City Hall
160 Lake Avenue
Palm Coast, FL 32164
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City of Palm Coast
Minutes

PLANNING AND LAND DEVELOPMENT REGULATION BOARD

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, May 20, 2026	**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, persons needing assistance to participate in any of these proceedings should contact the ADA Coordinator at 386-986-2570 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.
- The City of Palm Coast is not responsible for any mechanical failure of recording equipment.
- 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.

NOTICE: This meeting is being live streamed on the City of Palm Coast YouTube channel and audio recorded for public record and transparency.

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Shank called the May 20, 2026 Planning and Land Development Regulation Board (PLDRB) meeting to order at 5:30pm.

B. ROLL CALL AND DETERMINATION OF A QUORUM

Present and responding to roll call were Chair Shank, Vice Chair Albano, Board Member Hilton, Board Member Stancel, Board Member Ferguson, Board Member Decker, School Board Representative Divina. Excused were Board Member Nicholson, Unexcused: Board Member Gross

C. APPROVAL OF MEETING MINUTES

1. MEETING MINUTES OF THE MARCH 18, 2026 BUSINESS MEETING AND THE APRIL 15, 2026 WORKSHOP MEETING OF THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB)

Passed

Motion made to Approve as presented the March 18, 2026 Business Meeting minutes by Board Member Decker and seconded by Board Member Stancel

Approved–Board Member Garrett Decker, Board Member David Ferguson, Board Member Hung Hilton, Board Member Dana Mark Stancel, Chair Sandra Shank, Vice Chair James Albano

Passed

Motion made to Approve as presented the April 15, 2026 Workshop Meeting minutes by Board Member Hilton and seconded by Board Member Ferguson

Approved–Board Member Garrett Decker, Board Member David Ferguson, Board Member Hung Hilton, Board Member Dana Mark Stancel, Chair Sandra Shank, Vice Chair James Albano

D. PUBLIC HEARING

2. LAKEVIEW ESTATES COMPREHENSIVE PLAN AMENDMENT - APPLICATION # 5576

Mr. Phong Nguyen, Planner Manager, introduced this item along with Mr. Michael Hanson, A.I.C.P., Senior Planner, who gave a presentation which is attached to this record.

Mr. Michael Chiumento addressed the PLDRB and stated that they will address the board after the Master Planned Development (MPD) presentation has concluded (agenda item #3).

Board Member Ferguson asked for clarification as to why a limitation of residential units is proposed to be added in Tract 9 where the FLUM is being requested to be changed from Greenbelt to Mixed Use. Mr. Hanson stated that without the site specific density limitation the developer may be able to increase the Floor Area Ratio thereby increasing the density throughout the project. Mr. Nguyen tried to simplify the response stating that all tracts together have a residential units' density total of 272 leaving only 51 left to develop. Discussion ensued about what can be built on tract 9 if this FLUM amendment isn't approved and that would result in public semipublic approved uses being allowed however those uses would increase intensity. Mr. Hanson stated that if the 20 acres FLUM designation is approved it will reduce the 51 units left to develop down to 39 throughout the entire project. Discussion ensued regarding the proposed access points to the property which would be off US 1. Discussion of whether commercial is good for the area took place and a discussion of whether commercial development in this area may reduce future trips to other shopping areas such as Palm Coast Pkwy. and/or State Road 100.

Vice Chair Albano disclosed that he has a working relationship with this applicant however, he did not work on this project, so he does not have to recuse himself.

Passed

Motion made that the Planning and Land Development Regulation Board (PLDRB) find Application #5576 consistent with the Comprehensive Plan and recommend that City Council approve the FLUM amendment from Greenbelt to Mixed Use, subject to the concurrent adoption of FLUE Policy 1.1.2.5 limiting the site's development potential. by Vice Chair Albano and seconded by Board Member Ferguson

Approved –Board Member Garrett Decker, Board Member David Ferguson, Board Member Hung Hilton, Board Member Dana Mark Stancel, Vice Chair James Albano
Denied – Chair Sandra Shank

Passed

Motion made to approve a delay in public comment until agenda item, #3 is presented by Vice Chair Albano and seconded by Board Member Decker.

Approved –Board Member Garrett Decker, Board Member David Ferguson, Board Member Hung Hilton, Board Member Dana Mark Stancel, Chair Sandra Shank, Vice Chair James Albano

3. LAKEVIEW ESTATES MPD AMENDMENT - APPLICATION # 5575

Mr. Hanson continued his presentation which is attached to this record.

Vice Chair Albano asked if both items get approved what happens regarding tract 8. Mr. Hanson stated that the removed residential uses within tract 8 would be reserved for a city park. Mr. Hanson referenced the Live Local act passed by the state which would allow a Live Local residential multifamily units on tract 9. Mr. Hanson stated that if the FLUM and Rezoning applications are approved that would leave 39 units on tract 3. Vice Chair Albano and Mr. Hanson discussed the commercial buildout for tract 9.

Vice Chair Albano asked about the size of and market value of tract 8 and Mr. Chiumento stated that size is 11.8 acres and the estimated market value is 11.5 million dollars.

Vice Chair Albano asked if the agenda items are not approved how many units could be developed on tract 8 and Mr. Hanson stated 51 town homes. Vice Chair Albano asked If not approved on tract 3 what will happen to this tract since the view protection zone (VPZ) is not defined. Mr. Hanson stated that the entirety of tract 3 would remain as view protection zone (VPZ).

Board Member Decker asked how large is tract 3 currently vs proposed. Mr. Hanson existing tract 3 is about 35 acres in size. Mr. Hanson stated that the owner of the property is stating that proposed would be 45 acres. Board Member Decker asked the depth of tract 3 VPZ is now and proposed home sites. Mr. Hanson using the Flager Property appraisers map showed that it is 294. Board Member Decker asked if staff looked at an alternate 100' for the VPZ. Mr. Hanson stated that staff only worked with the 50' VPZ allocation based on the application and the applicant's due process. Discussion of what other uses would be included on the 40 acres such as stormwater uses.

Board Member Hilton asked why tracts 4 and 7 VPZ are being reduced when all development on tract 3. Mr. Hanson explained on the map that there were scattered residential lots on tracts 4 and 7 which have not been submitted for final plat and it is his understanding that the applicant wishes to making those lots estate lots (1 acre). Board Member Decker asked if the applicant considered taking land from the VPZ on track 1 *instead of tract 3 and Mr. Hanson stated that the area referenced in tract 1 is used for stormwater retention. Chair Shank asked if tract 1 is still owned by the applicant and Mr. Hanson stated no, tract 1 has been sold off.*

Chair Shank asked and Mr. Hanson clarified that 221 units have received final approval on tracts 1, 2, 7 and 4. Tract 1 which has been sold to another owner. Flagler County School Representative stated that tract 1 is already on their 2nd mitigation payment. Mr. Hanson clarified that under state statue Live Local is reviewed and approved administrative which allows for the use of any public uses to be potentially be used by the Live Local Act for multifamily units.

The PLDRB members requested a comfort break at 7:32pm and it was granted. The PLDRB meeting resumed at 7:42pm.

Mr. Michael Chiumento, representing applicant, addressed the PLDRB members. He did review the limited number of parks within the city specifically within the Lakeview Estate community. He summarized by saying there is no new density within this new proposal. However we are adding more commercial uses on tract 9, no increase in intensity. Tract 8 allows currently 51 town homes and we discussed with staff to use that tract for the park and move those adjusted 39 units to tract 3 using single family residential uses. Board Member Decker stated that if not approved you would develop the 51 multifamily units on tract 8. Mr. Chiumento stated yes.

Chair Shank opened public comment at 7:50pm.
Mr. Ken Leming – 232 London Drive referenced April 2nd letter which did not match the map included in tonight's presentation . Referenced a complaint open with the City regarding drainage issue and the plan is to add a lake behind his home.
Ms. Jeanne Duarte – questioned the reduction in tract 3 and that tract 4 shows impacts to wetlands.
Mr. Mick Drivers – 69 Lee Drive – addressed the concerns with the proposed changes tract 3 and is not in favor of this application.
Mr. Eric Dousey – Lindsay Subdivision -was present for the 2021 MPD amendment discussion, is not in favor of this application based on limited information.
Mr. Steve Galord – 11 Lake Success Place – is concerned about the changes to the VPZ area. What is being done on tract 3 regarding arsenic concerns. Questioned about impacts to fire and police with this development.
Ms. Lauren Piemontese – 157 London Drive – tract 9 serves to a natural and noise buffer to my property and is not in favor of this development.
Ms. Ann Doherty – 155 London Drive – tract 9 serves as a nature buffer and is not in favor of this development.
Mr. John Furlong – 35 London Drive – question the decision-making power of the PLDRB and is not in favor of the development.
Mr. Ryan Connelly, 8000 S. US Hwy 1 – is not in favor of the development due to impacts to the on the aquifer which is recharge land for the aquafer for tract 3 and tract 9. Discussion of building on rural land which impacts all development.
Robert (no last name) – L section – recreation park, healthy life style, side walk safety, tract 8 is too small to support parking. Is not in favor of this favor of this amendment.
Chair Shank closed public comment at 8:13pm.

Board Member Stancel stated that for future meetings with City Council about this project he suggested to the public that they show up in numbers.
Mr. Hanson stated that the park discussion started in 2023 on tract 3 and originated with the applicant. Based on the pond on tract 3, city staff suggested tract 8 would be a more attractive location for a city park. Mr. Hanson stated that previous discussions with the former Deputy Director of Community Development had discussed the issue of the parking and size of the potential park with the Director of Parks and Recreation. Board Member

Stancel stated that the park is not convenient to the local residents. Board Member Ferguson discussed his history with the former golf course being abandoned in 2012, and it was left an eyesore. Board Member Decker addressed the public comment regarding the role of the PLDRB members based on their enforcement of the Land Development Code (LDC) and the Comprehensive Plan. Chair Shank clarified the role of the PLDRB members and their role for the public and their role to review these quasi-judicial items.

Mr. Nguyen clarified that there are two applications (FLUM and MPD amendment) which require separate votes.

Vice Chair Albano commented on the dedication of the members of the PLDRB and their quasi-judicial role.

Chair Shank asked the applicant to clarify their history with tract 1 regarding its arsenic history. Mr. Chiumento stated that tract 1's arsenic was remediated and the infected soil was removed under the review of the state and the federal government (Environmental Protection Agency). On tract 3 preliminary analysis shows no arsenic and during technical site plan or platting application the city's technical expert including the city's environmental planner reviews the reports for compliance with State and Federal regulations and the City's LDC and Comprehensive Plan. Chair Shank asked about notification to future buyers for tract 1's history. Chair Shank asked to share the remediation report with the Board. Board Member Decker questioned the map supplied for the neighborhood meeting. Mr. Hanson stated that the letter notifying the property owners within 500 ft. of the property of the neighborhood meeting doesn't require a map. Mr. Chiumento clarified that the notice showed tract 9 vs tract 8 and a post card was mailed to correct the map issue with the letter.

Passed

Motion made by Vice Chair Albano that The Planning and Land Development Regulation Board recommend denial of the proposed MPD Amendment (Application No. 5575) based on the compelling information from the public interest and that it does not fall into section 3.03.04.J1 and 3.03.04.J2 and seconded by Board Member Stancel

Approved –Board Member Garrett Decker, Board Member David Ferguson, Board Member Hung Hilton, Board Member Dana Mark Stancel, Chair Sandra Shank, Vice Chair James Albano

E. MEMBERS DISCUSSION AND STAFF ISSUES

Mr. Marcus Duffy, Legal Counsel, clarified that there is not a City policy that prevents campaigning at City Hall.

Passed

A motion was made by Board Member Decker to ask City Council to make a policy that political campaigning is not allowed at City Hall and was seconded by Vice Chair Albano

Approved – Board Member Garrett Decker, Board Member David Ferguson, Board Member Hung Hilton, Board Member Dana Mark Stancel, Chair Sandra Shank, Vice Chair James Albano

Irene Schaefer, Recording Secretary, reminded the PLDRB members about the upcoming training for Planning Board members in July and if anyone was interested in attending to let her know.

F. ADJOURNMENT

The meeting was adjourned at 8:49 PM. Respectfully submitted by: Irene Schaefer, Recording Secretary