

# City of Palm Coast, Florida Agenda Item

**Agenda Date:** October 18, 2023

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>
<b>Division</b>	PLANNING	
<b>Subject:</b> SPECIAL EXCEPTION – OLD KINGS NORTH STORAGE FACILITY - APPLICATION # 5439		
<b>Presenter:</b> ESTELLE LENS, AICP, PLANNER		
<b>Attachments:</b>		
<ol style="list-style-type: none"> <li>1. Staff Report</li> <li>2. Map – Distant Aerial</li> <li>3. Map – Close in Aerial</li> <li>4. Future Land Use Map</li> <li>5. Zoning Map</li> <li>6. Site Plan</li> <li>7. Landscape Plan</li> <li>8. Elevations</li> <li>9. Application</li> <li>10. Letter from the Applicant to the Planning and Land Development Regulation Board</li> <li>11. Notification Letter, Mailing Affidavit and Mailing Receipts</li> </ol>		
<b>Background:</b>		
<p>A request for a Special Exception in the General Commercial (COM-2) Zoning District to allow <i>Miniwarehouses, Office Warehouses and Self-Storage</i>. Old Kings North Storage Facility is proposed on a vacant 11.87 +/- acre site located on the west side of Old Kings Road approximately one mile north of Palm Coast Parkway.</p> <p>The project proposes to provide a three-story indoor self-storage building (91,143 SF) with 619 storage units and 146 outdoor covered RV and Boat storage spaces. The project will provide substantial buffering from the residential homes in the neighborhood and from motorists driving along Old Kings Road by preserving a large wetland area, as well as an approximately 70' wide forested area. In addition to the natural buffer, the applicant is proposing to further screen the outdoor storage area with an eight-foot finished block wall.</p> <p>Section 3.03.02 of the City Code identifies allowable uses within nonresidential and mixed-use zoning districts. Table 3-4 lists <i>Mini-warehouses, Office Warehouses and Self-Storage</i> under the Warehousing category as only being allowed in the General Commercial (COM-2) District via approval of a Special Exception. <i>Miniwarehouses, Office Warehouses and Self-Storage</i> are permitted uses within the High Intensity Commercial (COM-3) District and the Light Industrial and Warehousing (IND-1) District.</p> <p>In addition to meeting LDC requirements in Subsection 2.05.05 for all Development Orders, Special Exceptions must also meet the findings listed in Subsection 2.07.03, which are:</p> <ol style="list-style-type: none"> <li>A. <i>Is consistent with the specific requirements for that particular use as set forth in this LDC;</i></li> <li>B. <i>Meets the concurrency requirements of this LDC;</i></li> </ol>		

C. *Is compatible with the surrounding neighborhoods and promotes the value of surrounding land, structures or buildings.*

Public Participation: Required letter notifications to the abutting property owners were sent via Certified Mail before October 4, 2023. The Planning Division has not received any communications from members of the public regarding this application.

**Recommended Action:**

Planning Staff recommends that the Planning and Land Development Regulation Board (PLDRB) approve Application No. 5439 to allow a Special Exception for Miniewarehouses, Office Warehouses and Self-Storage within the General Commercial (COM-2) zoning district subject to the following special conditions:

1. Provide an application for a lot reconfiguration. This must be completed and approved prior to technical site plan approval.
2. Applicant to provide a revised survey with the Technical Site Plan. (The survey provided does not have enough shots to see the extent of the 18' contour associated with the Base Flood Elevation.)
3. Type D FDOT curb will be required along all paved areas that boarder the floodplain to protect it from contamination.
4. Applicant is to relocate the 1,060-gallon tank to another location on the property due to the proximity to the floodplain.
5. Outdoor vehicle storage services are limited to operable boats, automobiles, pickups, vans, trailers, and recreational vehicles. Storage services shall not be provided for any heavy-duty trucks, semi-tractor trailers, dump trucks, full-size buses, shipping containers, or large construction equipment.
6. Onsite boat and vehicle repair and maintenance is limited to washing, cleaning, detailing, tire changing, battery replacement, and other minor servicing and repairs. Recreational vehicles shall not be used for on-site residential use.
7. An onsite business for the sale, leasing or rental of boats, recreational vehicles, trucks, trailers, or construction related equipment is prohibited.
8. All vehicles and boats being stored shall be limited to the designated boat/recreational storage spaces and shall not extend into or occur within driving lanes or other non-designated storage areas.
9. A business shall not use storage units for retail display and/or sale of merchandise.
10. No individual business signage shall be visible from the exterior of any storage unit except for the storage business itself.
11. Approval of a Technical Site Plan, Site Development Permit and all other

developmental permits required by the Land Development Code.



**COMMUNITY DEVELOPMENT DEPARTMENT**

**STAFF REPORT FOR APPLICATION #3989**

**October 18, 2023**

**OVERVIEW**

**Application #** 5439  
**Project:** Old Kings North Storage Facility  
**Applicant:** Wesley Mills, Mills, Short, & Associates  
**Property address:** 57 Old Kings Road N.  
**Parcel size:** 11.87 Acres  
**FLUM designation:** Mixed Use  
**Zoning designation:** General Commercial (COM-2)  
**Current Use:** Vacant  
**Property Tax ID:** 01-11-30-4921-00000-0010 (portion of)  
**Property Location:** West side of Old Kings Road approximately one mile north of Palm Coast Parkway  
**Requested Action:** Special Exception to allow Miniwarehouses, Office Warehouses and Self-Storage on property zoned General Commercial (COM-2)  
**Recommendation:** Approval with Conditions

**ANALYSIS**

**REQUESTED ACTION**

Approve the Special Exception to allow Miniwarehouses, Office Warehouses and Self-Storage on property zoned General Commercial (COM-2) located at 57 Old Kings Road N. subject to the conditions set forth on the Development Order (DO).

**BACKGROUND/SITE HISTORY**

The subject property was acquired by First African Methodist Episcopal Church of Palm Coast, Inc. on June 19, 1997. The project is proposed to be constructed on a portion of parcel number 01-11-30-4921-00000-0010. (The applicant will be required to apply for a non-statutory lot reconfiguration which must be approved prior to approval of a technical site plan.) The project proposes to provide a three-story indoor self-storage building (91,143 SF) with 619 storage units

and 146 outdoor covered RV and Boat storage spaces. The applicant is preserving a large area of wetlands and proposing a large retention pond and drainage area along the northerly half of the property buffering the project against Old Kings Road. The applicant is proposing to leave a wide (approximately 70') forested area along the southerly frontage of Old Kings Road N., which will screen the RV/Boat storage spaces from the residential homes in the neighborhood and from motorists driving along Old Kings Road. The applicant is proposing additional screening of the outdoor storage spaces by providing an eight foot finished block wall painted to match the building.

Section 3.03.02 of the City Code identifies allowable uses within Nonresidential and Mixed Use Zoning Districts. Table 3-4 lists *Miniwarehouses, Office Warehouses and Self-Storage* as a specific use type within the warehousing category which requires approval of a Special Exception in the General Commercial (COM-2) district. Miniwarehouses, Office Warehouses and Self-Storage is permitted as a matter of right within the COM-3 district.

## LAND USE AND ZONING INFORMATION

### USE SUMMARY TABLE – SUBJECT PROPERTY:

CATEGORY:	EXISTING:	PROPOSED:
Future Land Use Map (FLUM)	Mixed Use	No change proposed
Zoning District	General Commercial (COM-2)	No change proposed
Overlay District	None	No change proposed
Use	Vacant	Self-Storage (indoor and outdoor)

### SURROUNDING ZONING AND LAND USES:

LOCATION	FLUM	ZONING
North	Mixed Use	General Commercial (COM-2)
South	Mixed Use	General Commercial (COM-2)
East (Across Old Kings Road)	Residential	Public/Semi Public (PSP) then Single Family Residential (SFR-3)
West	Interstate 95 (N/A)	Interstate 95 (N/A)

## ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2 SECTION 2.05.05

The Unified Land Development Code, Chapter 2, and Part II, Section 2.05.05 states: *When reviewing a development order application, the approval authority shall determine whether*

*sufficient factual data was presented in order to render a decision. The decision to issue a development order shall be based upon the following, including but not limited to:*

*A. The proposed development must not be in conflict with or contrary to the public interest;*

**Staff Finding:** The proposed *self-storage* facility is not inconsistent with the surrounding commercial and institutional uses along the Old Kings Road mixed use corridor. The COM-2 Zoning District is intended to provide sufficient areas for general commercial and office uses to meet community-wide demand for retail, services, businesses, and employment opportunities. The site is well situated to serve the surrounding residential communities and storage needs of the local businesses.

If approved, the project must comply with all applicable requirements of the City's Land Development Code (LDC), Comprehensive Plan, Building, and Fire Codes. In addition, the applicant will be required to secure Technical Site Plan approval to proceed.

*B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;*

**Staff Finding:** The request is consistent with the following objectives and policies of the Comprehensive Plan.

- **Chapter 1 Future Land Use Element:**

- Objective 1.1.4 - Promote compact and contiguous development, a mixture of land uses, and discourage urban sprawl*

- Policy 1.1.4.5 – Land use patterns will be required to be efficient and not disproportionately increase the cost of providing and maintaining public facilities, as well as providing housing and transportation strategies that will foster energy conservation.*

**Staff Findings:** The proposed use is consistent with the range of commercial development along the west side of Old Kings Road and will offer nearby residents and businesses an opportunity to have storage in close proximity. Public facilities are already available at this site and will not need to be extended.

- Goal 1.4 – Economic Development – Pursue an economic development program to expand (the City's) economic base and to provide adequate, diverse employment and business opportunities.*

- Objective 1.4.2 – Create Employment Centers and Jobs*

- Policy 1.4.2.1 The City shall provide an appropriate balance of commercial, retail, office, and industrial land uses on the FLUM to balance jobs and housing.*

**Staff Findings:** The site is located on property with a Mixed Use FLUM designation that represents existing and future mixed-use corridors and employment centers throughout the City. This designation is intended to provide general retail, professional services and offices. The mixed-use designation also offers opportunities for residents to work, shop, and perform a range of daily activities near to home or work within reasonably close proximity to residential dwellings.

*C. The proposed development must not impose a significant financial liability or hardship for the City;*

**Staff Findings:** Should the applicant be granted a Special Exception, no significant financial liability or hardship will be created for the City. The applicant is responsible for complying with applicable land development and building codes related to improvements. Utilities are available at this location. Should any extensions be required, they would be at the developer's cost.

- Chapter 2-Transportation Element:  
**Staff Findings:** The proposed location is intended for self-storage use. Self-storage facilities generate much less traffic than other uses allowed by right in the COM-2 zoning district. The transportation impacts will be further reviewed as part of a Technical Site Plan.
- Chapter 5-Infrastructure (Water, Sewer, Drainage, Aquifer Recharge, Waste Disposal) Element:  
**Staff Findings:** Water and sewer is provided by the City of Palm Coast. Utilities are available at this location. The City does not anticipate providing any upgrades to its system in order to provide service for the Special Exception.

The applicant is preserving a large wetland area.

Stormwater and drainage will be addressed as part of a Technical Site Plan approval. However, the proposed conceptual plan appropriately depicts stormwater facilities for this stage of the approval process.

*D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants;*

**Staff Finding:** The proposed development poses no unreasonable hazard, nuisance, nor does it constitute a threat to the general health, welfare, or safety of the City's inhabitants. All improvements will be newly constructed and/or developed in compliance with the relevant Land Development Code (LDC), Building Code and other review agency requirements.

*E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes;*

**Staff Finding:** A Technical Site Plan will need to be submitted by the applicant. Since the Technical Site Plan will have a 91,143 SF building it will be a Tier - 2 that will be reviewed initially by staff, followed by review and determination by the PLDRB. All businesses must comply with the requirements of the LDC and all other applicable local, state and federal laws, statutes, ordinances, regulations and codes.

#### **ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2 SECTION 2.07.03**

The Unified Land Development Code, Chapter 2, Part II, Sec. 2.07.03 states: "No application for a special exception use shall be approved unless the Planning and Land Development Regulation Board finds that the request meets the findings listed in Subsection 2.05.05 and the following: "

- A. *Is consistent with the specific requirements for that particular use as set forth in this LDC;*

**Staff Finding:** The proposed location will be on a site that will be developed under all applicable development standards of the LDC including specific standards for the General Commercial (COM-2) Zoning District. Landscaping standards shall meet or exceed, as applicable, the standards of Chapter 11, including Table 11-4 Planting and Maintenance Requirements. Additional sections of the LDC that address outdoor storage of boats and RVs include:

- 5.04.10 *Boat and recreational vehicle commercial storage facilities*, which states: Where boats or recreational vehicles are commercially stored outside, they shall only be stored on pavement located behind buildings or preserved wooded areas (adequately buffered) so they are generally hidden from the public rights-of-way..., and
- 4.17.02 *Outdoor Storage in COM... Districts*, which requires screening by architectural features, a fence, a wall or natural buffer; and further states that no items may be stored above the height of the screening.

The applicant is leaving a substantial (70' +) natural buffer between the Old Kings Road N. right of way and the outdoor storage area. Additionally, the applicant is proposing to screen the outdoor storage with an 8' finished block wall painted to match the proposed building.

**B. Meets the concurrency requirements of this LDC;**

**Staff Finding:** The property is currently vacant. Any concurrency requirements will be reviewed as part of a Technical Site Plan.

**C. Is compatible with the surrounding neighborhoods and promotes the value of surrounding land, structures or buildings.**

**Staff Finding:**

As conditioned in staff's recommendation of approval, the proposed use will be compatible with existing and expected future uses of the neighboring area.

*a. Compatibility shall be further reviewed in light of the following components:*

<i>Architectural design;</i>	The elevations provided appear to meet the architectural requirements of the code and appear to be compatible with and complimentary to the neighboring areas.
<i>Fencing and screening, landscaping;</i>	The proposed layout offers substantial buffering against Old Kings Road including natural forested areas, wetlands, and stormwater ponds. Additionally, the applicant is proposing an 8' wall surrounding the outdoor Boat and RV storage area.
<i>Noise reduction, sign and light control;</i>	The subject site will comply with the City's Engineering Design requirements in Chapter 9 of the LDC to minimize noise and control lighting. Signage will comply with Chapter 12 of the LDC. The site plan will return to PLDRB for approval.



<i>Storm drainage, sanitation collection;</i>	Storm drainage will be addressed during site plan review and will return to PLDRB for approval.
<i>Police and fire protection;</i>	Fire standards will be addressed as part of the Technical Site Plan review process. No issues regarding police protection are anticipated with this proposal.
<i>On and off-site traffic control</i>	This use generates minimal traffic impacts. No off-site traffic control is anticipated. However, all on and off-site traffic control requirements will be analyzed during the Technical Site Plan review.
<i>Off-street parking and loading; and</i>	Primary access to the site is via Old Kings Rd. The onsite parking standards will meet the requirements of Chapter 5 of the LDC and will return to PLDRB for Technical Site Plan approval.
<i>Other matters relevant to assuring that the proposed development site fosters desirable conditions and compatibility with the existing environment.</i>	The proposed conceptual plan appears to meet the City's requirements for the use and exceeds the buffering and screening requirements for neighboring residents and motorists on Old Kings Road.

**Summary Finding:** Old Kings Road is a suitable location for businesses and warehousing. The zoning and land use regulations along the road allow for the mix of uses as it continues to grow and develop concurrent with the City's growth. Old Kings Road is a prime location for offices, retail, industrial and other similar uses. The proposed use will allow neighboring businesses and residents to be served by this new self-storage use.

## **PUBLIC PARTICIPATION**

Unified Land Development Code Chapter 2, Part II, Section 2.07 requires that the applicant notify adjacent property owners of the PLDRB meeting date 14 days in advance of the public hearing. The required letter notifications to the adjacent property owners were sent via Certified Mail on or before October 4, 2023.

To date, the Planning Division has not received any inquiries from adjacent members of the public regarding this application.

## **STAFF FINDINGS**

Staff has conducted a preliminary review of the project and recommends approval of the parcel for the proposed use and the general layout submitted. There are some preliminary comments which will need to be addressed with the submittal of the Technical Site Plan but are typical and not prohibitive for this type of request.

## **RECOMMENDATION**

Planning Staff recommends that the Planning and Land Development Regulation Board (PLDRB) approve Application No. 5439 to allow a Special Exception for Miniewarehouses, Office Warehouses and Self-Storage within the General Commercial (COM-2) zoning district subject to the following special conditions:

1. Provide an application for a lot reconfiguration. This must be completed and approved prior to technical site plan approval.
2. Applicant to provide a revised survey with the Technical Site Plan. (The survey provided does not have enough shots to see the extent of the 18' contour associated with the Base Flood Elevation.)
3. Type D FDOT curb will be required along all paved areas that boarder the floodplain to protect it from contamination.
4. Applicant is to relocate the 1,060-gallon tank to another location on the property due to the proximity to the floodplain.
5. Outdoor vehicle storage services are limited to operable boats, automobiles, pickups, vans, trailers, and recreational vehicles. Storage services shall not be provided for any heavy-duty trucks, semi-tractor trailers, dump trucks, full-size buses, shipping containers, or large construction equipment.
6. Onsite boat and vehicle repair and maintenance is limited to washing, cleaning, detailing, tire changing, battery replacement, and other minor servicing and repairs. Recreational vehicles shall not be used for on-site residential use.
7. An onsite business for the sale, leasing or rental of boats, recreational vehicles, trucks, trailers, or construction related equipment is prohibited.
8. All vehicles and boats being stored shall be limited to the designated boat/recreational storage spaces and shall not extend into or occur within driving lanes or other non-designated storage areas.
9. A business shall not use storage units for retail display and/or sale of merchandise.
10. No individual business signage shall be visible from the exterior of any storage unit except for the storage business itself.
11. Approval of a Technical Site Plan, Site Development Permit and all other developmental permits required by the Land Development Code.

Prepared By:

Reserved for Recording information:

Community Development Department  
City of Palm Coast  
160 Lake Avenue – Suite 135  
Palm Coast, FL 32164

Return To:  
City Clerk  
City of Palm Coast  
160 Lake Avenue – Suite 225  
Palm Coast, FL 32164

**CITY OF PALM COAST**  
**SPECIAL EXCEPTION OTHER**  
**DEVELOPMENT ORDER APPROVAL**  
**OLD KINGS NORTH STORAGE FACILITY**

On 10/18/2023, the City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

*A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 11 SOUTH, RANGE 30 EAST. FLAGLER COUNTY, FLORIDA SAID PARCEL BEING A PORTION OF LOTS 1-17 OF THE VACATED PLAT OF OLD KINGS ROAD PROFESSIONAL PARK NORTH AT PALM COAST AS RECORDED IN MAP BOOK 28, PAGE 67, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.*

(The afore described property description has been provided to the City of Palm Coast by the owner of the afore described property.)

**FINDINGS OF FACT**

**Property Owner:**                   **FIRST AFRICAN METHODIST EPISCOPAL CHURCH OF PALM  
COAST  
91 OLD KINGS RD N  
PALM COAST, FL 32137**

**Project Name:**                   **OLD KINGS NORTH STORAGE FACILITY**

**Project No.:**                   **2023050050**

**Application Type:**           **SPECIAL EXCEPTION OTHER**

**Application No.**               **5439**

**Requested Development Approval:**   **Special Exception to allow Mini warehouses, Office  
Warehouses and Self-Storage on property zoned General Commercial (COM-2) located at 57**

Old Kings Road N. subject to the conditions set forth on this Development Order (DO).

Parcel Acreage: 11.87 Acres

Parcel No(s): 01-11-30-4921-00000-0010

Zoning Classification: General Commercial (COM-2)

### CONCLUSIONS OF LAW

The Development Approval sought is consistent with the *City of Palm Coast Comprehensive Plan* and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances as set forth in the Code of Ordinances of the City of Palm Coast.

The Owners have expressly agreed to be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such conditions and commitments run with, follow, and perpetually burden the afore described property.

### ORDER

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The afore mentioned application for Development Approval is **GRANTED**.
- (2) All development of the property shall fully comply with all of the codes and ordinances in effect in the City of Palm Coast at the time of issuance of a development order and/or development permit, including but not limited to, all impact fee ordinances.
- (3) The conditions upon this development approval and the commitment made as to this development approval, which have been accepted by and agreed to by the Owner of the property is as follows:
  - a. ***The Development Order shall be signed by the applicant within 30 days from the date of the PLDRB meeting in which the approval occurred. Should the applicant fail to evidence the agreement to each and every condition in the Development Order by failing to sign such Development Order, then it shall become null and void. If the applicant requests a special exception in the future, applicant must file a new application in accordance with the Unified Land Development Code.***
  - b. ***The Special Exception shall remain valid until October 18, 2024, or development commences, whichever occurs first. If the development fails to commence prior to October 18, 2024, the Land Use Administrator may extend the special exception for up to an additional 12-month period of time if the applicant can demonstrate good faith reliance. If good faith***

*reliance is not demonstrated, the special exception will expire and the applicant shall submit for a new Special Exception request.*

*c. Special Exceptions are only use approvals. However, a development plan, which may include a floor plan, shall be submitted with the application and shall be valid only for the location and area shown. Any further required approvals, such as but not limited to signage, must be obtained pursuant to the Unified Land Development Code.*

*d. Failure to comply with any of the conditions of approval for the subject property at any time may result in revocation of the Special Exception:*

*e. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of noncompliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions, the City can refer the issue to Code Enforcement.*

*f. If the special exception use is discontinued or abandoned for 6 consecutive months, the development order approving the special exception shall expire and shall not be re-established or resumed without obtaining a Special Exception in accordance with the requirements established in the Unified Land Development Code.*

*g. Any subsequent use in the same location shall be in conformance with the Unified Land Development Code.*

*h. The Special Exception shall comply with all State requirements.*

**PLDRB Conditions of Approval:**

1. Provide an application for a lot reconfiguration. This must be completed and approved prior to technical site plan approval.
2. Applicant to provide a revised survey with the Technical Site Plan. (The survey provided does not have enough shots to see the extent of the 18' contour associated with the Base Flood Elevation.)
3. Type D FDOT curb will be required along all paved areas that boarder the floodplain to protect it from contamination.
4. Applicant is to relocate the 1,060-gallon tank to another location on the property due to the proximity to the floodplain.
5. Outdoor vehicle storage services are limited to operable boats, automobiles, pickups, vans, trailers, and recreational vehicles. Storage services shall not be provided for any heavy-duty trucks, semi-tractor trailers, dump trucks, full-size buses, shipping containers, or large construction equipment.

6. **Onsite boat and vehicle repair and maintenance is limited to washing, cleaning, detailing, tire changing, battery replacement, and other minor servicing and repairs. Recreational vehicles shall not be used for on-site residential use.**
7. **An onsite business for the sale, leasing or rental of boats, recreational vehicles, trucks, trailers, or construction related equipment is prohibited.**
8. **All vehicles and boats being stored shall be limited to the designated boat/recreational storage spaces and shall not extend into or occur within driving lanes or other non-designated storage areas.**
9. **A business shall not use storage units for retail display and/or sale of merchandise.**
10. **No individual business signage shall be visible from the exterior of any storage unit except for the storage business itself.**
11. **Approval of a Technical Site Plan, Site Development Permit and all other developmental permits required by the Land Development Code.**

(4) This Development Order touches and concerns the afore described property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or in part by action of the City of Palm Coast by virtue of a document of equal dignity herewith. The Owners have expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Development Order shall be found to be invalid or illegal then the entire Development Order shall be null and void.

**Done and Ordered on the date first written above. As approved and authorized for execution by the Planning and Land Development Regulation Board (PLDRB) of the City of Palm Coast, at their regularly scheduled meeting of October 18, 2023.**

Attest:

**City Of Palm Coast, Florida**

\_\_\_\_\_  
Irene Schaefer, Recording Secretary

\_\_\_\_\_  
Clint Smith, Chairperson

\_\_Sign and Return

**Development Order Affidavit**

**OWNER'S CONSENT AND COVENANT:**

Project Name: FIRST AFRICAN METHODIST EPISCOPAL CHURCH-OLD KINGS  
NORTH STORAGE FACILITY  
Application Type: SPECIAL EXCEPTION OTHER  
Application No.: 5439

**COMES NOW**, FIRST AFRICAN METHODIST EPISCOPAL CHURCH OF PALM COAST, the Owner on behalf of itself and its successors, assigns and transferees of any nature, whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, and conditions, and commitments set forth in this Development Order. Affiant states that he/she accepts the findings, as outlined in this Development Order, and further states that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing the said Development Order for FIRST AFRICAN METHODIST EPISCOPAL CHURCH- OLD KINGS NORTH STORAGE FACILITY:

FIRST AFRICAN METHODIST EPISCOPAL  
CHURCH OF PALM COAST  
91 OLD KINGS RD N  
PALM COAST, FL 32137

\_\_\_\_\_  
Authorized Signer

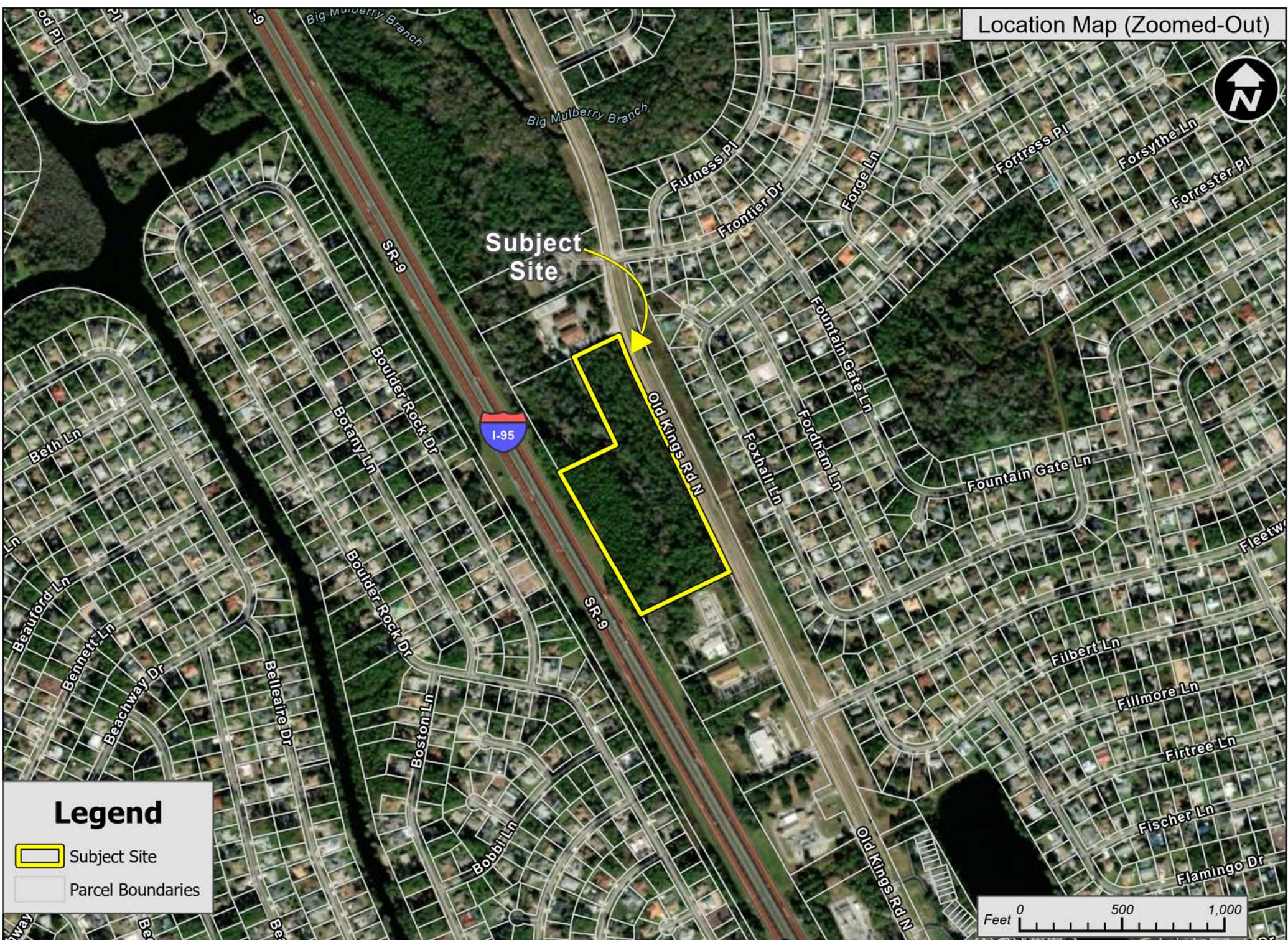
**ACKNOWLEDGEMENT**

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of \_ physical presence or \_ online notarization, this \_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_ of FIRST AFRICAN METHODIST EPISCOPAL CHURCH OF PALM COAST who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and did/did not take an oath.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public



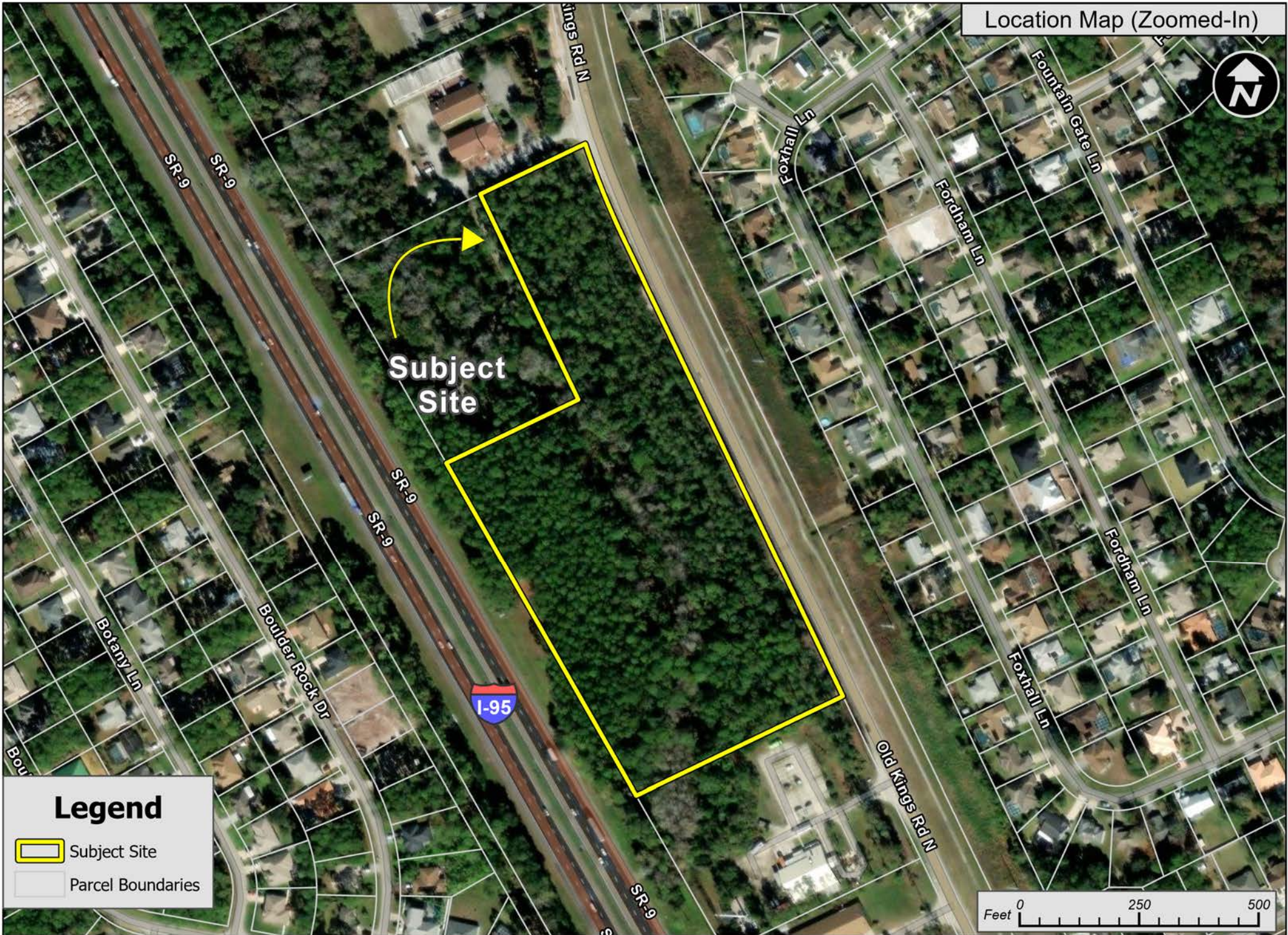
**Subject Site**

**Legend**

-  Subject Site
-  Parcel Boundaries



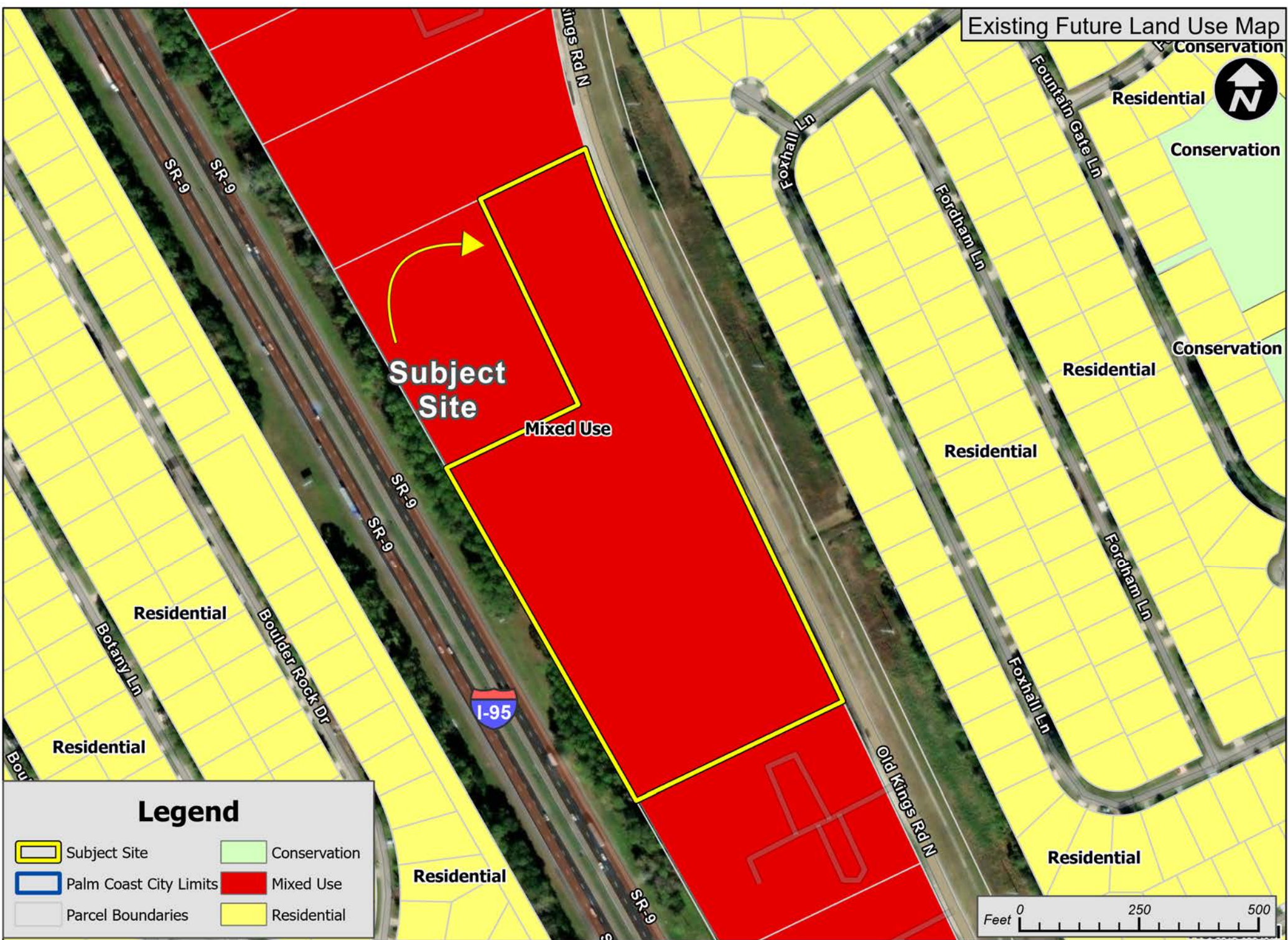




**Legend**

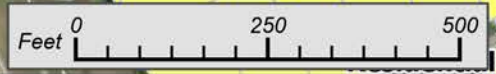
-  Subject Site
-  Parcel Boundaries





**Legend**

Subject Site	Conservation
Palm Coast City Limits	Mixed Use
Parcel Boundaries	Residential



# Existing Zoning Map

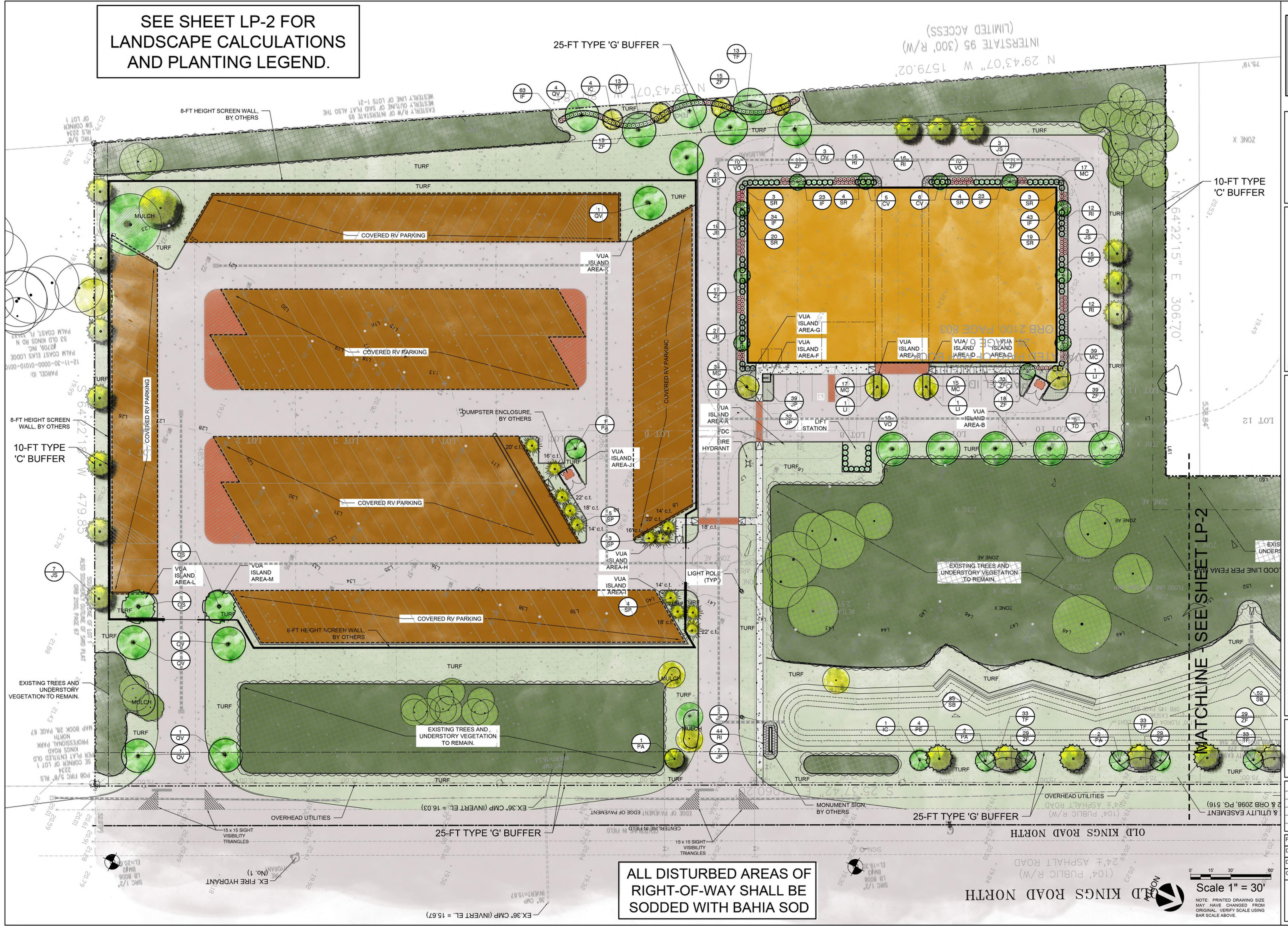


### Legend

Subject Site	PRS
Palm Coast City Limits	PSP
Parcel Boundaries	SFR-2
COM-2	SFR-3



SEE SHEET LP-2 FOR  
LANDSCAPE CALCULATIONS  
AND PLANTING LEGEND.



ALL DISTURBED AREAS OF  
RIGHT-OF-WAY SHALL BE  
SODDED WITH BAHIA SOD

Scale 1" = 30'  
NOTE: PRINTED DRAWING SIZE  
MAY HAVE CHANGED FROM  
ORIGINAL. VERIFY SCALE USING  
BAR SCALE ABOVE.



Owner  
1784 Capital Holdings, LLC  
8777 N. Gainey Center Dr., Ste. 191  
Scottsdale, AZ 85258

Project Name  
Old Kings North Storage Facility  
57 Old Kings Road  
Palm Coast, Florida

LANDSCAPE  
PLANTING PLAN

Date	Comment

Project Number  
Date 02/20/2023  
Drawn By KB  
Checked By KB/RM

LP-1

PRELIMINARY -  
NOT FOR  
CONSTRUCTION

MARK	DESCRIPTION	DATE
SE	SPECIAL EXCEPTION 2ND SUBMITTAL	07-07-2023
SE	SPECIAL EXCEPTION SUBMITTAL	02-21-2023

PROJECT NO: 20223510  
DRAWN BY: AAB  
CHECKED BY: MAB


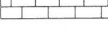
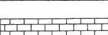
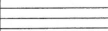

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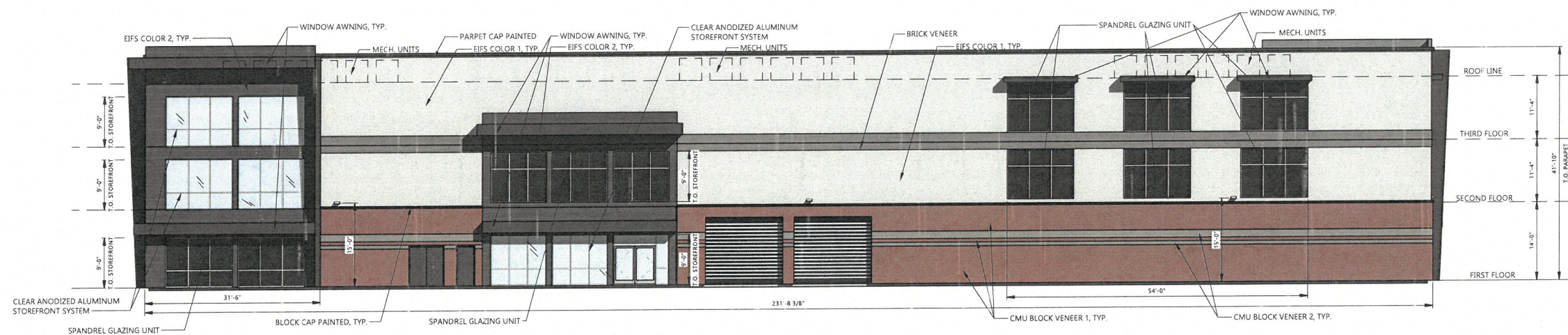
STAMP

DRAWING TITLE  
COLOR BUILDING  
ELEVATIONS

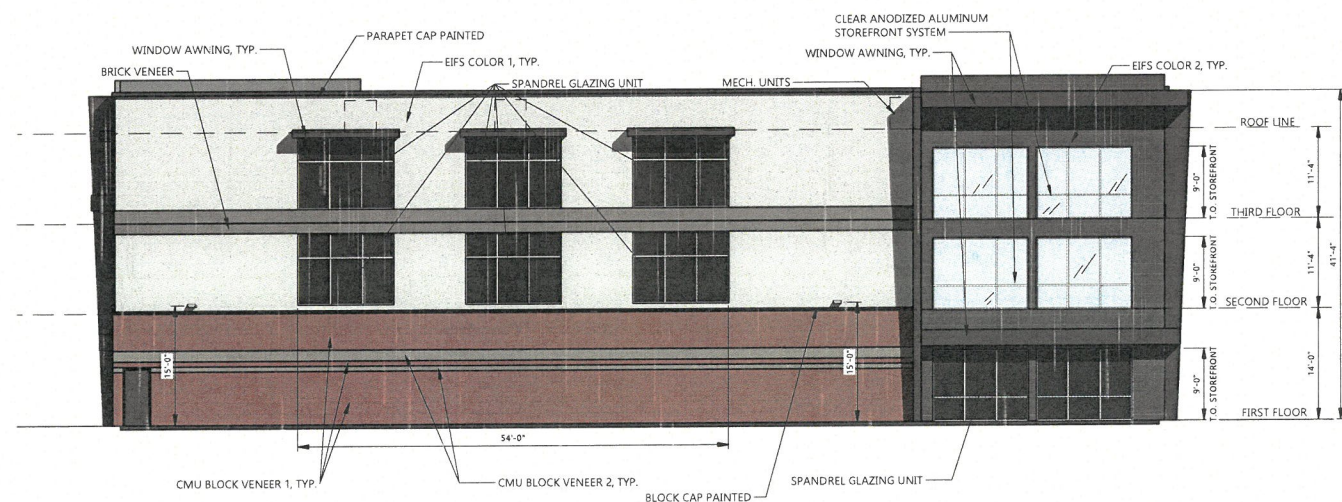
**A.403**

EXTERIOR FINISHES:

-  EIFS COLOR 1  
MEDIUM FINISH INTEGRAL COLOR TO MATCH  
DUNN EDWARDS COLOR DEC791 CLOUD (LRV: 63)
-  CMU BLOCK 1  
SPLIT FACE BLOCK VENEER, 4X8X16, ECHELON MASONRY  
COLOR RUST
-  CMU BLOCK 2  
SPLIT FACE BLOCK VENEER, 4X8X16, ECHELON MASONRY  
COLOR CHARCOAL
-  BRICK VENEER  
SUMMIT BRICK COLOR IRON MOUNTAIN GRAIN
-  EIFS COLOR 2  
INTEGRAL COLOR TO MATCH AEP SPAN METAL COLOR  
VINTAGE (LRV: 20)



1 FRONT COLOR ELEVATION (OLD KINGS ROAD) - EAST  
A.403 3/32" = 1'-0"



2 RIGHT COLOR ELEVATION - NORTH  
A.403 3/32" = 1'-0"

CONSULTANTS

CLIENT

**1784 Holdings**

PROJECT DESCRIPTION  
PROPOSED  
SELF-STORAGE &  
COVERED RV STORAGE

CITY PALM COAST  
STATE FLORIDA

ISSUE DATES

PRELIMINARY -  
NOT FOR  
CONSTRUCTION

MARK	DESCRIPTION	DATE
SE	SPECIAL EXCEPTION 2ND SUBMITTAL	07-07-2023
SE	SPECIAL EXCEPTION SUBMITTAL	02-21-2023

PROJECT NO: 20223510  
DRAWN BY: AAB  
CHECKED BY: MAB


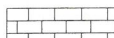
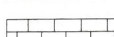
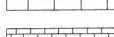
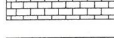
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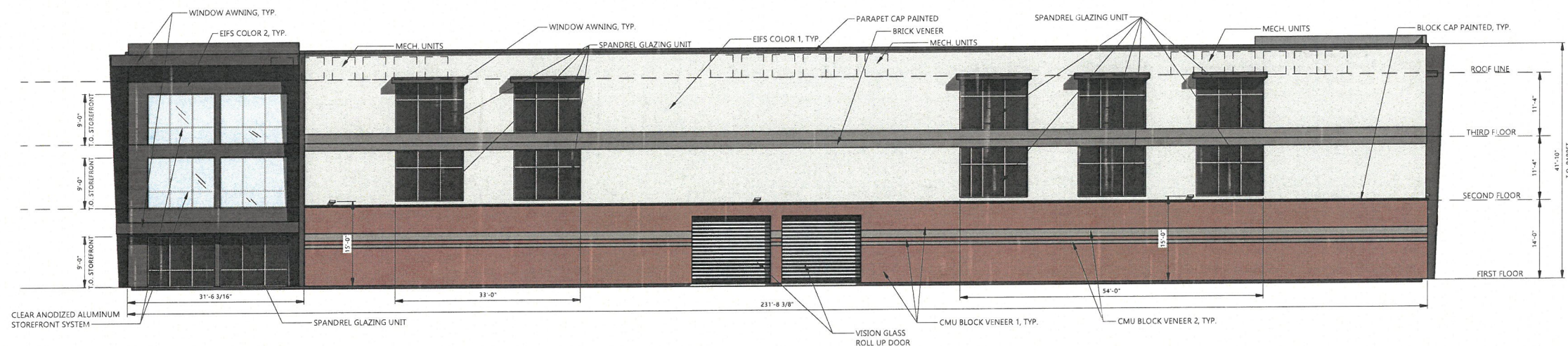
STAMP

DRAWING TITLE  
COLOR BUILDING  
ELEVATIONS

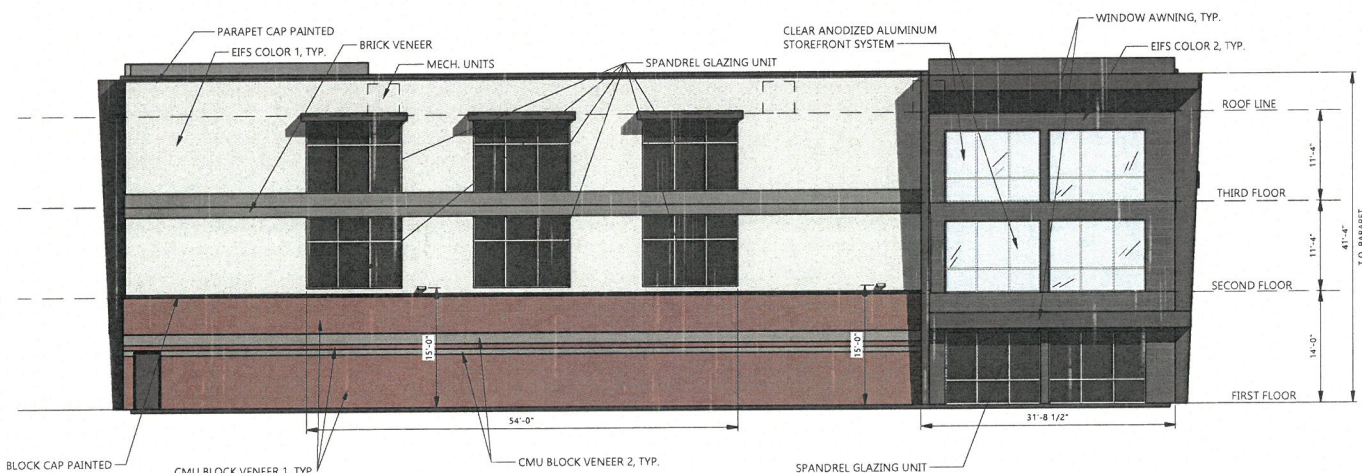
**A.404**

EXTERIOR FINISHES:

-  EIFS COLOR 1  
MEDIUM FINISH INTEGRAL COLOR TO MATCH  
DUNN EDWARDS COLOR DEC791 CLOUD (LRV: 63)
-  CMU BLOCK 1  
SPLIT FACE BLOCK VENEER, 4X8X16, ECHELON MASONRY  
COLOR RUST
-  CMU BLOCK 2  
SPLIT FACE BLOCK VENEER, 4X8X16, ECHELON MASONRY  
COLOR CHARCOAL
-  BRICK VENEER  
SUMMIT BRICK COLOR IRON MOUNTAIN GRAIN
-  EIFS COLOR 2  
INTEGRAL COLOR TO MATCH AEP SPAN METAL COLOR  
"VINTAGE" (LRV: 20)



**1** REAR COLOR ELEVATION (I-95) - WEST  
A.404 3/32" = 1'-0"



**2** LEFT COLOR ELEVATION - SOUTH  
A.404 3/32" = 1'-0"

CONSULTANTS

CLIENT

**1784 Holdings**

PROJECT DESCRIPTION  
PROPOSED  
SELF-STORAGE &  
COVERED RV STORAGE

CITY PALM COAST  
STATE FLORIDA

ISSUE DATES

**PRELIMINARY -  
NOT FOR  
CONSTRUCTION**

MARK	DESCRIPTION	DATE
SE	SPECIAL EXCEPTION 2ND SUBMITTAL	07-07-2023
SE	SPECIAL EXCEPTION SUBMITTAL	02-21-2023

PROJECT NO: 20223510  
DRAWN BY: AAB  
CHECKED BY: MAB

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STAMP

DRAWING TITLE  
RENDER VIEWS

**A.405**



SOUTH EAST PERSPECTIVE



NORTH EAST PERSPECTIVE



SOUTH WEST PERSPECTIVE



NORTH WEST PERSPECTIVE



CONSULTANTS

CLIENT

**1784** Holdings

PROJECT DESCRIPTION  
**PROPOSED  
SELF-STORAGE &  
COVERED RV PARKING**

CITY PALM COAST  
STATE FLORIDA

ISSUE DATES

SE	SPECIAL EXCEPTION 2ND SUBMITTAL	07-07-2023
SE	SPECIAL EXCEPTION SUBMITTAL	02-21-2023
MARK	DESCRIPTION	DATE

PROJECT NO: 20223510  
DRAWN BY: AAB  
CHECKED BY: MAB

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STAMP

DRAWING TITLE  
**STREETSCAPE  
ELEVATIONS**

**A.406**



**OLD KINGS ROAD ELEVATION - EAST**

SCALE: 3/32" = 1'-0"



**INTERSTATE 95 ELEVATION - WEST**

SCALE: 1/16" = 1'-0"



**RENDER PERSPECTIVE FROM OLD KINGS ROAD**



**RENDER PERSPECTIVE FROM INTERSTATE 95**

**PRELIMINARY -  
NOT FOR  
CONSTRUCTION**

MARK	DESCRIPTION	DATE
SE	SPECIAL EXCEPTION 2ND SUBMITTAL	07-07-2023
SE	SPECIAL EXCEPTION SUBMITTAL	02-21-2023

PROJECT NO: 20223510  
DRAWN BY: AAB  
CHECKED BY: MAB



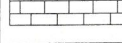
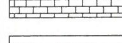
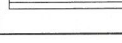
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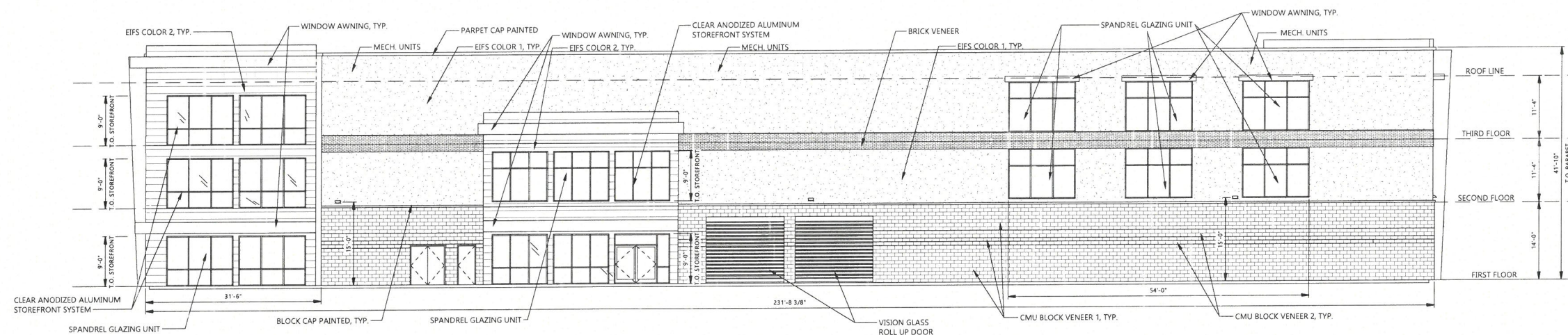
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B/W BUILDING  
ELEVATIONS

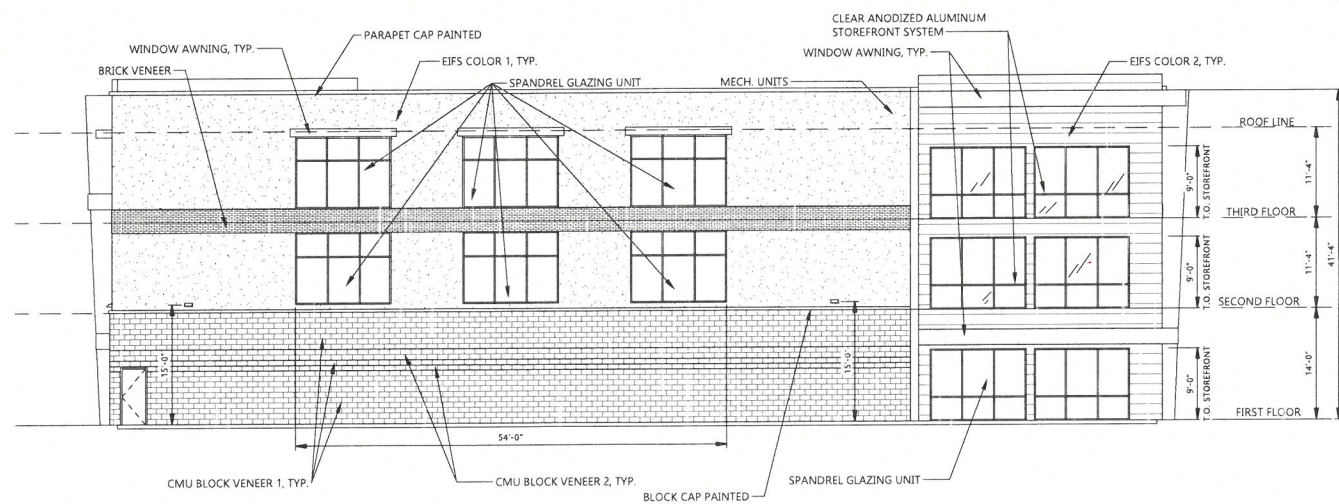
**A.401**

**EXTERIOR FINISHES:**

-  EIFS COLOR 1  
MEDIUM FINISH INTEGRAL COLOR TO MATCH  
DUNN EDWARDS COLOR DEC791 CLOUD (LRV: 63)
-  CMU BLOCK 1  
SPLIT FACE BLOCK VENEER, 4X8X16, ECHELON MASONRY  
COLOR RUST
-  CMU BLOCK 2  
SPLIT FACE BLOCK VENEER, 4X8X16, ECHELON MASONRY  
COLOR CHARCOAL
-  BRICK VENEER  
SUMMIT BRICK COLOR IRON MOUNTAIN GRAIN
-  EIFS COLOR 2  
INTEGRAL COLOR TO MATCH AEP SPAN METAL COLOR  
'VINTAGE' (LRV: 20)



**1 FRONT ELEVATION (OLD KINGS ROAD) - EAST**  
A.401 3/32" = 1'-0"



**2 RIGHT ELEVATION - NORTH**  
A.401 3/32" = 1'-0"

CONSULTANTS

CLIENT

**1784 Holdings**

PROJECT DESCRIPTION  
**PROPOSED  
SELF-STORAGE &  
COVERED RV STORAGE**

CITY PALM COAST  
STATE FLORIDA

ISSUE DATES

**PRELIMINARY -  
NOT FOR  
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MARK	DESCRIPTION	DATE
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SE	SPECIAL EXCEPTION SUBMITTAL	02-21-2023

PROJECT NO: 20223510  
DRAWN BY: AAB  
CHECKED BY: MAB


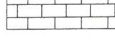
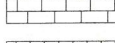
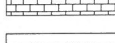
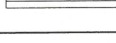
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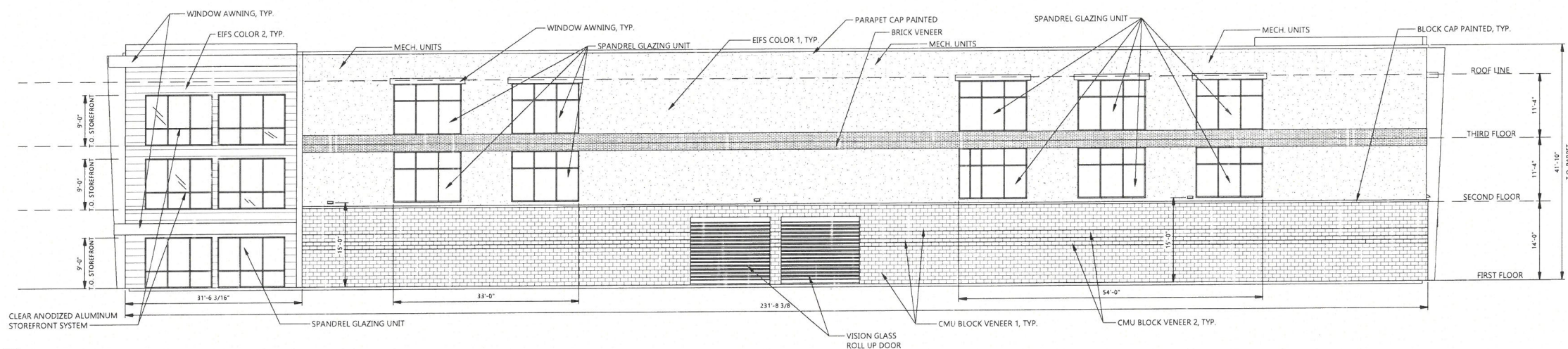
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DRAWING TITLE  
**B/W BUILDING  
ELEVATIONS**

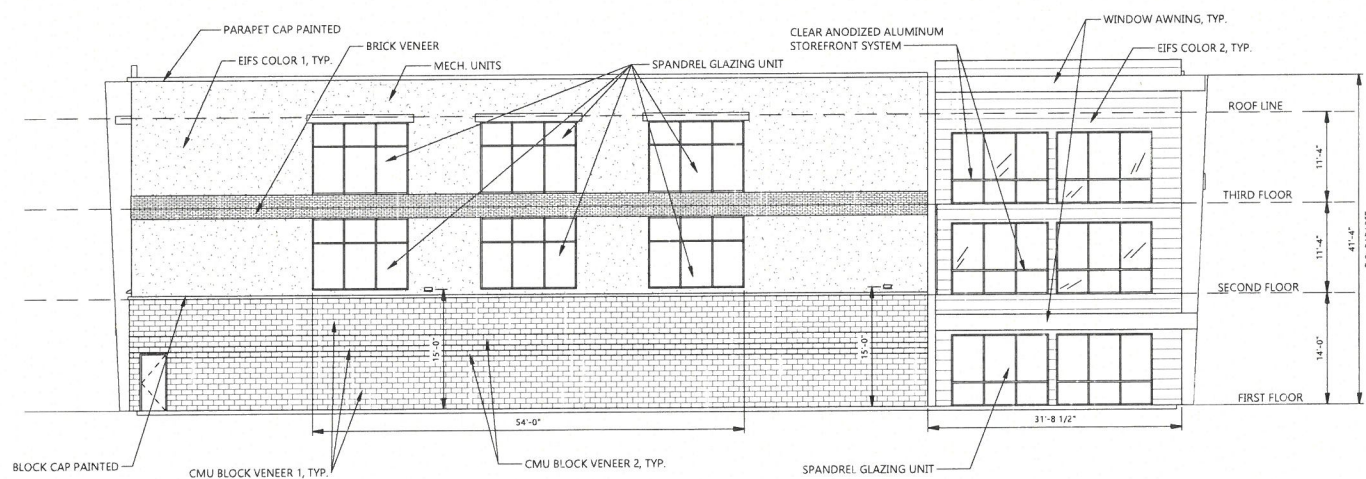
**A.402**

**EXTERIOR FINISHES:**

-  EIFS COLOR 1  
MEDIUM FINISH INTEGRAL COLOR TO MATCH  
DUNN EDWARDS COLOR DEC791 CLOUD (LRV: 63)
-  CMU BLOCK 1  
SPLIT FACE BLOCK VENEER, 4X8X16, ECHELON MASONRY  
COLOR RUST
-  CMU BLOCK 2  
SPLIT FACE BLOCK VENEER, 4X8X16, ECHELON MASONRY  
COLOR CHARCOAL
-  BRICK VENEER  
SUMMIT BRICK COLOR IRON MOUNTAIN GRAIN
-  EIFS COLOR 2  
INTEGRAL COLOR TO MATCH AEP SPAN METAL COLOR  
'VINTAGE' (LRV: 20)



**1 REAR ELEVATION (I-95) - WEST**  
A.402 3/32" = 1'-0"



**2 LEFT ELEVATION - SOUTH**  
A.402 3/32" = 1'-0"



# City of PALM COAST

## GENERAL - APPLICATION

	<b>DATE</b> 05/11/2023
--	------------------------

<b>APPLICATION TYPE</b>	SPECIAL EXCEPTION
-------------------------	-------------------

<b>PROJECT NAME</b>	1784 Capital Holdings		
<b>LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS)</b>	57 OLD KINGS RD N		
<b>PROPERTY APPRAISER'S PARCEL NUMBER</b>	01-11-30-4921-00000-0010		
<b>LEGAL DESCRIPTION</b>	OLD KINGS ROAD PROFESSIONAL PARK NORTH AT PALM COAST LOTS 1 THRU 17, OR 553 PG 1539(150)OR 587 PG 93 (OR 2100/803-ORD 2015-108, VACATING LOTS 1 THRU 21)		
<b>SUBDIVISION NAME</b>	OLD KINGS ROAD PROFESSIONAL PARK NORTH		
<b>SECTION</b>	01	<b>BLOCK</b>	00000
		<b>LOT</b>	0010
<b>PROPERTY ACRES</b>		<b>PROPERTY SQ FT</b>	
<b>FUTURE LAND USE MAP DESIGNATION</b>		<b>EXISTING ZONE DISTRICT</b>	
<b>OVERLAY DISTRICT</b>			
<b>COMMUNITY PANEL NUMBER</b>		<b>MAP PANEL DATE</b>	
<b>FLOOD ZONE</b>	AE		
<b>PRESENT USE OF PROPERTY</b>			

<b>DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS)</b>
Construct a two (2) story indoor storage facility with covered parking

<b>PROPOSED NUMBER OF LOTS</b>		<b>IS THERE EXISTING MORTGAGE?</b>	Yes
--------------------------------	--	------------------------------------	-----



# City of PALM COAST

OWNER	APPLICANT / AGENT
Name: FIRST AFRICAN METHODIST EPISCOPAL CHURCH OF PALM C	Name: WESLEY MILLS
Mailing Address: 91 OLD KINGS RD N 91 OLD KINGS RD N PALM COAST, FL 32137	Mailing Address: 700 22ND PLACE, SUITE 2C VERO BEACH, FL 32960
Phone Number: (386) 446-5759	Phone Number: (772) 226-7282
E-mail Address: WMILLS@MILLSSHORTASSOCIATES.COM	E-mail Address: WMILLS@MILLSSHORTASSOCIATES.COM
MORTGAGE HOLDER	ENGINEER OR PROFESSIONAL
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
ARCHITECT	TRAFFIC ENGINEER
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
SURVEYOR	LANDSCAPE ARCHITECT
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
ATTORNEY	
Name:	
Mailing Address:	
Phone Number:	
E-mail Address:	

**APPLICANT / OWNER'S AFFIDAVIT:** I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning

**APPLICANT / OWNER'S ELECTRONIC SUBMISSION STATEMENT:** Under penalty of perjury, I declare that all the information contained in this development application is true and correct. By signing this Electronic Submission Form, I consent to use electronic communications, electronic records, and electronic signatures rather than paper documents for the form(s) provided on this web site. I understand that my electronic signature is legally binding, as stated by [2016 Florida Statutes Title XXXIX Chapter 668 Section 50](#)

**Signature of Property Owner or Applicant**

J. WESLEY MILLS

# UPCHURCH, BAILEY AND UPCHURCH, P.A.

ATTORNEYS AT LAW  
Established 1925

780 North Ponce de Leon Boulevard  
St. Augustine, Florida 32084  
www.UBULaw.com

Telephone (904) 829-9066  
Facsimile (904) 825-4862

Please reply to:  
Post Office Drawer 3007  
St. Augustine, Florida 32085-3007

March 24, 2023

Members of the City of Palm Coast  
Planning and Land Development Regulation Board  
City Hall  
160 Lake Avenue  
Palm Coast, Florida 32164

Re: Enclosed Application to City of Palm Coast for Special Exception  
Old Kings North Storage Facility at 57 Old Kings Road N.

Dear Madams/Sirs:

We write pursuant to ss. 2.05.05 and 2.07.03 of the City of Palm Coast (City) Unified Land Development Code (LDC), to demonstrate why the project meets the relevant LDC criteria for Special Exceptions:

## **ANALYSIS BASED ON CITY OF PALM COAST UNIFIED LAND DEVELOPMENT CODE, CHAPTER 2, SECTION 2.05.05**

The LDC, at Chapter 2, Part II, Section 2.05.05, states: *When reviewing a development order application, the approval authority shall determine whether sufficient factual data was presented in order to render a decision. The decision to issue a development order shall be based upon the following, including but not limited to:*

*A. The proposed development must not be in conflict with or contrary to the public interest;*

The site is zoned COM-2 and designated *Mixed Use* on the Future Land Use Map (FLUM). The proposed storage and warehouse use is permissible in COM-2 and will be compatible with the variety of other uses that exist or are currently allowed within close proximity to the site.

*B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;*

The request is consistent with the following policies and goal of the Comprehensive Plan:

- **Chapter 1 Future Land Use Element:**

*Goal 1.1: Preserve the character of residential communities, prevent urban sprawl and protect open space and environmental resources, while providing a mix of land*

*uses, housing types, services, and job opportunities in mixed use centers and corridors.*

The proposed location of these COM-2 uses will assist in providing a mix of non-residential land uses in the Old Kings Road Corridor. They will not negatively impact residential uses located to the east of the project, as an FPL easement area is located on the east side of Old Kings Road, between the site and the closest single-family home community.

*-Policy 1.1.1.4 – Promote compact and contiguous development, a mixture of land uses, and discourage urban sprawl.*

*-Policy 1.1.4.5 – Land use patterns will be required to be efficient and not disproportionately increase the cost of providing and maintaining public facilities, as well as providing housing and transportation strategies that will foster energy conservation.*

The Special Exception application would provide self-storage facilities in an area that is well suited for these uses. To the west is I-95, to the south is the Palm Coast Elks Lodge, followed by three more clubs and lodges. To the east is an FPL easement, running parallel to and on the east side of Old Kings Road, and to the north is the First African Methodist Episcopal Church of Palm Coast, which is the owner of the parcel, then the United Evangelical & Missionary Outreach.

*C. The proposed development must not impose a significant financial liability or hardship for the City;*

Potable water and sewer services are available to serve the project or will be extended by the developer at its expense.

*D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants;*

The proposed use will be compatible with the overall neighborhood, as it is located between Old Kings Road and I-95, commercial uses are typical along this section of Old Kings Road, including COM-2 and High Intensity Commercial (COM-3) zoned properties, and the use is not inconsistent with the surrounding office, retail, utility, service-oriented, and institutional uses on the Old Kings Road mixed use corridor.

*E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes.*

The site must comply with the City's LDC, Comprehensive Plan, and the requirements of all other applicable local, state and federal agencies throughout the development process.

**ANALYSIS BASED ON CITY OF PALM COAST UNIFIED LAND DEVELOPMENT CODE, CHAPTER 2, SECTION 2.07.03**

The LDC, at Chapter 2, Part II, Section 2.07.03, states: “No application for a special exception use shall be approved unless the Planning and Land Development Regulation Board finds that the request meets the findings listed in Subsection 2.05.05 and the following”:

- A. *Is consistent with the specific requirements for that particular use as set forth in this LDC;*

The proposed location between Old Kings Road and I-95 would allow a new business to be constructed to offer storage.

- B. *Meets the concurrency requirements of this LDC; and*

The property is vacant and is being reviewed for concurrency in the accompanying application for Technical Site Plan.

- C. *Is compatible with the surrounding neighborhoods and promotes the value of surrounding land, structures, or buildings. Compatibility shall be reviewed in light of the following components:*

1. *Architectural design;*

The site meets the City’s site plan requirements under Chapter 13 of the LDC.

2. *Fencing and screening, landscaping;*

The site meets the City’s landscape requirements under Chapter 11 of the LDC.

3. *Noise reduction, sign, and light control;*

The site meets the City’s landscape requirements under Chapter 11 of the LDC to minimize noise and control lighting. Signage will meet Chapter 12 of the LDC.

4. *Storm drainage, sanitation collection;*

Storm drainage will be addressed during Technical Site Plan review.

5. *Police and fire protection;*

The City does not provide police services. Fire standards will be reviewed as part of Technical Site Plan review.



6. *On and off-site traffic control;*

This will be addressed in the companion Technical Site Plan review.

7. *Off-street parking and loading; and*

Primary access will be off of Old Kings Road. Onsite parking will meet Chapter 5 of the LDC, and be reviewed in the companion Technical Site Plan review.

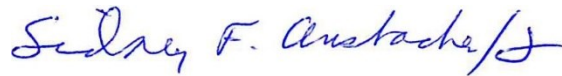
8. *Other matters relevant to assuring that the proposed development site fosters desirable conditions and compatibility with the existing environment.*

See Summary below. The low intensity use is consistent with the uses on either side. Additionally, the applicant has minimized the footprint to likewise minimize impact on the floodway.

**SUMMARY**

This section of Old Kings Road is a suitable location for storage, including warehousing.

Sincerely,



Sidney F. Ansbacher

SFA/cs  
Enclosure



# City of PALM COAST

Community Development Department  
Planning Division

160 Lake Avenue  
Palm Coast, FL 32164  
386-986-3736

September 29, 2023

RE: Request for Special Exception; Application No. 5439

Dear Neighboring Property Owner,

The Community Development Department, in accordance with Section 2.05.03 of the City of Palm Coast Unified Land Development Code herein advises you that:

A request for a Special Exception to allow Miniwarehouses, Office Warehouses, and Self-Storage has been made by WESLEY MILLS of Palm Coast for Tax Parcel ID No.: 01-11-30-4921-00000-0010, located at 57 Old Kings Road N.

This Special Exception request is to be heard before the Planning and Land Development Regulation Board (PLDRB). You are hereby notified that a public hearing, required by law, will be held at the Palm Coast City Hall Community Wing, 160 Lake Avenue, Palm Coast, Florida, on Wednesday, October 18, 2023, beginning at 5:30 pm or as soon thereafter as possible.

You are welcome to attend and express your opinion or place concerns in writing and email them to [PLDRB@palmcoastgov.com](mailto:PLDRB@palmcoastgov.com). The e-mail should indicate that they are intended for public participation and may be submitted up until 5 pm the day before the meeting. The City reserves the right to redact or reject Documentary Evidence containing obscene material or material that is confidential pursuant to state law.

Cordially,

*Estelle Lens*

ESTELLE LENS  
Project Manager

*NOTE: Pursuant to Section 286.0105 of Florida Statutes the City of Palm Coast Community Development Department hereby notifies all interested persons that if a person decides to appeal any decision made by the PLDRB with respect to any matter considered at such meeting or hearing, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in these proceedings should contact City Clerk's Office at 386-986-3713 at least 48 hours prior to the meeting. To obtain the decision of this hearing, please contact the Planning Division the day after the above public hearing during the afternoon.*



[palmcoastgov.com](http://palmcoastgov.com)



**NOTIFICATION AFFIDAVIT for VARIANCE / SPECIAL EXCEPTION**

COUNTY OF FLAGLER    X  
STATE OF FLORIDA    X

Before me this      day of OCTOBER 2023 personally appeared

J. Wesley Mills who after providing

is personally known as identification and

who      did,  did not take an oath, and who being duly sworn, deposes and says as follows:

"I have read and fully understand the provisions of this instrument."

1. Each abutting property owner (as defined in the Unified Land Development Code) of the boundary lines of Application # 5439, has been mailed a letter by certified mail at least fourteen (14) calendar days before the hearing date notifying them of the date, time, and place of the 10/18/23 Planning & Land Development Regulation Board (PLDRB) hearing; and
2. No other documentation was provided in the envelope with the notification letter.

[Signature]  
Signature of Responsible Party

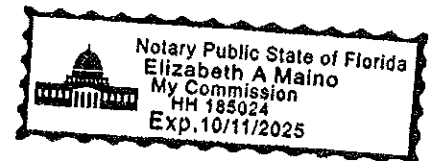
J. Wesley Mills  
Printed Name

700 22nd Pl., Ste C, Vero Beach, FL 32960  
Mailing Address

Elizabeth A. Maino  
Signature of Person Taking Acknowledgement

ELIZABETH A. MAINO  
Name of Acknowledger (Typed, Printed or Stamped)

SEAL



This document, once executed, must be returned to a Land Development Technician in the City of Palm Coast Community Development Department at least seven (7) days prior to the hearing date. Failure to provide document by that time will result in the application not being placed on the agenda for a public hearing.

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Postage \$0.66

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1080 HICKORY BRIDGES BLVD, BOX 300  
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To: Donald D. Phillips  
 Street and Apt. No., or PO Box No. \_\_\_\_\_  
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Sent To: John Paul Ignatius  
 Street and Apt. No., or PO Box No. \_\_\_\_\_  
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
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