



City of Palm Coast
Agenda
PLANNING AND LAND
DEVELOPMENT
REGULATION BOARD

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoast.gov

Chair Sandra Shank
Vice Chair James Albano
Board Member Hung Hilton
Board Member Suzanne Nicholson
Board Member David Ferguson
Board Member Dana Mark Stancel
Alternate Board Member Larry
Gross
Alternate Board Member Garrett
School Board Rep Lisa Divina

Wednesday, September 17, 2025

5:30 PM

**City Hall - Jon Netts Community
Wing**

- Public Participation shall be in accordance with Section 286.0114 Florida Statutes.
- Public comment on issues on the agenda or public participation shall be limited to 3 minutes.
- Other matters of concern may be discussed as determined by Committee during the meeting.
- If you wish to obtain more information regarding the agenda, please contact the Community Development Department at 386-986-3736.
- In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a reasonable accommodation to participate in any of these proceedings or meeting should contact the City Clerk at 386-986-3713, at least 48 hours prior to the meeting.
- It is proper meeting etiquette to silence all electronic devices, including cell phones while meeting is in session.
- Any person who decides to appeal any decision with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Call to Order and Pledge of Allegiance

Chair Shank called the September 17, 2025 Planning and Land Development Regulation Board (PLDRB) meeting to order at 5:30pm.

Roll Call and Determination of a Quorum

Present and responding to roll call were:

Chair (C) Shank

Vice Chair (VC) Albano

Board Member (BM) Nicholson

Board Member (BM) Ferguson

Board Member (BM) Stancel

Excused were:
Board Member (BM) Hilton
Alternate Board Member (BM) Gross
Alternate Board Member (BM) Decker
School Board Member Divina

Approval of Meeting Minutes

1 MEETING MINUTES OF THE AUGUST 20, 2025 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Pass

Motion made to approve as presented made by Board Member Nicholson and seconded by Vice Chairman Albano

Approved – 5 Chairman Sandra Shank, Vice Chairman James Albano, Board Member Suzanne Nicholson, Board Member David Ferguson, Board Member Dana Mark Stancel

Public Hearing

2 56 HARGROVE GRADE ZONING MAP ADMENDMENT – APPLICATION # 6185- APPLICANT REQUESTED TO CONTINUE TO THE OCTONER MEETING

The applicant requested that this item be continued to a date certain of October 15, 2025 @ 5:30PM here at the Jon Netts Community Wing.

Pass

Motion made to continue the application as the applicant has requested this item be continued to a date certain of October 15, 2025. made by Board Member Nicholson and seconded by Board Member Stancel

Approved – 5 Chairman Sandra Shank, Vice Chairman James Albano, Board Member Suzanne Nicholson, Board Member David Ferguson, Board Member Dana Mark Stancel

3 PALM COAST IMPORT AUTO CAR WASH SPECIAL EXCEPTION - APPLICATION # 6337

Mr. Phong Nguyen, Planning Manager, introduced this agenda item and the Land Development Code (LDC) requirement for a Special Exception as well as Ms. Estelle Lens, AICP, Senior Planner who gave a presentation which is attached

to this record.

Vice Chair James Albano announced he is recusing himself as he is the architect and construction manager for the project. He provided to the Recording Secretary the required Form 8B.

Mr. James Albano, Bespoke Group Architects & General Contractors, 26 Old Kings Rd., Suite 2 B, Palm Coast, FL 32137, addressed the PLDRB members regarding the history of this property.

Mr. Ferguson asked how many new buildings will be added to this site. Mr. Albano Stated that there will be 4 building on the site; sales building 3000 sq. ft., service department 10,000 sq. ft., car wash building between 6,000 and 8,000 sq. ft. depending on the buildout; covered staging area. Overall impact existing car dealership, covered sales area, covered service area, full service department and one auto body shop and an ancillary body shop building. Mr. Albano commented on the buildings being pushed to the rear of the property improving sight lines on State Road 100.

BM Stancel commented on the nice design of the proposed updated property.

C. Shank opened this item to public comment at 5:52pm.

Mr. James Orisk, W section, addressed the PLDRB about traffic issues, requested a turnoff lane into the property. He is appreciative of the proposed detail services. Mr. Albano addressed the ingress and egress and he stated that a deceleration lane both on the east/westbound and when the service road is fully built out it will reduce the traffic on SR 100.

Seeing no one approach the podium C. Shank closed this item to public comment at 5:56pm.

C. Shank asked about the hours of operation and the gate location. Mr. Albano stated that Sunday is seasonal and the gate would protect the sales cars. C. Shank questioned the one exit proposed. Mr. Albano stated that this is a concept drawing (referring to the presentation) and said if approved they would engage an engineer to check traffic impacts.

Mr. Nguyen stated that the left turn will be extended on Palm Coast Parkway through to Bridgehaven. He also stated that SR 100 is a state highway under FDOT and we are awaiting their coordination plan from Belle Terre all the way to Old Kings Rd. Once we have this plan, we are hoping that the traffic congestion would be improved. Once this coordination plan is completed the timing of the traffic lights will be turned over to the City where we can "tweak" the timing of the lights for the side streets.

Pass

Motion made to approve as The Planning and Land Development Regulation Board determined this project is consistent with the City's Comprehensive Plan and Land Development Code and approve Application No. 6337 subject to the following conditions:

Stormwater: The existing stormwater ditch on the northern property boundary shall remain. Improvements and required easements shall be determined during the Technical Site Plan review.

Utilities: A 4-inch reclaim main is located at Bulldog Drive - approximately 1,200 ft to the west. City Utilities and the applicant shall evaluate the potential need and benefit of extending the 4-inch reclaim main from Bulldog Drive to service the site during the subsequent Technical Site Plan application. made by Board Member Ferguson and seconded by Board Member Stancel

Approved – 4 Chairman Sandra Shank, Board Member Suzanne Nicholson, Board Member David Ferguson, Board Member Dana Mark Stancel

Recused – Vice Chair James Albano

4 ORDINANCE 2025-XX A FUTURE LAND USE MAP (FLUM) DESIGNATION FOR 38.8+/- ACRES FROM FLAGLER COUNTY COMMERCIAL:HIGH INTENSITY AND RESIDENTIAL:HIGH DENSITY TO CITY OF PALM COAST MIXED-USE

Mr. Nguyen gave an introduction to the history of this agenda item. He also introduced Mr. Jose Papa, AICP, Senior Planner who gave a combined presentation for agenda item #4 and #5, reminding the PLDRB members that two individual votes on agenda item #4 and #5.

Mr. Jay Livingston, Livingston & Sword, 391 Palm Coast Pkwy SW Suite 1, Palm Coast, FL 32137 representing the applicant, addressed that the PLDRB members. BM Ferguson asked about the county's willingness to allow annexation. Mr. Livingston referenced a lawsuit over water services which left this area in the mantitory annexation zone. What differences between the mantitory annexation zones per Mr. Ferguson stated that it is his understanding that it is based on available services at the time of settlement. He referenced that the water request triggers the need to annexation. He referenced the February City Council first reading for annexation and the direction by council to get the rezoning and FLUM to commerical uses approved first. Mr. Livingston addressed the "Live Local" possibility which is a state level ordinance; he stated that per his client told Mr. Livingston that they would be able to add a statement to the deed to keep the property commercial. Mr. Livingston referencing a PowerPoint slide he described the proposed three turn lanes that will

help alleviate traffic, in reference to a public comment during agenda item #3 - Palm Coast Import Auto Car Wash Special Exception.

BM Stancel asked about the uses proposed. Mr. Livingston discussed a "big box location" and a potential gas station but these are subject to agreements. VC Albano asked to clarify is it a big box or a grocery store. Mr. Livingston stated it could be either. VC Albano asked about the ability of the existing business to participate in the interconnectivity of the parcels to adjacent parcels are required by our policy. Mr. Nguyen any new development or redevelopment would be required to provide interconnectivity and an existing business would most likely be funded by the City to complete the interconnection. Mr. Nguyen gave details of the interconnectivity along SR 100 and Palm Coast Pkwy (northside).

BM Nicholson asked about the City Council's concern about residential development. Mr. Nguyen stated that the City Council was concerned about the existing multi-family entitlements for this property under the County's zoning. City Council wanted to actually see the intention of the applicant with regard to the use of this property. BM Nicholson then asked if City Council does not want residential. Mr. Papa stated that proximity of the residential units to the airport. Mr. Livingston explained that the state annexation statutes allow the applicant to keep their entitlements until such time as the property is brought into the city's comprehensive plan.

C. Shank opened this item to public comment at 6:44pm.

Mr. James Orisk, W section, reiterated Mr. Papa's statement about having impacts about airport noise and the use of the residential in this area.

C. Shank closed this item to public comment at 6:45pm.

C. Shank asked Mr. Livingston about the concern of the potential developing residential. So, a commercial 2 designation will not restrict a Live Local if they meet all the application requirements. Mr. Livingston stated that he is not an expert on Live Local and the owner's intent is to develop the property as a commercial property. Mr. Livingston described deed restriction which would limit residential. C. Shank commented that her concern about this site would be a beautiful site for a senior complex. Mr. Papa stated it is not a condition of the staff's recommendation to have a deed restriction.

Pass

Motion made to Recommend Approval as The Planning and Land Development Regulation Board (PLDRB) finds Application #6312

consistent with the Comprehensive Plan and recommend that City Council approve the FLUM amendment from Flagler County Residential High Density and Commercial-High Intensity to City of Palm Coast designation of Mixed Use. made by Vice Chairman Albano and seconded by Board Member Nicholson

Approved – 5 Chairman Sandra Shank, Vice Chairman James Albano, Board Member Suzanne Nicholson, Board Member David Ferguson, Board Member Dana Mark Stancel

5 ORDINANCE 2025-XX ZONING MAP AMENDMENT FOR 38.8+/- ACRES FROM FLAGLER COUNTY GENERAL COMMERCIAL (C-2) AND MULTI-FAMILY RESIDENTIAL (R-3B) TO CITY OF PALM COAST GENERAL COMMERCIAL (COM-2)

This item was heard and discussed under agenda #5.

Pass

Motion made to Recommend Approval as The Planning and Land Development Regulation Board (PLDRB) finds Application #6313 consistent with the Comprehensive Plan and recommend that City Council approve the proposed zoning map amendment from Flagler County General Commercial (C-2) and Multi-family residential (R-3b) to City of Palm Coast General Commercial (COM-2) made by Board Member Stancel and seconded by Vice Chairman Albano

Approved – 5 Chairman Sandra Shank, Vice Chairman James Albano, Board Member Suzanne Nicholson, Board Member David Ferguson, Board Member Dana Mark Stancel

Board Discussion and Staff Issues

C. Shank welcomed and congratulated Mr. Phong Nguyen on his promotion to Planning Manager.

Mr. Nguyen notified the PLDRB members that Mr. Charles Lemon has resigned from the PLDRB.

Mr. Nguyen thanked the 3 members who attended the PLDRB training yesterday and he informed the PLDRB member of the upcoming Land Development Code (LDC) workshop on October 8, 2025 @ 5:30pm. The LDC workshops will start in October and will most likely continue into June to cover all the LDC chapters.

Adjournment

Motion made to approve by BM Ferguson and seconded by BM Stancel. The meeting was adjourned @6:54 pm.

**Respectfully Submitted by:
Irene Schaefer, Recording Secretary**

Pass

Motion made to approve made by Board Member Ferguson and seconded by Board Member Stancel

Approved – 5 Chairman Sandra Shank, Vice Chairman James Albano, Board Member Suzanne Nicholson, Board Member David Ferguson, Board Member Dana Mark Stancel