City of Palm Coast Minutes

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

PLANNING AND LAND DEVELOPMENT REGULATION BOARD

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

Wednesday, July 15, 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 Planning and Land Development Regulation Board (PLDRB) meeting of July 15, 2026 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 Decker
Board Member Stancel
Board Member Hilton
Flagler School Representative Divina

Unexcused:
Board Member Gross

C. APPROVAL OF MEETING MINUTES

1. APPROVAL OF THE JUNE 17, 2026, BUSINESS AND WORKSHOP MEETINGS OF THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD

Passed

Motion made to approve as presented for the June 17, 2026 Workshop meeting by Vice Chair Albano and seconded by Board Member Hilton

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

Passed

Motion made to Approve as presented for the June 17, 2026 Business meeting by Board Member Hilton and seconded by Vice Chair Albano

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

D. PUBLIC HEARING

2. A FUTURE LAND USE MAP (FLUM) AMENDMENT TO CHANGE 20,144+/- ACRES FROM CITY OF PALM COAST DESIGNATIONS: DRI-MU (NEOGA LAKES & OLD BRICK TOWNSHIP), CONSERVATION, AND MIXED USE, AND FLAGLER COUNTY DESIGNATIONS: AGRICULTURE & TIMBERLANDS, CONSERVATION, AND RESIDENTIAL LOW DENSITY/RURAL ESTATE TO MASTER PLANNED MIXED USE

Planning Manager Phong Nguyen gave an introduction to agenda items #1 and #2 as well as introducing Mr. Jose Papa, A.I.C.P., Senior Planner who gave one presentation for both agenda items and he clarified for the sake of the PLDRB members that two separate votes will be required. This presentation is attached to this record.

Mr. Jeremiah Blocker, City Attorney, asked all PLDRB members to disclose if they have had an ex parte communications regarding this agenda item and each of the PLDRB members individually answered no.

Mr. Mike Hahaj, Director of Commercial Development and Operations, on behalf of the applicant Raydient, land owner, addressed the PLDRB members. He also introduced Mr. Ray Spofford, Vice President of Planning of England, Thims and Miller, who addressed the PLDRB members and gave a presentation which is attached to this record.

Vice Chair Albano stated that there is not enough industrial or commercial in this project. Mr. Papa stated that as part of the MPD there is a conversion table where one could convert acreage to the need use. Mr. Hahaj addressed the entitlements for the building size. Board Hilton asked about triggers in the agreement that would require the developer to build commercial properties, asking is this triggered when a certain number of residential units having been built. Mr. Papa explained that there is a provision in the agreement that non-residential is to keep pace with residential. Discussion of whether a change to the agreement could be made to require industrial/commercial are built out prior to residential. Mr. Nguyen stated that you can set a percentage of commercial however if you don't have residential rooftops commercial will not come. Mr. Nguyen gave examples of threshold minimums of residential development and explained that is why the Master

Planned Development (MPD) agreement has the ratio of the residential to commercial. BM Decker asked about the timing of building 4 lane roads and who is funding these roadways. Mr. Hahaj identified that the funding would be part of phase 2. He explained that the residential pays for the commercial sites to be shovel ready. BM Decker asked staff if we could require that the applicant built the road to the maximum capacity. Mr. Nguyen explained that based on State Statute they would only be required to pay a proportionate share of the entire expense for the roadwork. We look at impact to existing roads, and we look at the mitigation amount as statute limits that amount. So, you look at the overall impact and then you break down the impacts into phases and identify what are the requirements for each phase. There is an impact to utilities as well, beyond roads. He further stated all agreements would need to be approved by City Council. Mr. Spofford stated that the initial plan is to build the 4 lanes loop road upfront. Mr. Nguyen stated that the mitigation contracts are reviewed by City Council. Mr. Spofford explained that the roadway funding is from the state (taxpayer funds). VC Albano stated that he is still concerned about the commercial/industrial and BM Decker asked for the breakdown of commercial vs industrial. Mr. Spofford referenced his presentation map which showed the areas that allow commercial/industrial uses. BM Decker asked about the actual acreage that is reserved for commercial/industrial. Mr. Spofford stated that 2,000 acres. Discussion of the actual developable square footage after you remove the open space areas ensued. Mr. Hahaj stated that 20% of the developable area is set aside for commercial/industrial. BM Stancel asked about the need/use of the recreation area. Mr. Spofford stated that it would be needed to attract business. Chair Shank stated what could happen with the FLUM and rezoning in the event these items are approved. VC Albano asked if there is any land donations to the City. Mr. Spofford stated that the agreement has Right of Way (ROW) easements dedicated to the City. Chair Shank addressed the history of the Neoga Lakes Development of Regional Impact (DRI) and asked what the City is doing to ensure that the owner protects these historic sites. She mentioned redevelopment of the road to minimize impacts to these historic area.

Chair Shank opened this item to public comment @ 6:58pm
Ms. Jeannie Duarte addressed the historic nature of this site and would like to see a historic railroad along with a museum on this site.
Mr. Chis Wilson, on behalf of the school board, how to address public facility in phase 2, provided a hand out which is attached to this record.
Ms. Harris Spector, Flagler County, will send a letter to be included in future City Council meetings and to this record. Request that the county be involved throughout this process.
Mr. Chuck Morento, Flagler County, simple request to add language in the agreement regarding mitigation for roadway impacts, phase 2.
Mr. Preston Zepp, Historical Society of Palm Coast, stated that the proposed road appears to be built on top of Old Dixie Highway, and he is concerned about the impacts of the Old Brick Road from the existing traffic. He has concerns about the historic impacts overall.
Ms. Sara Lockhard, 2 Marlin Dr., the overlay district is the key to protecting the environment and questions who will own and maintain it. Agreement should include the overlay district. Include Gopher Tortoise, etc. and work with Florida Fish and Wildlife to accommodate endangered species.
Mr. John Mancel, Bunnell Resident, owns land adjacent to this property and questioned what type of buffer and impacts to resident's well water.
Mr. Tony Amoral, Palm Coast, commented on the changes from the DRIs to the new MPMUs increase in total acreage being 72% but industrial area is only at 40% and the agreement should lay out the areas upfront.
Ms. Carla Amoral, Palm Coast, wishes to have all the industrial located in an industrial park.
Mr. Jeramy Davis is concerned about infrastructure and stated that infrastructure has to lead growth. Question if we are investing millions of dollars now to catch up on our infrastructure what about these new development areas that don't have existing infrastructure.
Chair Shank closed this item to public comment @7:20pm

Mr. Papa Jose stated that it was his oversight that the letter from Flagler Schools was not included in this agenda packet, and he apologized and will ensure it is in the City Council packet when it is created.

Mr. Spofford addressed the PLDRB regarding the historic resources on the site and they are required to uphold the city's and state's requirements. He also commented that any connections to the Flagler County roads will have to be reviewed by the County. In response to a statement about Emergency Hurricane Sites being identified in this project Mr. Spofford stated there may be the opportunity to include in a community center. As a land owner there is an interest in meeting demands for the area. Stormwater system will be maintained by a special district (i.e. Community Development District).

Mr. Papa addressed the industrial area questions stating that the agreement has a use table which will identify within the employment center what heavy and light industrial uses will be allowed. BM Decker questioned the amount of the industrial area being provided. He is also concerned about future items/changes not being brought back to the PLDRB. Mr. Papa stated that this MPD agreement is no different than the Palm Coast Park agreement and this project does identify the use areas. Mr. Papa stated that the policy does address that 50 ft. of industrial use for every residential use. VC Albano stated that we want industrial and we need to figure how to get the industrial as we only have one change to review this item. Chair Shank read the table 1 subarea into the record. Regional 4.7%; village center 926 a/ 4.6%; hamlets 9002 acres/47% ; employment acres /. 2%; green way acres;. Tri-lateral mitigation for school, Flagler county and Palm Coast should exist and be involved in this FLUM and rezoning agreement.

Mr. Nguyen stated that the PLDRB has discretion to recommend approval or denial. Discussion of impact for tabling this item ensued. Chair Shank further discussed the option to table these items in order to include Flagler Schools and Flagler County in the process. Discussion of the effect of tabling these items vs. denial of these items ensued.

Mr. Spofford respectfully request that the FLUM gets approved and we can address the MPD zoning agreement. Chair Shank read the development agreement section aloud into the record.

Passed

Motion made to recommend denial by Board Member Decker and seconded by Board Member Hilton

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

3. A ZONING MAP AMENDMENT TO CHANGE 20,144+/- ACRES ZONING MAP AMENDMENT FROM THE CURRENT DESIGNATIONS OF PALM COAST MASTER PLANNED DEVELOPMENT, HIGH INTENSITY COMMERCIAL, AND PRESERVATION AND FLAGLER COUNTY DESIGNATIONS OF AGRICULTURE, AND RURAL MOBILE HOME TO CITY OF PALM COAST DESIGNATION OF MASTER PLANNED DEVELOPMENT ALONG WITH THE DEVELOPMENT AGREEMENT

This item was discussed with agenda item #1.

Passed

Motion made to recommend denial by Board Member Decker and seconded by Board Member Hilton

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

E. MEMBERS DISCUSSION AND STAFF ISSUES

Mr. Nguyen informed the PLDRB members that next month's agenda (August) will be full, including the Land Development Code (LDC) adoption hearing, and asked that all member attend this meeting.

VC Albano again invited members of the City Council to attend the PLDRB meetings to observe these hearings.

F. ADJOURNMENT

Motion made to approve by Board Member Decker and seconded by Vice Chair Albano. The meeting was adjourned at 7:52pm. Respectfully Submitted by: Irene Schaefer, Recording Secretary

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