation Board, and Zoning Board of Appeals. Developed the City's first Downtown Master Plan, which received awards from the Florida Planning and Zoning Association.

Planning Manager, *City of Daytona Beach*. *2008 to 2010*. Interpreted and updated Comprehensive Plan and Land Development Code, staffed Planning Board and Historic Preservation Board, processed development applications, directed historic preservation program, and reviewed site and landscape plans. Streamlined operations and instituted project tracking system.

Director of Planning, *WGI, Inc*. *2006 to 2008*. Directed WGI's planning function in Jacksonville branch office. Developed Development of Regional Impact applications, provided planning services including site planning, development applications, and expert testimony for variety of private and public sector clients.

Planning and Zoning Director, *Clay County, Green Cove Springs, FL, 2001 to 2006.* Interpreted Comprehensive Plan and Zoning Code, reviewed development plans, instituted urban design and long-range transportation planning programs. Developed two award-winning smart-growth master plans and land development regulations for the rapidly growing Branan Field and Lake Asbury districts, areas comprising over 45,000 acres. Applied for and received over $5 million dollars of Florida Communities Trust funds for park acquisition projects. Implemented school impact fee program, and initiated road and park impact fee studies. Worked closely with community stakeholders, citizen groups, county staff, and elected officials in maximizing citizen participation in planning efforts. Working with a citizen and technical committee, developed a model tree preservation and planting ordinance.

Senior Planner, *Prosser, Inc (Jacksonville), 1998 to 2001.* Developed a variety of rezonings, comprehensive plan amendments for private sector clients. Project manager for major Development of Regional Impact (Nocatee DRI) and accompanying comprehensive plan map and text amendments and PUD. Managed successful development approvals and site designs for residential subdivisions, office parks, veterinary clinics and other uses, and assisted the City of Jacksonville as expert planner for various legal challenges.

Other Experience: Planner, *Landers-Atkins Planners* (Jacksonville), 1996-1998; **Management Analyst,** *Savannah Housing Authority,* 1994 to 1995*;* **Chief Neighborhood Planner,** *City* of *Savannah*, 1992 to 1994; **Comprehensive Planner,** *City* of *Jacksonville*, 1990 to 1992*; and* **Historic Preservation, Current, and Comprehensive Planner,** *City* of *Gainesville,* 1987 to 1990.

EDUCATION AND CERTIFICATION

Member American Institute of Certified Planners (AICP), 1989 # 006674

Masters Degree in Urban and Regional Planning, Georgia Institute of Technology, 1987

Bachelors Degree in Geography, University of Georgia, 1982

Ongoing AICP and other training through American Planning Association and Florida Planning and Zoning Association. Proficient in research, report writing, and development review software.

RECOGNITION

- 2022 Award of Excellence for the Nassau County SR 200 Corridor Master Plan from the Northeast Florida Regional Council.
- 2022 Award of Excellence for the Nassau County Parks and Recreation Master Plan from the Florida chapter of the American Planning Association.
- 2022 Sustainability Award for the SR 200 Corridor Master Plan from the Florida Planning and Zoning Association state board.
- 2022 Public Participation Award for the American Beach Cultural Heritage Master Plan from the Florida Planning and Zoning Association, 1st Coast Chapter.
- 2014 Outstanding Plan Award for the Downtown Palatka Overlay Zoning and Design District from the Florida Planning and Zoning Association.
- 2013 George W. Simons, Jr. Award (lifetime achievement award from the Florida Planning and Zoning Association).
- 2012 FOCUS Award (lifetime achievement award from the First Coast Chapter, Florida Planning and Zoning Association).
- 2010 Outstanding Planning Study Award for Daytona Beach Seabreeze Historic District Design Guidelines from Florida Planning and Zoning Association, Surfcoast Chapter.
- 2007 Award of Honor, J*axPride Community Planning Charrettes* (American Society for Landscape Architects [ASLA], Florida Chapter).
- 2005 Regional Award for Excellence in Planning & Growth, *Branan Field Master Plan* (Northeast Florida Regional Council).
- 2005 Regional Award for Excellence in Environmental Stewardship for *Lake Asbury Master Plan* (Northeast Florida Regional Council).
- 2001 Outstanding Innovation Award for *Nocatee Plan* (FPZA).
- 2001-2014 Leadership and Recognition Awards (FPZA).
- 1985 AICP Student Project of the Year, awarded at Montreal APA National Conference.

REPRESENTATIVE WORK PRODUCTS

- *Amelia Island Tree Protection and Replacement Ordinance* (2021-2022).
- *American Beach Zoning Overlay* (1998).
- *A1A Scenic Highway (Flagler County) Overlay Zoning Standards* (2004).
- *Beach Management Plan*-Flagler County (2003).
- *Belfort Oaks Office Park (Jacksonville) Site Plan* (1999).
- *Belz Outlet Mall DRI ADA-St. Johns County* (1997).
- *Branan Field Land Development Regulations*-Clay County (2003).
- *Brent's Cove (Nassau County/Jacksonville) Development of Regional Impact Application for Development Approval and Comprehensive Plan Map Amendment* (2007).
- *Clay County 2015 Comprehensive Plan Evaluation and Appraisal Report and Comprehensive Plan Update* (2005).
- *Clay County Tree and Landscape Code* (2004).
- *Clay County Transportation Authority Feasibility Study* (2005).

- *Florida Historic Tax Exemptions Report* (2009).
- *Hammock Visioning Charrettes 2010 and 2014 (*Flagler County)
- *Julington Creek Veterinary Hospital Expansion Site Plan*-Jacksonville (1999).
- *Keystone Heights Downtown Community Redevelopment Plan* (1996).
- *Lake Asbury Master Plan and Land Development Regulations*-Clay County (2005-2006).
- *Lighthouse Point Land Development Code Update* (2018-2019)
- *Long Term Public Facilities Financing Study*-Clay County (2005).
- *Marineland Blight Study and CRA Update* (2010).
- *Marineland Evaluation and Appraisal Report and Comprehensive Plan Update* (2013-2014).
- *Nassau County Building Height Ordinance* (2021).
- *Nassau County Tree Replacement and Planting Ordinance* (2020-2021)
- *New Town Land Use Category*-St. Johns County (1999).
- *Nocatee (St. Johns County/Jacksonville) Development of Regional Impact Application for Development Approval and Comprehensive Plan Map and Text Amendment* (1998-2001).
- *Olde Mandarin (Jacksonville) Office Park Site Plan* (1995).
- *Palatka Comprehensive Plan Updates (Housing, Historic Preservation, and Economic Development Elements),* contracting with Northeast Florida Regional Council (2007).
- *Palatka Downtown Overlay Zoning* (2014).
- *Palatka Tree Preservation, Landscaping, and Buffering Ordinances Update* (2013-2014).
- *Pleasant Street (Gainesville) Local Historic Register Nomination* (first pioneer African-American historic district in state, 1988).
- *Satellite Communities and New Towns land use category*-Jacksonville (1991).
- *Savannah, GA Neighborhood Action Plans* (multiple, 1992-1994).
- *Seabreeze (Daytona Beach) Local Historic District Nomination and Historic District Design Standards (2009-2010). South Beach Street (Daytona Beach) Historic District Sign Code* (2010).
- *Southeast (Gainesville) Local Historic District Nomination* (1989).
- *Springfield (Jacksonville) Historic Overlay Zoning District* (1997).
- *Submerged Lands Density Transfer Analysis* (Daytona Beach, 2009).
- *Westgate-Belvedere Community Redevelopment Plan*-Palm Beach County (1996).

PROFESSIONAL INVOLVEMENT

First Coast Transportation Planning Organization Technical Coordinating Committee. Chairman (2006).

Florida Planning and Zoning Association. President of Northeast Chapter (1999 and 2000), state board member (1999-2018) state Vice President for Finance (2006-2007), state Vice President for Membership (2007-2008), state President Elect (2008-2009), state board President (2009-2010).

Flagler County Planning Board, Vice-Chairman (2005-to 2008 and 2009 to 2015).

Flagler County Charter Review Ad-Hoc Committee (2007-2008).

Flagler County Land Development Code Re-write Committee (2009-2010, 2012-2015).

Hammock Community Conservation Corporation, President (2007-2009).

JaxPride, A Coalition for Visual Enhancement board member (1996-2001, 2006), President (2007-2008).

Northeast Florida Regional Leadership Academy (2013).

Regional Community Institute (RCI), Board Member (2013 to present).

RCI Chairman for Regional Tourism Working Group (2018).

Riverside Avondale Preservation Board (2015 to 2020).

Scenic A1A Pride, Flagler County board member (2001-2005).

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Brady Araujo (New application)

Applying for: Planning and Development Board

Submitted Time: October 27, 2026 1:48 AM

Creation Time: October 27, 2026 1:48 AM

Personal Information

Full name	**Brady Araujo**
Date	**October 26, 2026**
Mailing address	**48 Ulmaceal path Palm coast Florida 32164**
Physical address	**48 Ulmaceal path Palm coast Florida 32164**
County of residence	**Flagler**
Are you a registered voter?	**Yes**
Email	**Araujobrady11@gmail.com**
Phone 1	**(386)-793-5534 - Cell**
Phone 2	**-**

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?	
I am a young resident of Flagler county and I want to represent the future of what my county could look like. This board helps oversee that and make sure we have the best interest at heart.	
Describe your training and/or experience that would make you a good fit for this position	
I have training in home sales and building experience. I also have a long family background in development in South Georgia. Through the aspects I plan to use my knowledge to make educated decisions on our county's future.	
What contributions do you feel you could make to this Board/Committee should you be selected?	
I think that as a younger representative I will share a voice with the younger generation. We are the fastest and one of the most prominent voices in Flagler county and are looking to be represented and I think I could accomplish just that.	
Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	Associate degree (e.g., AA, AS)
List each school and the degree(s) earned	Daytona state college, associates in accounting
Are you currently employed?	Yes
First employer	
Name of current employer	Brizo Construction
Business/Employment type	Non-Profit / NGO
Employer address	1632 old Daytona street DeLand FL
Business/Employer phone	(682) 404-1999
Position	Construction superintendent
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

Applicable professional organization memberships
Former honors society and Kiwanis member. Flagler Palm Coast Athletics alumni.
List any additional information you wish to share

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date
October 26, 2026

BRADY ARAUJO

Palm Coast, FL | 386.793.5534 | araujobrady11@gmail.com | linkedin.com/in/bradyaraujo

PROFESSIONAL SUMMARY

Results-oriented Supply Chain & Operations professional with multifaceted experience spanning warehouse operations, logistics coordination, distribution management, and customer-facing sales. Pursuing a B.S. in Supply Chain and Operations Management, complemented by hands-on leadership in high-volume retail and industrial environments. Proven ability to coordinate cross-functional teams, manage inbound/outbound logistics, optimize inventory processes, and build strong vendor and customer relationships. Certified in Warehouse Management Systems, Microsoft Office, and forklift operations.

EDUCATION

Bachelor of Science — Supply Chain & Operations Management — Western Governors University | *GPA: 4.0 | In Progress*

Bachelor of Science — Information Systems (Concentration: Supply Chain Management) — University of North Carolina Greensboro | *Greensboro, NC*

Bachelor of Science — Logistics Management — Fayetteville Technical Community College | *Fayetteville, NC*

Associate of Arts — Daytona State College | *Daytona Beach, FL*

PROFESSIONAL EXPERIENCE

Manager Trainee | 84 Lumber Company | FL *Current*

- Procure and manage material inventory for assigned area of responsibility, ensuring adequate stock levels to support operational demands.
- Lead and mentor a team of sales associates and warehouse staff, conducting performance coaching and overseeing daily workflow execution.
- Cultivate and maintain vendor and customer relationships to drive sales growth, negotiate pricing, and ensure timely product fulfillment.
- Coordinate inbound material receipts and reconcile deliveries against purchase orders to maintain inventory accuracy.

Assistant Deliveries Supervisor / Receiving Associate | The Home Depot | Gainesville, FL*May 2024 – Present*

- Coordinate daily last-mile delivery operations for a high-volume retail location, scheduling and dispatching drivers to meet customer delivery windows.
- Manage a team of 10 associates, assigning workloads, monitoring performance, and ensuring compliance with safety and operational standards.
- Utilize delivery management systems (DMS) to track shipment status, resolve delivery exceptions, and maintain real-time visibility of logistics activity.
- Oversee inbound receiving processes, verifying shipment accuracy and communicating discrepancies to distributors and vendors.

Warehouse Associate | F.A.B Defense | Palm Coast, FL *March 2024 – May 2024*

- Executed inbound and outbound distribution procedures including receiving, picking, packing, and shipping in compliance with established SOPs.
- Operated sit-down and stand-up forklifts to move, stage, and store materials throughout the warehouse facility.

- Processed large-format orders, drop-ship fulfillment, and individual parcel mailings with a strong focus on accuracy and on-time shipment.

Counter Sales Associate | Consolidated Electrical Distributors (CED) | Greensboro, NC*Aug 2023 – Dec 2023*

- Provided consultative, face-to-face sales support to electrical contractors and commercial clients, translating technical product knowledge into tailored solutions.
- Managed pricing negotiations, customer financing arrangements, and order processing to support revenue goals and customer satisfaction metrics.
- Built and maintained long-term customer relationships through proactive follow-up, order status communication, and issue resolution.

Delivery Driver | Consolidated Electrical Distributors (CED) | Fayetteville, NC *Aug 2022 – May 2023*

- Operated DOT-compliant commercial vehicles to execute timely delivery of customer orders across a 60-mile service radius.
- Utilized forklifts and motorized pallet jacks to load and unload materials at customer sites, maintaining safe handling procedures.
- Confirmed order accuracy at point of delivery and communicated discrepancies to branch operations for rapid resolution.

Warehouse Associate | Consolidated Electrical Distributors (CED) | Daytona Beach, FL*Nov 2021 – Feb 2024*

- Managed daily replenishment of warehouse inventory, ensuring proper slotting and bin location accuracy within the warehouse management system (WMS).
- Processed inbound LTL freight shipments, performing quantity verification, damage assessment, and system receipts.
- Executed annual physical inventory counts and cycle count programs to maintain high inventory accuracy levels.
- Fulfilled customer orders using a directed picking system, prioritizing accuracy and pick-rate performance.
- Performed routine building and equipment maintenance to ensure a safe and compliant warehouse environment.

Kitchen & Inventory Support | Mezzaluna Italian Eatery | Palm Coast, FL *May 2023 – Aug 2023*

- Maintained kitchen equipment sanitation standards and assisted with nightly inventory counts and supply restocking to prepare for next-day operations.

SKILLS & CERTIFICATIONS

Certifications: Microsoft Office Specialist (MOS) — Mar 2024 | Warehouse Management System (WMS) Certified — Nov 2021 | Forklift Operator Certified — Nov 2021 | Cloud-Based Systems Training — Nov 2021

Supply Chain Skills: Inventory Management, Procurement, Inbound/Outbound Logistics, Vendor Relations, Demand Coordination, LTL Receiving, Order Fulfillment, Distribution Operations

Operations & Leadership: Team Supervision (up to 10 direct reports), Delivery Scheduling, Performance Coaching, SOP Development, Safety Compliance

Technology: Warehouse Management Systems (WMS), Delivery Management Systems (DMS), Microsoft Office Suite, Cloud-Based Platforms, ERP Fundamentals

Interpersonal: Customer Relationship Management, B2B Sales, Vendor Negotiation, Cross-Functional Collaboration

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Alexander Spiller (New application)

Applying for: Planning and Development Board

Submitted Time: October 26, 2026 11:22 PM

Creation Time: October 26, 2026 11:22 PM

Personal Information

Full name	**Alexander Spiller**
Date	**October 26, 2026**
Mailing address	**8 Whispering Pine Drive**
Physical address	**8 Whispering Pine Drive**
County of residence	**Flagler**
Are you a registered voter?	**Yes**
Email	**lxspiller@yahoo.com**
Phone 1	**(386)-793-3415 - Cell**
Phone 2	**-**

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?	
I want to ensure that Flagler County is a great place to live and work in perpetuity. Balancing responsible growth while protecting our community and environment are very important to me.	
Describe your training and/or experience that would make you a good fit for this position	
I am a licensed Florida professional engineer (environmental and civil), a licensed Florida professional geologist, a botanist, and and expert in GIS. I have worked on commercial and residential development site plans/designs. Additionally, I have over 30 years of GIS experience working in planning, DRIs, environmental assessment, and land use. I also have experience in traffic modeling and rodway design review.	
What contributions do you feel you could make to this Board/Committee should you be selected?	
My skill stack allows me to see development and planning from a range of vantage points, so I feel that I can identify subtle issues that could be easily overlooked. I am deeply concerned with upholding property rights and protecting our community and the environment.	
Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	Bachelor’s degree (e.g., BA, BS)
List each school and the degree(s) earned	FAU Geology BS, UCF Environmental Engineering
Are you currently employed?	Yes
First employer	
Name of current employer	Hydrogeologic, Inc.
Business/Employment type	Professional, Scientific, & Technical Services
Employer address	2100 Reston Parkway, Suite 600 Reston, VA 20191
Business/Employer phone	(817) 809-6191
Position	Senior Engineer
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

Applicable professional organization memberships
None relevant
List any additional information you wish to share

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests’ conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date
October 26, 2026

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Carla Amaral (New application)

Applying for: Planning and Development Board

Submitted Time: October 29, 2026 5:16 PM

Creation Time: October 29, 2026 5:16 PM

Personal Information

Full name	Carla Amaral
Date	October 29, 2026
Mailing address	1370 Palm Harbor Parkway
Physical address	
County of residence	Flagler
Are you a registered voter?	Yes
Email	camaraljr@hotmail.com
Phone 1	(386)-569-5243 - Cell
Phone 2	-

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?
I am interested in the Planning Board's role in shaping Flagler County's future. I want to help ensure that growth is thoughtful, infrastructure keeps pace with development, and planning decisions protect the character and natural resources that make our county special. I would welcome the opportunity to listen to residents, carefully evaluate proposals, and contribute to decisions that serve the community's long-term interests.
Describe your training and/or experience that would make you a good fit for this position
I am a Realtor with experience in property management. My husband and I have owned Amaral Homes & Pools, a residential construction and pool building company, since 2016. These roles have given me a practical, hands-on understanding of real estate, housing, and the development process. Through our business, I have gained direct experience with evaluating properties, navigating permitting and development requirements, coordinating with contractors and other professionals, and managing project timelines and budgets. I have also learned how regulations, fees, zoning decisions, and land use policies affect the feasibility and cost of housing projects. I would bring this practical perspective to the Board, along with an understanding of how planning decisions affect property owners, businesses, builders, and the broader community.
What contributions do you feel you could make to this Board/Committee should you be selected?
I would bring a practical perspective from my experience in real estate, property management, and residential construction. I could help identify areas of the Land Development Code that are unclear, inconsistent, or difficult to apply and offer constructive input during the rewrite. My goal would be to support clear, workable standards that balance property rights, responsible growth, and the community's

long-term needs. I would also bring a willingness to listen to residents, carefully review proposals, ask thoughtful questions, and work collaboratively with fellow Board members and County staff.	
Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	Some college, no degree
List each school and the degree(s) earned	
Are you currently employed?	Yes
First employer	
Name of current employer	Amaral Homes & Pools
Business/Employment type	Construction & Trades
Employer address	1370 Palm Harbor Parkway
Business/Employer phone	(386) 447-5566
Position	Owner
Second employer	
Name of second employer	Amaral Property Management
Business/Employment type	Finance, Insurance, & Real Estate
Employer address	1370 Palm Harbor Parkway
Business/Employer phone	(386) 447-5566
Position	Realtor

Applicable professional organization memberships

Applicable professional organization memberships
• Affordable Housing Advisory Committee (Flagler County / City of Palm Coast) – Member since May 2025; currently serving as Vice Chair. • City of Palm Coast Citizens' Advisory Task Force (CDBG) – Member. • Santa Maria del Mar Catholic Church Parish Council – Vice Chair, September 2025-Present. • Flagler County Association of REALTORS® – Member. • Florida Realtors – Member.

- National Association of REALTORS® – Member.
- Kiwanis – Member.

List any additional information you wish to share

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date

October 29, 2026

CARLA AMARAL

REAL ESTATE / RESIDENTIAL CONSTRUCTION / COMMUNITY SERVICE

1370 Palm Harbor Pkwy | Palm Coast, FL 32137
386-569-5243 | camaraljr@hotmail.com

October 29, 2026

Flagler County Board of County Commissioners

Dear Commissioners:

Please accept my application to serve on Flagler County's Planning Board. As a Realtor, residential construction business co-owner, and community volunteer, I would welcome the opportunity to contribute my experience to decisions that shape our county's future.

I have worked in real estate since 2011, beginning with Amaral & Associates Realty, and have been with Amaral Property Management since 2013. My husband and I have owned Amaral Homes & Pools since 2016. My experience includes evaluating properties, navigating permitting and development requirements, coordinating contractors and professionals, and managing project timelines and budgets. Together with my earlier work at Amaral Custom Homes and my property management experience, these roles have given me a practical understanding of how development requirements affect property owners, builders, businesses, and residents.

I currently serve as Vice Chair of the Affordable Housing Advisory Committee and Vice Chair of the Parish Council at Santa Maria del Mar Catholic Church. These roles reflect my commitment to community service and working with others toward shared goals.

I am particularly interested in helping with the rewrite of the Land Development Code. I would bring practical insight into areas where requirements could be clearer, more consistent, and easier to apply. My goal would be to support workable standards that respect property rights, guide responsible growth, and serve the community's long-term needs. I would approach this responsibility with careful preparation, an open mind, and a willingness to listen to residents, fellow Board members, and County staff.

Thank you for considering my application. I would be grateful for the opportunity to serve Flagler County.

Sincerely,

Carla Amaral

CARLA AMARAL

REAL ESTATE / RESIDENTIAL CONSTRUCTION / COMMUNITY SERVICE

1370 Palm Harbor Pkwy | Palm Coast, FL 32137
386-569-5243 | camaraljr@hotmail.com

PROFESSIONAL EXPERIENCE

Amaral Homes & Pools — Co-Owner | 2016–Present

- Co-own and operate a residential construction and pool building company.
- Evaluate properties and navigate permitting and development requirements.
- Coordinate contractors and professionals and manage project timelines and budgets.
- Manage accounts payable, accounts receivable, and payroll.
- Assist clients with home design, finishes, and selections.

Amaral Property Management — Realtor | 2013–Present

- Real estate sales and property management experience serving property owners and clients.

Amaral & Associates Realty — Realtor | 2011–2013

Amaral Custom Homes — Office Manager | 2004–2011

- Advanced from administrative responsibilities to office management.
- Coordinated land purchases, permitting, scheduling, invoicing, closings, and warranty service.
- Handled real estate contracts and closing procedures for Amaral & Associates Realty.
- Managed accounts payable, accounts receivable, payroll, commercial rent collection, and related state sales tax payments.
- Assisted homebuyers with selections and selected finishes for speculative homes.

COMMUNITY LEADERSHIP

Affordable Housing Advisory Committee | Flagler County / City of Palm Coast

Member, May 2025–Present | Currently serving as Vice Chair

Santa Maria del Mar Catholic Church — Parish Council Vice Chair

September 2025–Present

EDUCATION

Daytona State College

College coursework in Accounting and Culinary Studies

PROFESSIONAL LICENSES

Real Estate Sales License — Active | Issued 2011
Mortgage Loan Originator License — Active | Issued 2021

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by James J. Albano (New application)

Applying for: Planning and Development Board

Submitted Time: October 28, 2026 2:17 PM

Creation Time: October 28, 2026 2:17 PM

Personal Information

Full name	James J. Albano
Date	October 28, 2026
Mailing address	16 Birdseye Pl, Palm Coast, FL 32137
Physical address	16 Birdseye Pl, Palm Coast, FL 32137
County of residence	Flagler
Are you a registered voter?	Yes
Email	jimalbano@gmail.com
Phone 1	(386)-237-0328 - Cell
Phone 2	-

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?
I am looking forward to serve the citizens of Flagler County after serving the residents of Palm, Coast for 6 years.
Describe your training and/or experience that would make you a good fit for this position
I have been a board member of the Palm Coast Planning and Land Development Board since 2020. Furthermore I have been the Vice Chair of this board since September 2024. I also hold a Masters degree in architecture as well as a licensed building contractor since 1990.
What contributions do you feel you could make to this Board/Committee should you be selected?
I have six years of experience on the City Planning Board and have participated in hundreds of applications regarding development, variances, special exceptions and affordability. Additionally, I feel that I bring a wealth of knowledge to the board as a resident of Flagler County since 1973. I have built many projects in Flagler County over 36 years including single-family residential, multi-family, commercial, medical, and light industrial.

Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	Master’s degree (e.g., MA, MS, MBA)
List each school and the degree(s) earned	Florida State College - Bachelors Degree in Supervision & Management Academy of Art University - Masters Degree in Architecture.
Are you currently employed?	Yes
First employer	
Name of current employer	Albano Design Studios, Inc.
Business/Employment type	Construction & Trades
Employer address	25 Old Kings Rd. Suite 2b, Palm Coast, FL 32137
Business/Employer phone	(386) 237-0328
Position	Owner
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

Applicable professional organization memberships
City of Palm Coast Planning and Land Development Board City of Palm Coast Citizen's Advisory Task Force NCARB - National Council of Architectural Registration Boards
List any additional information you wish to share

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests’ conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date
October 28, 2026

JAMES ALBANO

Address: 16 Birdseye Pl
Palm Coast, FL 32137
Mobile: 386.237.0328
E-Mail: jimalbano@gmail.com

A construction and design professional with proven expertise in residential, commercial and restoration projects with over 36 years of experience. State of Florida Certified Building Contractor since 1990. Adept in the management of budgets, business processes, resources, media relations, and goal achievement. A team builder with great interpersonal and communication skills.

WORK EXPERIENCE

Owner / CEO

Albano Design Studios
June 2016 - Present — Palm Coast, FL

- *Design and build construction projects with emphasis on high-end residential.*
- *Work closely with architects and engineers to provide livable designs that can be built with a reasonable budget.*
- *Provide conceptual design to construction documents. .*
- *Prepare construction documents for permitting of residential and restoration construction*
- *Provide on-site field-dimensions and as-built drawings.*

Senior Principal

Bespoke Group Inc.
April 2018 - Present — Palm Coast, FL

- *Architecture-led construction firm.*
- *Full-service Architecture including residential, commercials, industrial, and educational facilities.*
- *Emphasis on community-minded projects.*

Architectural Designer

Railings Plus Inc.
2005 - 2018 — Palm Coast, FL

- *Design residential and commercial railings*
- *Design commercial railings for stair applications*
- *Prepare production drawings for fabrication.*

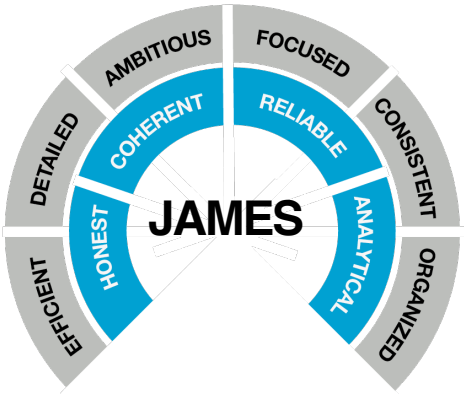
VP SALES & MARKETING

GHESA FOUNTAINS
1998 - 2004 — Madrid, Spain

Responsible for the start-up of the U.S. market for world-renowned water-features company based in Spain.

- *Developed and implemented sales strategy for U.S. division.*
- *Organized and managed 10-person sales team.*
- *Negotiated multi-million dollar contracts with major mall owners, casino operators, and foreign provincial governments.*
- *Prepared visual aids including renderings, CAD drawings and animations for sales team.*

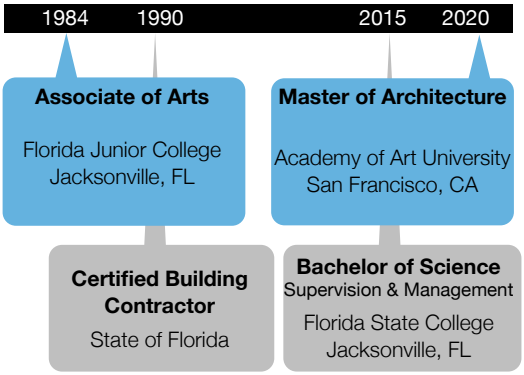
WHO AM I?



INTERNATIONAL EXPERIENCE:



EDUCATION:



INTERESTS:

SOCIAL MEDIA **ARCHITECTURE** BRAINSTORMING **DESIGN** FOOTBALL **COMPUTING** 3D PRINTING **SALES** **CONSTRUCTION** **TRAVEL** VIDEO EDITING **FAMILY** MOTORCYCLES **EFFICIENCY** **TECHNOLOGY**

JAMES (JIM) ALBANO

16 Birdseye Pl, Palm Coast, FL 32137
Mobile 386-237-0328 | jimalbano@gmail.com

October 28, 2026

Flagler County Board of County Commissioners
1769 East Moody Blvd
Bunnell, FL 32110

Re: Application for Appointment – Flagler County Planning and Development Board

Dear Commissioners:

I am writing to apply for appointment to the Flagler County Planning and Development Board. My application materials and résumé are enclosed.

I have 36 years of experience in residential and commercial construction in Flagler County and have been a State of Florida Certified Building Contractor since 1990 (License CBC050078). I have also been involved in architecture since 1986. In July 2021, I earned my Master of Architecture from Academy of Art University. My education also includes a Bachelor of Science in Supervision & Management from Florida State College and an Associate of Arts degree.

Flagler County has been my home since September 1973, and I have participated in the growth of Palm Coast and the surrounding community. I am a member of the National Council of Architectural Registration Boards, and the American Institute of Architects.

I understand the role a planning board plays in advising elected officials on the Comprehensive Plan and land development regulations. I am a decision-maker by nature and am prepared to serve in that capacity, not as an advocate. I will file any required financial disclosure and will consent to any required background screening.

Thank you for your consideration. I can be reached at 386-237-0328 or jimalbano@gmail.com.

Sincerely,

James (Jim) Albano
State Certified Building Contractor, CBC050078

Enclosures: [Flagler County board application form]; Résumé

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by John Kvederis (New application)

Applying for: Planning and Development Board

Submitted Time: October 27, 2026 4:07 PM

Creation Time: October 27, 2026 4:07 PM

Personal Information

Full name	John Kvederis
Date	October 27, 2026
Mailing address	14 Red Fox Pl palm coast fl 32164
Physical address	14 Red Fox Pl palm coast fl 32164
County of residence	Flagler
Are you a registered voter?	Yes
Email	Johnkvederist@gmail.com
Phone 1	(386)-569-8254 - Cell
Phone 2	-

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?
As a local small business owner with daily experience in logistics, operations, and community service, I am deeply invested in how our city balances growth with quality of life. What interests me most about this board is the opportunity to bring practical, real-world perspective to long-range planning, land-use decisions, and commercial development. Palm Coast is growing rapidly, and I want to help ensure that expansion is managed responsibly—protecting our infrastructure, preserving neighborhood character, and supporting a healthy local economy where small businesses and families can thrive together.
Describe your training and/or experience that would make you a good fit for this position
I did run for city council recently and took the citizens academy to better understand our community needs.
What contributions do you feel you could make to this Board/Committee should you be selected?
Im very hands on involved in the community and make decisions based on facts and how it will benefit our county.

Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	High school diploma or equivalent (e.g., GED)
List each school and the degree(s) earned	
Are you currently employed?	Yes
First employer	
Name of current employer	Odd job Connection (owner)
Business/Employment type	Transportation & Warehousing
Employer address	262 westhampton dr palm coast fl 32164
Business/Employer phone	(386) 569-8254
Position	Owner
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

Applicable professional organization memberships
Rec flagler Tiger Bay Club (applied)
List any additional information you wish to share
Couldnt upload resume? Can email if needed

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date
October 27, 2026

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Kevin L Geddings (New application)

Applying for: Planning and Development Board

Submitted Time: October 26, 2026 7:32 PM

Creation Time: October 26, 2026 7:32 PM

Personal Information

Full name	**Kevin L Geddings**
Date	**October 26, 2026**
Mailing address	**1 Columbus Court**
Physical address	
County of residence	**Flagler**
Are you a registered voter?	**Yes**
Email	**kevin@glkconsultants.com**
Phone 1	**(904)-495-1370 - Cell**
Phone 2	**(904)-515-6200 - Office**

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?	
Being a part of thoughtful considerations of how our County develops over the next decade or so.	
Describe your training and/or experience that would make you a good fit for this position	
My background in marketing communications, radio station ownership and on-air work and serving in government as a former state gubernatorial chief of staff and congressional aide helps me understand the intersection of business and government.	
What contributions do you feel you could make to this Board/Committee should you be selected?	
I enjoy helping to bring people together to build consensus. I enjoy learning the details about challenging issues and participating in solutions.	
Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education

Highest education level completed	Master's degree (e.g., MA, MS, MBA)
List each school and the degree(s) earned	Wofford College BA SUNY/ GWU MPA
Are you currently employed?	Yes
First employer	
Name of current employer	GLK Consultants LLC & WSOS Radio
Business/Employment type	Arts, Entertainment, & Recreation
Employer address	257 Zygmont Ct
Business/Employer phone	(904) 615-6200
Position	Owner
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

Applicable professional organization memberships
Saint Johns Co Chamber of Commerce Haven Hospice CAB BNI (past)
List any additional information you wish to share

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date
October 26, 2026

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Cindy Blanton (New application)

Applying for: Planning and Development Board

Submitted Time: October 27, 2026 8:57 PM

Creation Time: October 27, 2026 8:57 PM

Personal Information

Full name	Cindy Blanton
Date	October 27, 2026
Mailing address	2718 sunset inlet dr
Physical address	2718 Sunset Inlet Dr Flagler Beach Fl 32136
County of residence	Flagler
Are you a registered voter?	Yes
Email	cindyw411@gmail.com
Phone 1	(317)-403-1155 - Cell
Phone 2	-

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?
• Bridging Industry and Governance: I bring practical, hands-on insight into what it takes to execute a project successfully. I want to use this experience to ensure our county's development processes are collaborative, efficient, and realistic. • Advocating for Balanced Growth: I am passionate about promoting responsible, value-driven development. I look forward to helping shape a strategic vision that honors our local environmental guidelines and unique coastal aesthetics while supporting economic progress. • Deepening My Civic Commitment: As someone already invested in our local market and real estate organizations, expanding into public service is a natural next step. I am eager to collaborate with the board to ensure Flagler County remains an exceptional place to live and build.
Describe your training and/or experience that would make you a good fit for this position
• Regulatory & Permitting Knowledge: Through my active professional practice and personal residential builds, I have direct experience working with local HOA guidelines, building restrictions, and key state regulatory frameworks, such as the Florida Department of Environmental Protection's Coastal Construction Control Line (CCCL) guidelines. • Industry Collaboration: My daily work involves bringing together custom builders, trade contractors, general agents, and buyers. This gives me a unique perspective on how zoning and planning decisions directly impact local businesses, timelines, and future homeowners. • Community Integration: I am deeply rooted in our local business and industry groups, including active involvement with the Flagler Home Builders Association (FHBA).
What contributions do you feel you could make to this Board/Committee should you be selected?
I bring extensive, hands-on experience in the local real estate and new residential construction sectors, giving me a practical understanding of how development

projects move from concept to completion in Flagler County. Having spent years building strong builder-realtor relationships in this market, I have developed deep expertise in navigating inventory management, site sales, and local housing trends. This combination of structural construction insight, regulatory familiarity, and local community alignment enables me to effectively evaluate development proposals and support balanced, responsible growth for Flagler County.	
Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	Some college, no degree
List each school and the degree(s) earned	
Are you currently employed?	Yes
First employer	
Name of current employer	Riverside Homes
Business/Employment type	Finance, Insurance, & Real Estate
Employer address	6747 Southpoint Pkwy. Jacksonville, FL 32216
Business/Employer phone	(904) 503-7055
Position	New Home Consultant/ Sales trainer
Second employer	
Name of second employer	Floor Coverings International of Palm Coast
Business/Employment type	Construction & Trades
Employer address	2323 N State St Unit 72 Bunnell Fl 32110
Business/Employer phone	(386) 873-1198
Position	VP co-owner

Applicable professional organization memberships

Applicable professional organization memberships
Palm Coast Business Professionals Group Flagler Tiger Bay Club Flagler Home Builders Association NEFAR

List any additional information you wish to share
Beyond my professional credentials, my most significant driver is my investment in Flagler County as a parent, Homeowner, and local business owner. With my children attending local public schools, my dedication to our county's growth is deeply personal. I am focused on ensuring that our community develops infrastructure that is safe, sustainable, and capable of supporting families for generations to come. Joining the Planning and Development Board represents a natural extension of my civic and professional journey. I am eager to volunteer my time, real-world industry expertise, and perspective as a local parent and entrepreneur to ensure Flagler County's growth remains balanced, collaborative, and aligned with a high standard of community excellence.

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date

October 27, 2026

Cindy Rae Blanton
Flagler Beach, FL
cindyw411@gmail.com

October 27, 2026
Flagler County Board of County Commissioners
1769 E. Moody Blvd., Building 2
Bunnell, FL 32110

Subject: Application for the Flagler County Planning and Development Board

Dear Members of the Board of County Commissioners,

I am writing to formally express my strong interest in serving on the Flagler County Planning and Development Board. As a dedicated real estate professional specializing in residential new construction and a business owner deeply rooted in Palm Coast and the broader Flagler County area, I bring a unique combination of on-the-ground industry experience and a steadfast commitment to the responsible growth of our community.
Throughout my career, I have worked directly within the local housing market, cultivating vital relationships between custom home builders, trade contractors, general real estate agents, and future homeowners. Managing new construction inventory and structural project lifecycles has given me practical, first-hand insight into how zoning laws, building restrictions, and environmental policies translate into real-world developments. I have extensive working knowledge of the critical regulatory frameworks shaping our region, including municipal permitting, community HOA guidelines, and state environmental protections like the Florida Department of Environmental Protection’s Coastal Construction Control Line (CCCL) regulations.
My alignment with the Flagler Home Builders Association (FHBA) and local business groups underscores my focus on fostering service excellence and collaborative leadership. I believe that strong development policies require balancing economic progress with strict adherence to structural realism and the preservation of our county's unique coastal aesthetics.
Joining the Planning and Development Board appeals to me because it is a natural extension of my civic and professional journey. I am eager to volunteer my time to collaborate with fellow board members, ensuring that Flagler County's growth guidelines remain efficient, sustainable, and capable of delivering long-term value to all residents.
Thank you for your time, consideration, and continued leadership in our community. I look forward to the opportunity to discuss how my real-world real estate and construction background can best serve Flagler County.

Sincerely,
Cindy Rae Blanton
386-873-1198

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Allison Nobles (New application)

Applying for: Planning and Development Board

Submitted Time: October 26, 2026 6:28 PM

Creation Time: October 26, 2026 6:28 PM

Personal Information

Full name	Allison Nobles
Date	October 26, 2026
Mailing address	324 E CR 90 Bunnell Fl 32110
Physical address	324 E CR 90 Bunnell Fl 32110
County of residence	Flagler
Are you a registered voter?	Yes
Email	allisoncooke94@gmail.com
Phone 1	(386)-295-4046 - Cell
Phone 2	-

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?
What interests me most about serving on the Planning and Development Board is the opportunity to help shape Flagler County's future while preserving the rural character, agricultural lands, and natural resources that make our community unique. I believe responsible growth and preservation can coexist when development decisions are carefully evaluated for their long-term impacts on infrastructure, surrounding properties, and residents. Through my involvement in local land-use matters, I have developed a strong interest in comprehensive planning, zoning regulations, and development review processes. I have dedicated considerable time to researching development proposals and understanding their potential impacts on our community. I would welcome the opportunity to bring my dedication, research skills, and commitment to fair, fact-based decision-making to the Board.
Describe your training and/or experience that would make you a good fit for this position
I bring over 10 years of experience in accounting, financial management, property management, and leadership. My professional background has strengthened my analytical skills, attention to detail, and ability to evaluate complex information and make informed decisions. Through my involvement in local development matters, I have dedicated considerable time to researching zoning regulations, comprehensive plans, land development codes, and the potential impacts of proposed developments. I am currently pursuing my Associate of Science in Accounting at Daytona State College. I believe my professional experience, research skills, and commitment to our community would allow me to bring a thoughtful, fair, and well-informed perspective to the Board.

What contributions do you feel you could make to this Board/Committee should you be selected?	
I would bring a strong work ethic, attention to detail, and a commitment to making fair, informed decisions that serve the best interests of Flagler County. My background in accounting, financial analysis, and community management allows me to evaluate information from multiple perspectives while considering both immediate and long-term impacts. I believe in responsible growth that balances economic development with protecting our agricultural lands, natural resources, and existing communities. I would contribute a willingness to thoroughly research proposals, listen to different perspectives, and ensure recommendations are based on facts, applicable regulations, and the long-term needs of Flagler County.	
Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	Some college, no degree
List each school and the degree(s) earned	
Are you currently employed?	Yes
First employer	
Name of current employer	Southern States Management Group
Business/Employment type	Finance, Insurance, & Real Estate
Employer address	785 W Granada Blvd
Business/Employer phone	(386) 446-6333
Position	Staff Accountant
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

Applicable professional organization memberships
Flagler Federated Women ; Flagler County Young Farmers & Ranchers

List any additional information you wish to share
I have strong ties to Flagler County and a genuine interest in preserving the character of our community while supporting responsible growth and development. Beyond my professional experience, I have become actively involved in local government matters, attending public meetings, reviewing comprehensive plans, land development regulations, environmental information, and public records. Through this involvement, I have gained a greater understanding of the importance of transparency, public participation, and informed decision-making. I am committed to continuing to learn, listening to different perspectives, and dedicating the time necessary to serve our community responsibly. I would be grateful for the opportunity to contribute to the future of Flagler County through service on this Board.

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date

October 26, 2026

ALLISON NOBLES

Accounting • Financial Operations • Community & Business Management

Bunnell, Florida | 386-295-4046 | allisoncooke94@gmail.com

PROFESSIONAL PROFILE

Accounting and operations professional with more than 10 years of experience in financial management, residential community operations, administration, and team leadership. Background includes budgets, financial reporting, compliance-focused recordkeeping, vendor relations, and communication with boards, property managers, residents, and business stakeholders. Recognized for analytical problem-solving, accuracy, organization, and dependable follow-through.

PROFESSIONAL EXPERIENCE

Staff Accountant | Southern States Management Group | Mar 2025–Present

- Manage full-cycle accounting for 25 homeowners' associations, including accounts payable and receivable, assessments, budgets, and vendor payments.
- Prepare monthly financial packages and complete more than 75 bank reconciliations each month; investigate discrepancies and maintain accurate records.
- Support audits, cash flow reviews, check approvals, and annual tax reporting; work with community managers and association boards.

Accounting & Pricing Associate | S.R. Perrott, Inc. | Apr 2024–Mar 2025

- Handled accounts payable, financial records, payment preparation, invoice review, and resolution of vendor discrepancies.
- Supported pricing operations for more than 15 retail locations; communicated pricing and product updates across store teams.
- Processed up to 200 invoices weekly while maintaining accurate accounting and pricing documentation.

Operations Manager | Erick's Events Cleaning & Management | Mar 2016–Apr 2024

- Oversaw daily operations, financial reporting, payroll, budgets, forecasting, tax documentation, and vendor reconciliations.
- Led staffing, scheduling, hiring, training, and personnel administration for teams of up to 300 employees.
- Coordinated clients, employees, and vendors while addressing operational issues and maintaining business records.

Administrative Assistant | Realty Pro's Assured | Jun 2021–Jan 2023

- Coordinated scheduling, records, correspondence, data entry, document preparation, and office operations.
- Served as a point of contact for clients and assisted with communications and social media updates.

Community Manager | Peak Living, LLC | Sep 2016–May 2021

- Supported operations of two residential properties, including budgets, billing, collections, vendor services, and maintenance coordination.
- Worked directly with residents on community policies, service requests, account questions, and other property matters.
- Advanced from a temporary position to a community management role.

Note: Some positions were held concurrently.

EDUCATION

Daytona State College | Associate of Science in Accounting (in progress; expected Spring 2027)
Planned continuation: Bachelor of Science in Accounting

PROFESSIONAL SKILLS

Financial reporting • Budgeting and forecasting • Accounts payable and receivable • Bank reconciliations • Community and property operations • Records management • Leadership and staff supervision • Vendor and stakeholder communications • Microsoft Excel and Office • Vantaca • Yardi

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by Joel ortiz (New application)

Applying for: Planning and Development Board

Submitted Time: October 26, 2026 4:56 PM

Creation Time: October 26, 2026 4:56 PM

Personal Information

Full name	**Joel ortiz**
Date	**October 26, 2026**
Mailing address	**1688 papaya st**
Physical address	**1688 papaya st**
County of residence	**Flagler**
Are you a registered voter?	**No**
Email	**Joelortiz727@gmail.com**
Phone 1	**(386)-237-3396 - Cell**
Phone 2	**-**

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?	
Being a part and assisting the community growth	
Describe your training and/or experience that would make you a good fit for this position	
I've been in custom and commercial building and residential building my whole life	
What contributions do you feel you could make to this Board/Committee should you be selected?	
Reliable and dependable with my experience in construction	
Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to
Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	High school diploma or equivalent (e.g., GED)
List each school and the degree(s) earned	

Are you currently employed?	Yes
First employer	
Name of current employer	Ortiz carpentry LLC
Business/Employment type	Construction & Trades
Employer address	1688 papaya st
Business/Employer phone	(386) 237-3396
Position	Owner/ carpenter
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

Applicable professional organization memberships
Joel ortiz
List any additional information you wish to share
I am a current business owner resident of flago county, thirty five years and would love to assist the community

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests' conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date
October 26, 2026

Flagler County Board of County Commissioners Volunteer Advisory Board and Committee General Application

Submitted by John Racin jr (New application)

Applying for: Planning and Development Board

Submitted Time: November 1, 2026 10:32 AM

Creation Time: November 1, 2026 10:32 AM

Personal Information

Full name	John Racin jr
Date	November 1, 2026
Mailing address	2560 orange st
Physical address	2560 orange st
County of residence	Flagler
Are you a registered voter?	Yes
Email	Roost2016@gmail.com
Phone 1	(330)-353-4280 - Cell
Phone 2	-

Board/Committee Information - Planning and Development Board

What aspect of this Board/Committee interests you?
Understand the magnitude of development in a unified way and meeting for progress that was involved with many allotments strip malls all I know you were able to build house here but I can't how fair is that is what I would tell neighbors that built in front of allotment most traffic goes by there hose and I was the traffic so that's how I feel about that they shut up I have experience in welding built my whole kitchen from wood I dropped toke to sawmill dryer wood milled it made 2kichens solid cherry wood redo on old farm house I lived for27 years we n know a manhol catch Basin pump station ductile iron pipe for water line mega lugs mech joints hydrants sure lock sanitary systems dirt work compaction etc I also did all welding on my truck frame was broke behind cab double frame installed bed all myself no help paint the truck with Emron and drove it all season in Ohio Massillon
Describe your training and/or experience that would make you a good fit for this position
Worked in the construction sector for 30+roads allotment Home Depot Lowe's sites I have personally been 25ft deep in a ditch laying 48" concrete pipe across frank road I know sum on water lines sewer lines pump stations grinder pump that will eat a 2x4 at summit county jail
What contributions do you feel you could make to this Board/Committee should you be selected?
Help in some diction making different look comin sense terrible spelling also I do know right from wrong more about the people we the people

Have you ever served on a Flagler County appointed Board/Committee?	No
Advisory Board/Committee 1	Served from to
Advisory Board/Committee 2	Served from to

Advisory Board/Committee 3	Served from to

Career Information

Education	
Highest education level completed	Other: Auto mech 11 12 grade vocational top of class
List each school and the degree(s) earned	11 12 grade auto mech top class was certified 4 areas by ASE Top80% Cadillac mech at school in Cleveland raced pro motocross 16 yers of age till 20 had paper route from 11 yers old till 15 77 daily 6days week by my self no car hulling my ass around
Are you currently employed?	No
First employer	
Name of current employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	
Second employer	
Name of second employer	
Business/Employment type	
Employer address	
Business/Employer phone	
Position	

Applicable professional organization memberships

Applicable professional organization memberships
AMA American motorcycle association red neck club of America
List any additional information you wish to share
I would like more input from community speak up if don’t like see if we can remedy problems or concerns

Terms and signature

If appointed, I will attend meetings in accordance with the adopted policies of Flagler County. If at any time my business or professional interests’ conflict with the interests of the Advisory Board or Committee, I will sign the appropriate (Form 8B) and excuse myself from participating in such deliberations. I understand that if appointed, I will serve at the pleasure of the Board of County Commissioners.

Applicant signature



Date
November 1, 2026

Flagler County Board of County Commissioners
Planning and Development
Advisory Board Membership

Established: Reference Land Development Code, Appendix C, Section 2; Resolution 2009-07 and 2009-10.

Function:

- Review and act upon applications for development pursuant to the county Land Development Code and other applicable ordinances;
- Monitor and oversee the operation, effectiveness and status of the county Land Development Code and recommend amendments to the County Commission that are consistent with the Comprehensive Plan;
- Obtain and maintain information on population, property values, the land economy, land use and other information necessary to assess the amount, direction and type of development to be expected in the county;
- Advise on the land use policies of the county through their regular meetings and ad hoc scheduled workshops;
- Conduct public hearings to gather information necessary for the drafting, establishment, amendment, and maintenance of various elements of the county Comprehensive Plan and Land Development Code; and
- Review redevelopment plans prepared under Chapter 163, Part III, Florida Statutes.

Membership: Consists of 7 members residing in specific geographic areas of the County. Wherever possible, applicants will be selected from each of the following fields/professions: (1) architect, landscape architect or urban planner; (2) neighborhood or environmental activist; (3) agricultural interest (farmer, timber/sold or cattle); (4) real estate sales or development; (5) businessman or attorney; and (6) engineer, botanist, biologist, geologist or geo-science professional.

Appointment Terms: 3- year terms following initial staggering of terms.

Meetings: 2nd Tuesday of the month @ 6:00 p.m., GSB, Board Chambers

Staff Liaison: Adam Mengel, Growth Management Director (386) 313-4065

Appointment - Expiration	Member
09/21/2024 – 09/21/2027	Mark Langello – Between US1 and the Intracoastal Waterway
03/04/2024 – 03/04/2027	Dan Wilcox – At-Large
02/05/2024 – 02/05/2027	Michael Goodman – East of Intracoastal Waterway
12/04/2023 – 12/04/2026	Timothy Conner – Between I95 and Intracoastal, South of SR100
12/04/2023 – 12/04/2026	Anthony Lombardo – At-Large
01/13/2025 – 01/13/2028	Michael C. Boyd – West of US 1 and South of SR 100
01/13/2025 – 01/13/2028	Ron Long – At-Large

Flagler County Board of County Commissioners
Planning and Development
Advisory Board Membership

Appointment - Expiration	Member
	West of US 1 and South of SR 100
09/21/2009 – 09/21/2012	**Michael C. Boyd**
09/21/2018 – 09/21/2021	P.O. Box 188, Bunnell, FL 32110
11/15/2021 – 11/15/2024	(386) 437-3221 Office; (386) 437-4000 Home
01/13/2025 – 01/13/2028	mboyd@bellsouth.net
	Between US1 and the Intracoastal Waterway
(fill term & 3yr term) 09/21/2015	**Mark Langello**
09/21/2018 – 09/21/2021	176 Westgrill Drive, Palm Coast, FL 32164
09/21/2021 – 09/21/2024	(386) 437-4111 Cell
09/21/2024 – 09/21/2027	(mark@buildmm.com
	**09/16/24 7c shifted from East of the Intracoastal Waterway to Between US1 and the Intracoastal Waterway*
	Between I95 and the Intracoastal Waterway, South of SR 100
12/04/2017 – 12/04/2020	**Timothy Conner**
12/04/2020 – 12/04/2023	7 Trail Run, Flagler Beach, FL 32136
12/04/2023 – 12/04/2026	(386) 445-9322 Home; (386) 931-0432 Cell
	tconner.planboard@connerlawpa.com or TJConner@cblpa.com
	At-Large
12/04/2017 – 12/04/2020	**Anthony Lombardo**
12/04/2020 – 12/04/2023	5 Winslow Place, Palm Coast, FL 32164
12/04/2023 – 12/04/2026	(386) 931-5279 Cell
	anthony@floridaateam.com
	At-Large
01/13/2025 – 01/13/2028	**Ron Long**
	252 Aldo Drive, Bunnell, FL 32110
	386-334-6117 Cell
	rwlongii@gmail.com
	**01/13/2025 BOCC waived through super-majority vote – At Large in lieu of Between US 1 and I95, South of SR 100*
	At-Large
03/04/2024 – 03/04/2027	**Dan Wilcox**
	65 S CR 135, Bunnell, FL 32110
	(941) 232-3075 Cell
	Dan.W@SWA-FL.com
	**03/04/2024 BOCC waived through super-majority vote – At Large in lieu of West of US 1 and North of SR 100*

Flagler County Board of County Commissioners
Planning and Development
Advisory Board Membership

Appointment - Expiration	Member
	East of the Intracoastal Waterway
02/05/2024 – 02/05/2027	**Michael Goodman** 13 Capri Court, Palm Coast FL 32137 (516) 852-4229 Cell MikeCheeseCake1@gmail.com **02/05/2024 8a BOCC waived through super-majority vote – At Large in lieu of Between US 1 & Intra-coastal Waterway, North of SR 100)* **09/16/24 7c shifted from At-Large to East of the Intracoastal Waterway*

Notes:
Mr. Lombardo and Mr. Conner terms end 12/7/2026.