

# City of Palm Coast, Florida Agenda Item

**Agenda Date:** April 19, 2025

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>	
<b>Division</b>	PLANNING	<b>Account #</b>	
<b>Subject:</b> HILL POINTE WAY SELF SOTRAGE, SPECIAL EXCEPTION, APPLICATION # 6079			
<b>Presenter:</b> Michael Hanson, AICP, Planner			
<b>Attachments:</b>			
<ol style="list-style-type: none"> <li>1. Staff Report</li> <li>2. Special Exception Development Order</li> <li>3. Distant Aerial</li> <li>4. Close Aerial</li> <li>5. Future Land Use Map (FLUM)</li> <li>6. Zoning Map</li> <li>7. Letter to the Planning and Land Development Regulation Board</li> <li>8. Neighborhood Meeting Summary and Mailing</li> <li>9. Public Notice Affidavit, Letter, Addresses, Certified Mail Receipt</li> <li>10. Public Comments Sent to the Applicant</li> </ol>			
<b>Background:</b>			
<p>The applicant has submitted a Special Exception application for a ±99,585-square-foot (SF), two story building, which will provide ±850 self-storage units, as well as ±26 outdoor RV &amp; boat storage spaces. The project is proposed on a vacant ±6.83-acre site located on the West side of Pine Lakes Pkwy. Approx ±0.5 miles south of Belle Terre Pkwy.</p> <p>The site is zoned General Commercial (COM-2). The COM-2 zoning district requires a special exception to develop the property for Mini-warehouses, office warehouses and self-storage uses. The applicant chose to host a neighborhood meeting that was noticed to properties within 500 feet of the subject property although it isn't required for special exceptions. Additionally, they met their public notice requirements sending certified mail a minimum of 14 days prior to the public hearing on March 19, 2025. The applicant forwarded two emails they received as public comment opposing the project.</p> <p>The project is considered a "Moderate" (Tier 2) development, based on the project's total gross floor area, which requires review and approval by the Planning and Land Development Regulation Board (PLDRB). This project will be subject to a Technical Site Plan - Tier 2 (TSP) application following potential approval of the special exception.</p>			
<b>Recommended Action:</b>			
<p>Staff recommends that the Planning and Land Development Regulation Board determine this project is consistent with the City's Comprehensive Plan and the Land Development Code and approve Application No. 6079 to allow a Special Exception for Mini-warehouses, Office Storage and Self-Storage with associated recreational vehicle and boat storage in the COM-2 zoning district subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. An eight-foot-high decorative wall with sufficient visual screening to soften and break up the appearance of the wall on the street side adjacent to Pine Lakes Parkway</li> </ol>			

during the TSP application. This wall is required to screen the area adjacent to Pine Lakes Parkway that is in front of the proposed recreational vehicle and boat parking and is in addition to the required G Type buffer as required by the LDC. The recreational vehicles and boat storage area shall be screened from view of the adjacent multifamily residential development using a D, E, or F type screening that provides a minimum level of opacity of 80 percent. A wall or fence must be eight feet tall. Supplemental plantings may be required to the satisfaction of the City's Landscape Architect during the TSP application.

2. The Self-Storage facility's hours of operations and customer access shall be limited to the hours between 7am and 10pm seven days a week.
3. 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. The vehicles stored onsite are subject to having valid registration as required by the Florida Department of Highway Safety and Motor Vehicles.
4. 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 and boats stored on site shall not be used for on-site residential use.
5. An onsite business for the sale, leasing or rental of boats, recreational vehicles, trucks, trailers, or construction related equipment is prohibited.
6. 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.
7. A business shall not use storage units for retail display and/or sale of merchandise.
8. No individual business signage shall be visible from the exterior of any storage unit or recreational vehicle or boat except for the storage business itself.
9. Approval of a Technical Site Plan, Site Development Permit and all other developmental permits required by the Land Development Code.



**COMMUNITY DEVELOPMENT DEPARTMENT**  
**HILL POINTE WAY SELF STORAGE SPECIAL EXCEPTION STAFF REPORT**  
**PLANNING AND LAND DEVELOPMENT REGULATION BOARD**  
**MARCH 19, 2025**

**OVERVIEW**

<b>Project #</b>	6079
<b>Applicant:</b>	Cobb Cole / Robert A. Merrell III, Esquire
<b>Property Description:</b>	±6.836 acres
<b>Property Owner:</b>	Miral Corp
<b>FLUM Designation:</b>	Mixed Use
<b>Zoning Designation:</b>	General Commercial (COM-2)
<b>Current Use:</b>	Vacant land
<b>Property Tax ID:</b>	10-11-30-5115-00000-0032
<b>Property Location:</b>	Northwest quadrant of the Pine Lakes Parkway and Grand Avenue intersection
<b>Requested Action:</b>	Special Exception to allow <i>Mini-warehouses, Office Warehouses and Self-Storage</i> in the General Commercial (COM-2) Zoning District

**ANALYSIS**

**REQUESTED ACTION**

A request for a Special Exception in the General Commercial (COM-2) zoning district to allow *Mini-warehouses, Office Warehouses and Self-Storage*. The Hill Pointe Way Self-Storage facility is proposed on a vacant ±6.836-acre site located at the northwest quadrant of the Pine Lakes Parkway and Grand Avenue intersection.

**BACKGROUND/SITE HISTORY**

The subject parcel was acquired by Miral Corp on February 1, 2013. The property is currently vacant and planned to be sold to Johnson Development Associates (Contract Purchaser) who plans to develop the property into a self-storage facility with indoor storage units as well as outdoor RV and boat storage spaces. The property owner and contract purchaser are represented by Robert Merrell of the Cobb Cole law firm as a self-storage facility requires a special exception to be developed within the COM-2 zoning district.

Section 3.03.02 of the Unified Land Development Code (LDC) identifies allowable uses within nonresidential and mixed-use zoning districts. Table 3-4 lists Mini-warehouses, Office Warehousing and Self-Storage under the Warehousing category as only being allowed in the COM-2 zoning district via approval of a Special Exception. Mini-warehouses, Office Warehousing and Self-Storage are

permitted uses within the High Intensity Commercial (COM-3) District and the Light Industrial and Warehousing (IND-1) District.

The site plan proposes a two-story self-storage facility with:

- **Ground floor:** ±49,634 square feet
- **Second floor:** ±49,951 square feet
- **Total building size:** ±99,585 square feet
- **850 storage units** (preliminary estimate subject to modification during the Technical Site Plan (TSP) application process)
- **26 recreational vehicle and boat storage spaces** (preliminary estimate subject to modification during the TSP application process)

The TSP application will return to the Planning and Land Development Regulation Board (PLDRB) for final approval as the project is greater than 40,000 square feet but less than 100,000 square feet of nonresidential development. A stormwater pond for on-site water retention is proposed on the east and north side of the development.

Pine Lakes Parkway is designated as a specially designated road in Table 11-5 of the LDC. Specially designated roads have increased landscape buffer requirements as opposed to a non-specially designated road. The proposed project plans to include parking spaces for recreational vehicles and boats. LDC Sections 4.17.02(A) and 5.04.10 include increased screening provisions for the outdoor storage of recreational vehicles and boats. They require recreational vehicles and boats to be stored on a paved surface and be located behind buildings or preserved wooded areas so that they are generally hidden from view of the public right-of-way by using opaque fencing or decorative walls. A wall or fence will have to meet the architectural requirements of the LDC for material and color, and be eight feet in height, which is the maximum allowed for commercial property per LDC Section 4.01.02.

The applicant will need to provide a Type G landscape buffer of 25 feet in width adjacent to Pine Lakes Parkway as it is a specially designated road per LDC Table 11-5. Due to the requirements of Sections 4.17.02(A) and 5.04.10, staff has discussed these requirements with the applicant and recommends a condition on the special exception to include an eight-foot-high decorative wall with sufficient visual screening to soften and break up the appearance of the wall on the street side adjacent to Pine Lakes Parkway during the TSP application.

The LDC Table 11-5, requires the applicant to provide either a Type D, E, or F landscape buffer adjacent to Grand Avenue. Type D requires a 10-foot-wide landscape buffer with a decorative wall. Type E requires a 20-foot-wide landscape buffer with a tall screen. Type F requires a 15-foot-wide landscape buffer with a fence.



**LAND USE AND ZONING INFORMATION**

**USE SUMMARY TABLE:**

<b>CATEGORY:</b>	<b>EXISTING:</b>	<b>PROPOSED:</b>
Future Land Use Map (FLUM)	Mixed Use	No change proposed
Zoning District	General Commercial (COM-2)	No change proposed
Use	Vacant	Self-storage facility including boat/RV parking

**SURROUNDING ZONING AND LAND USES:**

NORTH	FLUM	Mixed Use
	Zoning	MFR-2 and MPD (Multifamily Residential)
	Use	Pine Lakes Apartments
EAST	FLUM	Residential
	Zoning	SFR-3
	Use	Single-Family Residential
SOUTH	FLUM	Residential
	Zoning	SFR-3 and DPX
	Use	Single-Family Residential and Duplex Residential
WEST	FLUM	Mixed Use and Conservation
	Zoning	COM-2 and MFR-2
	Use	Vacant

**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, with indoor storage units and outdoor boat and RV storage spaces, is not in conflict with or contrary to the public interest. The site is located along Pine Lakes Parkway, which has a mix of uses including an existing self-storage facility albeit on property that is zoned as COM-3, an existing house of worship, multifamily residential, and single-family residential developments. 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. A self-storage facility typically has a lower daily trip and am/pm peak hour trip total than other commercial uses that could be developed by right within the COM-2 portion of the property, and

due to that would likely have a lesser impact on the daily lives of the public living in the immediate vicinity. The site is well situated to serve the surrounding residential communities.

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

**Staff Findings:** The request will be consistent with all applicable portions of the Land Development Code (LDC) and the Comprehensive Plan. The following are a selection of goals, policies and objectives from the Comprehensive Plan that the project supports:

- **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.
- **Chapter 1, Future Land Use Element: Objective 1.1.4** Discourage Urban Sprawl – Promote compact and contiguous development, a mixture of land uses, and discourage urban sprawl.
- **Chapter 1, Future Land Use Element: 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 self-storage building will provide a location for residents and small businesses to store items or park recreational vehicles. This is potentially useful for residents as the LDC regulates the storage of recreational vehicles, but also sets maximum depth and size requirements for garages. Given the existing self-storage facility approximately one-third of a mile south on Pine Lakes Parkway, the proposed use is within the character and developmental pattern of the existing neighborhood. The location of the property provides an opportunity of in-fill development which reduces the overall urban sprawl. Staff evaluated the proposed developmental project in consideration of Policy 10.1 of the Property Rights Element of the Comprehensive Plan and found that the property owner's rights have not been impacted by the outcome of this special exception application.

*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 as conditioned by staff, no significant financial liability or hardship will be created for the City. Potable water and sanitary sewer services are available in the immediate proximity running along Pine Lakes Parkway. The developer will ultimately be financially responsible for the cost to connect to the existing 10-inch water main and four-inch force main. The applicant's engineer submitted a Trip Generation Comparison using the Institute of Transportation Engineers (ITE) Trip Generation Manual which shows that the proposed facility will only generate 144 average annual daily trips, including approximately 15 PM Peak Hour trips. This is in comparison to an estimated daily trips of 5,422 and 656 PM Peak Hours trip that could be generated if the parcel was developed as a strip retail plaza per the ITE Trip Generation Manual. The permitted uses for the COM-2 zoning district would allow this type of use.

*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:** Approving a Special Exception for a self-storage facility with boat and RV parking where the facility is well buffered will not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants.

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

**Staff Finding:** If the special exception application is approved by the PLDRB, the applicant will need to submit a TSP. At the proposed size of 99,585 square feet, the self-storage facility will have a development level of Tier – 2. This application development level is initially reviewed by staff, with the PLDRB as the approval body during a public hearing. The proposed development 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.

With the submittal of the TSP, the applicant must submit elevations, which will be reviewed for compliance with LDC Chapter 13 - Architectural Design Regulations, to include building massing, exterior articulation, fenestration, roof types and exterior colors. It should be noted that metal buildings are not permitted to be visible from public Right-of Way within the commercial zoning districts. As mentioned earlier, staff will include a condition on the special exception for an eight-foot-high decorative wall with sufficient visual screening to soften and break up the appearance of the wall on the street side adjacent to Pine Lakes Parkway during the TSP application. The required screening of the LDC and existing vegetation, will likely provide adequate screening from the Pointe Grand development.

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

**Staff Finding:** The site will need to meet all applicable concurrency provisions in the LDC as it goes through the permitting process. Traffic will be further reviewed upon Technical Site Plan submittal. As indicated by the applicant’s submittal of their Trip Generation Comparison, storage facilities have significantly lower traffic or trips compared to other uses permitted within the COM-2 zoning District.

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

**Staff Finding:** The proposed project is conditionally compatible with the surrounding neighborhood given the existing developmental pattern of multifamily residential and an existing self-storage facility,

and the project meeting the requirements of the LDC for enhanced screening pertaining to the parking of recreational vehicles on the property.

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

<b>Criteria</b>	<b>Staff Finding</b>
<i>Architectural design;</i>	The proposed buildings will have to meet the requirements in the LDC Chapter 13 – Architectural Design Regulations, before approval of the Technical Site Plan.
<i>Fencing and screening, landscaping;</i>	Staff is recommending the site to be sufficiently buffered per the requirements of the LDC. Further the buffer adjacent to Pine Lakes Parkway shall provide the required decorative wall at a height of eight feet. This will be confirmed with the Technical Site Plan.
<i>Noise reduction, sign and light control;</i>	No noise, or lighting impacts are anticipated at this location based on the type of use and site plan layout and perimeter buffers. If applicable, a photometric lighting plan will be required at Site Plan. Signage will be addressed in accordance with Chapter 12 of the LDC.
<i>Storm drainage, sanitation collection;</i>	The applicant's proposed stormwater system will be reviewed by the City and SJRWMD during the Technical Site Plan process.
<i>Police and fire protection;</i>	Fire standards will also be reviewed during the Technical Site Plan review process. No significant fire or police risk is anticipated by this use.
<i>On and off-site traffic control;</i>	This project is located on Pine Lakes Parkway, a city collector road will require review by the City's Traffic Engineer during the Technical Site Plan review process. The project has a Trip Generation Report submitted based on the ITE Trip Generation Manual.
<i>Off-street parking and loading; and</i>	The applicant is proposing 11 parking spaces, including 1 ADA-compliant parking space and a linear loading area that wraps around the building in addition to 26 recreational vehicle parking spaces. The interior vehicular design area being provided will be analyzed in detail during the Technical Site Plan review process and may require minor modification.
<i>Other matters relevant to assuring that the proposed development site fosters desirable conditions and compatibility with the existing environment.</i>	In Planning staff's recommendation are conditions staff suggests to the PLDRB to ensure the self-storage facility with parking for boat and RV storage remains compatible with neighboring properties.

## PUBLIC PARTICIPATION

Per LDC Section 2.05.03, the applicant notified adjacent property owners via certified mail at least 14 days before the public hearing. **The LDC does not require a neighborhood meeting for a Special Exception**, but the applicant voluntarily hosted one on February 20, 2025, at Indian Trails Middle School.

- Notification: Mailed to property owners within 500 feet.
- Attendance: No members of the public attended.
- Public Comments: Two emails opposing the project were received and are attached to this report.

## RECOMMENDATION

Planning staff recommends that the Planning and Land Development Regulation Board determine this project is consistent with the City's Comprehensive Plan and the Land Development Code and approve Application No. 6079 to allow a Special Exception for Mini-warehouses, Office Storage and Self-Storage with associated recreational vehicle and boat storage in the COM-2 zoning district subject to the following conditions:

1. An eight-foot-high decorative wall with sufficient visual screening to soften and break up the appearance of the wall on the street side adjacent to Pine Lakes Parkway during the TSP application. This wall is required to screen the area adjacent to Pine Lakes Parkway that is in front of the proposed recreational vehicle and boat parking and is in addition to the required G Type buffer as required by the LDC. The recreational vehicles and boat storage area shall be screened from view of the adjacent multifamily residential development using a D, E, or F type screening that provides a minimum level of opacity of 80 percent. A wall or fence must be eight feet tall. Supplemental plantings may be required to the satisfaction of the City's Landscape Architect during the TSP application.
2. The Self-Storage facility's hours of operations and customer access shall be limited to the hours between 7am and 10pm seven days a week.
3. 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. The vehicles stored onsite are subject to having valid registration as required by the Florida Department of Highway Safety and Motor Vehicles.
4. 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 and boats stored on site shall not be used for on-site residential use.
5. An onsite business for the sale, leasing or rental of boats, recreational vehicles, trucks, trailers, or construction related equipment is prohibited.
6. 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.
7. A business shall not use storage units for retail display and/or sale of merchandise.
8. No individual business signage shall be visible from the exterior of any storage unit or recreational vehicle or boat except for the storage business itself.
9. Approval of a Technical Site Plan, Site Development Permit and all other developmental permits required by the Land Development Code.

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**  
**PINE LAKES NORTH COMMERCE CENTER LOT 3B**

On 03/19/2025, the City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

*A PARCEL OF LAND LOCATED IN GOVERNMENT SECTION 10, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING A PORTION OF LOT 3, PINE LAKES NORTH COMMERCE CENTER AS RECORDED IN MAP BOOK 31, PAGES 80 THROUGH 81, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND ALSO BEING LOT 3B, CITY OF PALM COAST DEVELOPMENT ORDER AS RECORDED IN OFFICIAL RECORDS BOOK 2568, PAGES 1225 THROUGH 1234, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID LOT 3, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF WAY LINE OF PINE LAKES PARKWAY NORTH (104 ' RIGHT-OF-WAY); THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE S34°02'45"W FOR A DISTANCE OF 88.69 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 3B AND BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF WAY LINE S34°02'45"W FOR A DISTANCE OF 725.17; THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND RUNNING THROUGH SAID LOT 3B N55°57'15"W FOR A DISTANCE OF 10.00 FEET TO A POINT ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 3B; THENCE CONTINUING ALONG SAID NORTHWESTERLY BOUNDARY LINE THE FOLLOINING FOUR (4) COURSES AND DISTANCES, 1) N55°57'15"W FOR A DISTANCE OF 272.11 FEET, 2) N13°39'37"E FOR A DISTANCE OF 283.39 FEET, 3) N34°02'45"E FOR A DISTANCE OF 641.81 FEET, 4) S30°22'31"E FOR A DISTANCE OF 422.20 FEET TO THE POINT OF BEGINNING.*

(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:** MIRAL CORP  
636 BROADWAY, SUITE A  
SAN DIEGO, CA, 92101

**Project Name:** PINE LAKES NORTH COMMERCE CENTER LOT 3B  
**Project No.:** 2024120104  
**Application Type:** SPECIAL EXCEPTION OTHER  
**Application No.** 6079

**Requested Development Approval:** Special Exception to allow *Mini-warehouses, Office Warehouses and Self-Storage* in the General Commercial (COM-2) Zoning District

**Zoning Classification:** General Commercial (COM-2)

**FLUM:** Mixed Use

**Parcel No(s):** 10-11-30-5115-00000-0032

**Parcel Acreage:** ±6.84 acres

**Site Square Footage:** ±297,759 SF

### SITE DEVELOPMENT DATA

**Building Use:** Self Storage Facility

**Bldg Height:** ±40.34 feet

**Number of Bldgs:** 1

**Building Square Footage:** 1st floor: ±49,634 SF, 2nd floor: ±49,951 SF

**Total Building Square Footage:** ±99,585 square feet

**Total Units:** ±850

**RV Outdoor Storage Square Footage:** ±18,125

**Parking Provided:** Regular Spaces-17; RV Spaces-26; Accessible Spaces-2

**Impervious Surface Ratio (ISR):** 34.98%

**Pervious:** 65.02%

**Floor Area Ratio (FAR): 33.49%**

### **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 March 19, 2026, or development commences, whichever occurs first. If the development fails to commence prior to March 19, 2026, 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.**
- i. An eight-foot-high decorative wall with sufficient visual screening to soften and break up the appearance of the wall on the street side adjacent to Pine Lakes Parkway during the TSP application. This wall is required to screen the area adjacent to Pine Lakes Parkway that is in front of the proposed recreational vehicle and boat parking and is in addition to the required G Type buffer as required by the LDC. The recreational vehicles and boat storage area shall be screened from view of the adjacent multifamily residential development using a D, E, or F type screening that provides a minimum level of opacity of 80 percent. A wall or fence must be eight feet tall. Supplemental plantings may be required to the satisfaction of the City's Landscape Architect during the TSP application.**
- j. The Self-Storage facility's hours of operations and customer access shall be limited to the hours between 7am and 10pm seven days a week.**
- k. 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. The vehicles stored onsite are subject to having valid registration as required by the Florida Department of Highway Safety and Motor Vehicles.**
- l. 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 and boats stored on site shall not be used for on-site residential use.*

*m. An onsite business for the sale, leasing or rental of boats, recreational vehicles, trucks, trailers, or construction related equipment is prohibited.*

*n. 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.*

*o. A business shall not use storage units for retail display and/or sale of merchandise.*

*p. No individual business signage shall be visible from the exterior of any storage unit or recreational vehicle or boat except for the storage business itself.*

*q. 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 March 19, 2025.**

Attest:

**City Of Palm Coast, Florida**

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

\_\_\_\_\_  
Sandra Shank, Chairperson

\_\_ Sign and Return

**Development Order Affidavit**

**OWNER'S CONSENT AND COVENANT:**

Project Name: PINE LAKES NORTH COMMERCE CENTER LOT 3B  
Application Type: SPECIAL EXCEPTION OTHER  
Application No.: 6079

**COMES NOW**, MIRAL CORP, 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 PINE LAKES NORTH COMMERCE CENTER LOT 3B:

MIRAL CORP

636 BROADWAY Suite A  
SAN DIEGO, CA,92101

\_\_\_\_\_  
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 \_\_\_\_\_, 2025, by \_\_\_\_\_ of MIRAL CORP 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 \_\_\_\_\_, 2025.

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

# Joinder and Consent Affidavit:

Project Name: PINE LAKES NORTH COMMERCE CENTER LOT 3B  
Project No.: 2024120104  
Application Type: SPECIAL EXCEPTION OTHER  
Application No.: 6079

## JOINDER AND CONSENT BY

COME NOW, \_\_\_\_\_ and Joins and Consents to the covenants and conditions set forth herein and hereunto set his hand and seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ATTEST:

\_\_\_\_\_  
Name of Lender Institution/Mortgage Holder

\_\_\_\_\_  
Corporate Secretary

\_\_\_\_\_  
Corporate President

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_

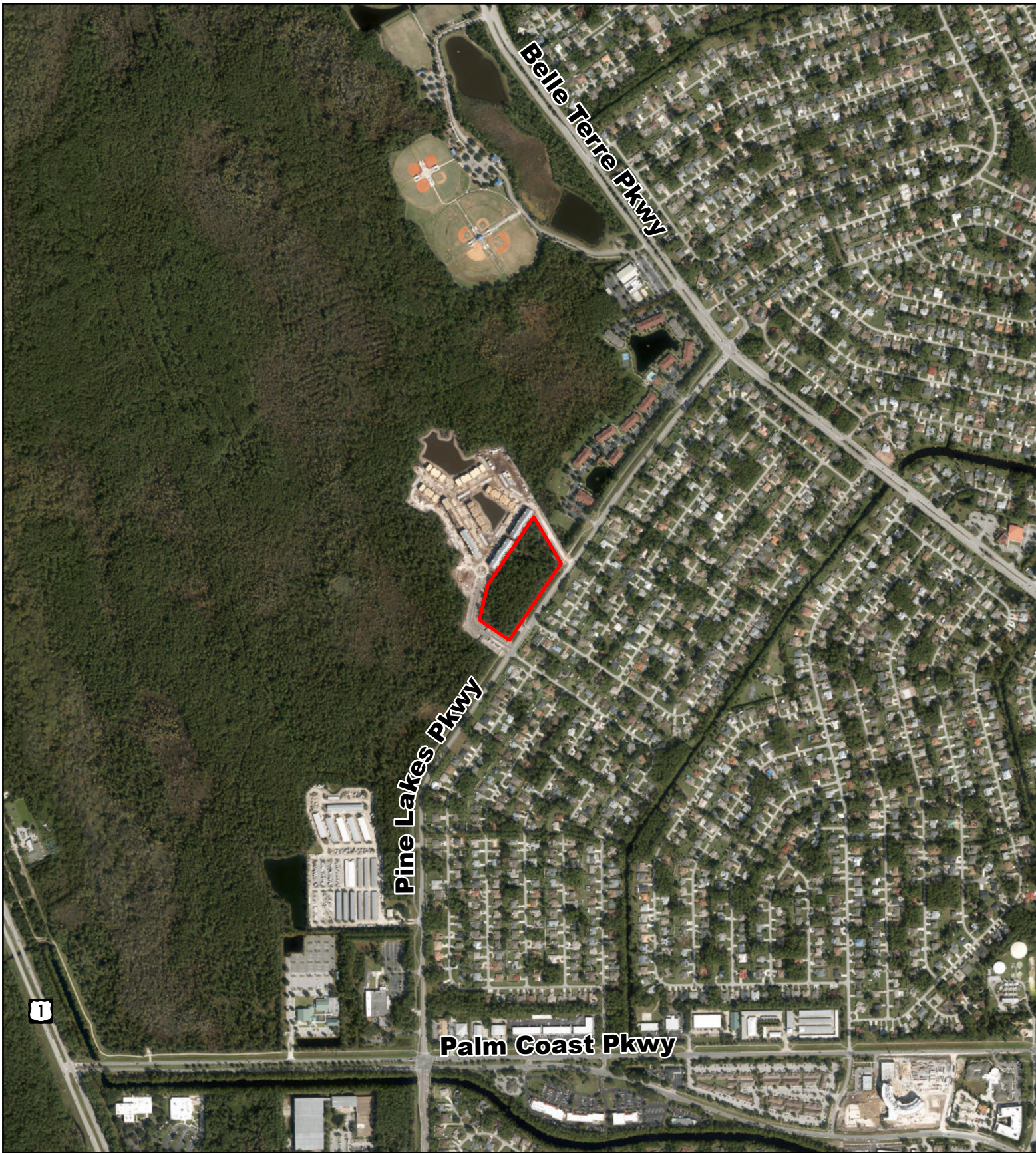
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of \_ physical presence or \_ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_ of MIRAL CORP 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 \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
NOTARY PUBLIC (SEAL)  
NOTARY PUBLIC SIGNATURE





### Distant Aerial

-  Palm Coast City Limits
-  Subject Property



0 1,000  
Feet






**Map Provided by the Planning Division**

**Date: 2/4/2025**





### Close Up Aerial

-  Palm Coast City Limits
-  Subject Property



**Map Provided by the Planning Division**

**Date: 2/4/2025**





# Future Land Use Map

- Palm Coast City Limits
- Subject Property

## Palm Coast FLUM

Conservation

- Mixed Use
- Residential

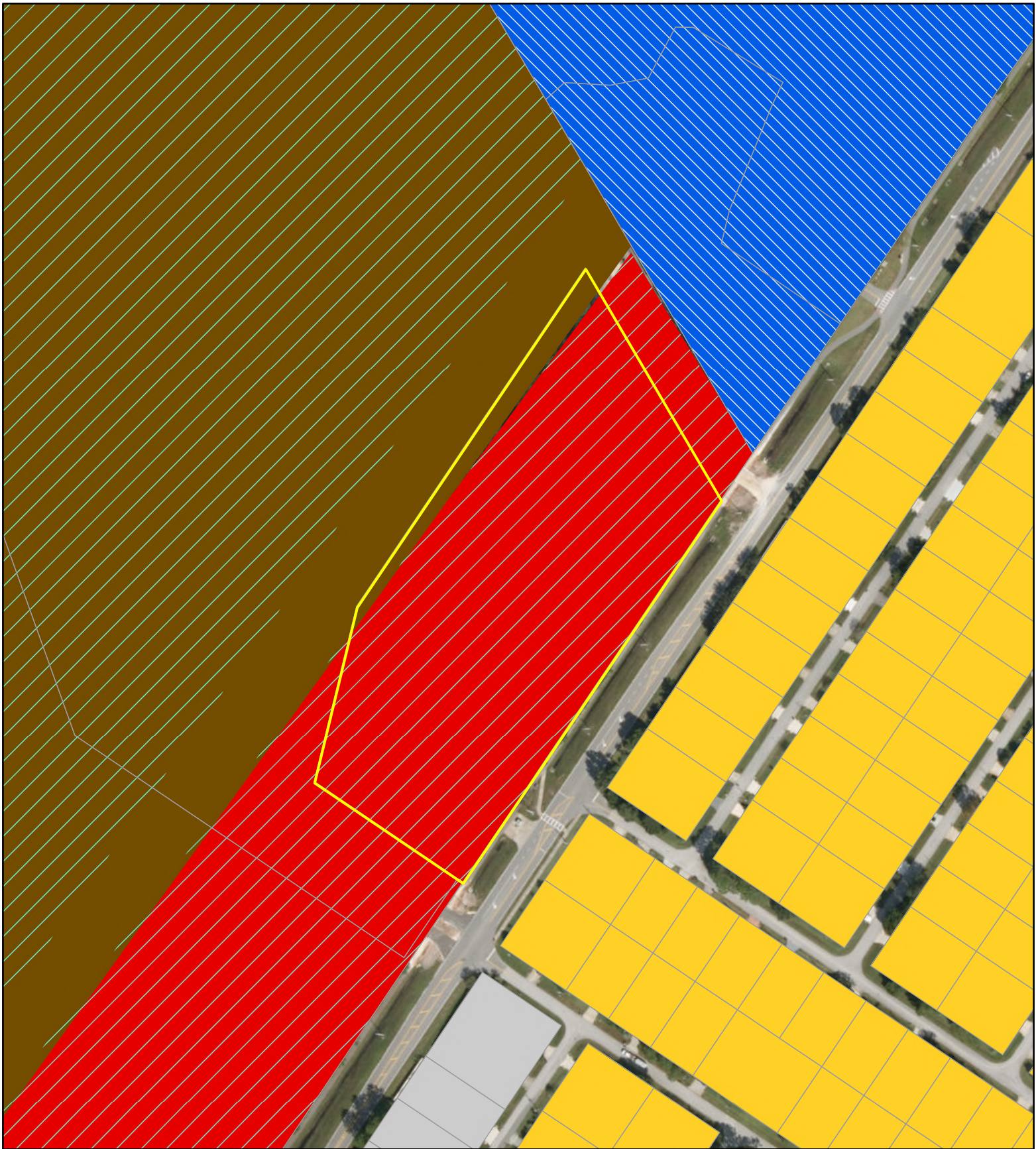


**Map Provided by the Planning Division**

**Date: 2/4/2025**

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.





# Zoning Map

- Palm Coast City Limits
  - Subject Property
- Palm Coast Zoning Districts**
- MFR-2
  - COM-2
  - DPX
  - MPD, MPD pre 11-16-08 designation
  - SFR-3



**Map Provided by the Planning Division**



**Date: 2/4/2025**



Scott W. Cichon  
Robert A. Merrell III  
John P. Ferguson  
Mark A. Watts  
Heather Bond Vargas  
Michael J. Woods  
Raymond L. Schumann  
Kathleen L. Crotty  
Michael O. Sznajstajler  
Andrew C. Grant  
Matthew S. Welch  
Robert E. Doan  
William A. Rice  
Douglas J. Collins  
Sara E. Glover  
Holly W. Zitzka



Daytona Beach • DeLand  
One Daytona Boulevard, Suite 600  
Daytona Beach, Florida 32114  
(386) 255-8171 | CobbCole.Com

Jessica L. Gow  
Sydney V. Cichon  
Anthony E. Aguanno  
Baylee D. Bunyard  
Anne M. Kehrli  
Alanna V. Smith

OF COUNSEL  
Larry D. Marsh  
Ira Halfond

William M. Cobb (1881-1939)  
Thomas T. Cobb (1916-2004)  
W. Warren Cole, Jr. (1926-2008)

December 11, 2024

**VIA ELECTRONIC DELIVERY**

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

Re: Special Exception – Hillpointe Way Storage  
Parcel ID: 10-11-30-5115-00000-0032

Dear Planning and Land Development Board Members:

As you may know, it is this firm's pleasure to represent Johnson Development Associates, Inc. (Contract Purchaser) and Miral Corp (Property Owner) in connection with their request for a Special Exception for a self-storage facility located at the Northwest corner of Pine Lakes Parkway and Grand Avenue in Palm Coast, Florida.

In connection with their request, and pursuant to our Pre-Application Meeting held on October 16, 2024 and pursuant to the Special Exception requirements of Sections 2.05.05 and 2.07.03 of the Palm Coast Land Development Code, the following Review Findings apply:

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

The proposed development is not in conflict with or contrary to the public interest. The proposed use will provide the public with needed convenient storage space, located in close proximity to recent residential development.

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

The proposed development is permitted in the COM-2 zoning district as a Special Exception and is consistent with the Comprehensive Plan and the provisions of the LDC.

Members of the Planning and Land Development Regulation Board  
Special Exception Request

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

The proposed development will not impose a significant financial liability or hardship for the City. The proposed development will provide for additional ad valorem taxes to assist with the financial viability of the City by increasing the tax base for the commercial use.

- 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 development will 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 development will provide a commercial use within a growing area of the City, located in an area where utility and transportation infrastructure exists to support the use, and will provide convenient storage space for the City's inhabitants.

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

The proposed development complies with all applicable local, state and federal laws, statutes, ordinances, regulations and codes. The commercial business will be reviewed via the Site Plan and Special Exception process with the City of Palm Coast.

In addition to the above, the proposed development is consistent with the Palm Coast comprehensive Plan as follows:

**Policy 1.5.1.1** – The City shall identify land that is appropriate for annexation and meets the City's adopted Goals that focus on increasing commercial and industrial development.

The property was annexed into the City to provide for a mixture of uses, included the proposed commercial storage use. This proposed use supports adjacent housing product and provides a support service to residents.

**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 proposed development provides supporting commercial uses to allow residents to store belongings in close proximity to their homes, requiring less travel to access stored materials and providing storage uses in close proximity to existing and proposed residential development.

**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.

The proposed commercial development will provide additional employment opportunities within the City and will provide needed support services for existing housing.

**To:** Michael Hanson, AICP

**From:** Tequila Nelson

**Date:** February 20, 2025

**Client/Matter #:** Hillpointe Way Storage Special Exception-App#6079

**Subject:** Neighborhood Meeting Summary – February 20, 2025

---

Although a neighborhood meeting per Section 2.05.02 of the Unified Land Development Code is not required for a Special Exception, the applicant held a neighborhood meeting to discuss the project for residents of the neighborhood at the cafeteria of the Indian Trails Middle School located at 5505 Belle Terre Parkway, FL 32137, on February 20, 2025, at 6:00 p.m.

Rob Merrell and Tequila Nelson from Cobb Cole were in attendance to explain the request. Jake Smith, Brittani Nelson, Natalie Smith, and Luiza Guazzelli were also in attendance on behalf of the development team. Michael Hanson, AICP, was in attendance from the City of Palm Coast. No interested residents attended the meeting to review the request. See the attached sign-in sheet.

We have included the list of the property owners to whom we sent the Invitation to the Neighborhood Meeting, and a copy of the Invitation.

We look forward to this item being scheduled for the Planning and Land Development Regulation Board at their next available meetings.

Thank you.

Tequila Nelson

HILLPOINTE WAY STORAGE SPECIAL EXCEPTION

NEIGHBORHOOD MEETING

INDIAN TRAILS MIDDLE SCHOOL

5505 Belle Terre Pkwy., Palm Coast, FL 32137

FEBRUARY 20, 2025

6:00 P.M.

SIGN IN SHEET

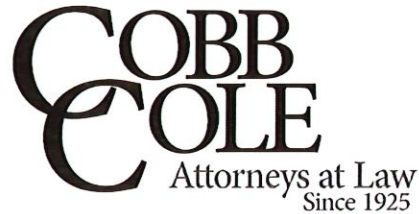
NAME

ADDRESS

PHONE OR EMAIL

Tequila Nelson	One Daytona Blvd. Suite 600	Daytona Beach FL
Jake Smith	100 Dunbar St.	Spartanburg, SC jsmith@johnsondevelopment.net
Luiza Guazzelli	100 NE 5th Street Delray Beach, FL	lguazzelli@dynamicec.com
Natalie Smith	4350 W Cypress St,	Tampa nsmith@johnsondevelopment.net
Brittani Nelson	4350 W Cypress St,	Tampa bnelson@johnsondevelopment.net
Michael Hensa	160 Avenue <sup>Lake</sup>	Palm Coast, FL 32164
Rob Merrell	One Daytona Blvd. Suite 600	Daytona Beach FL

Scott W. Cichon  
Robert A. Merrell III  
John P. Ferguson  
Mark A. Watts  
Heather Bond Vargas  
Michael J. Woods  
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OF COUNSEL  
Larry D. Marsh  
Ira Halfond

William M. Cobb (1881-1939)  
Thomas T. Cobb (1916-2004)  
W. Warren Cole, Jr. (1926-2008)

February 5, 2025

## INVITATION TO NEIGHBORHOOD MEETING

Dear Neighbor:

The law firm of Cobb Cole has the pleasure of representing Johnson Development Associates, Inc., (Developer) in connection with their application for their Special Exception and Site Plan for a self-storage facility located at the Northwest corner of Pine Lakes Parkway and Grand Avenue in Palm Coast, Florida. See the enclosed development plan, renderings and map.

As neighbors to the proposed development, we would like to invite you to discuss the project on **Thursday, February 20, 2025, at 6:00 p.m. in the cafeteria of the Indian Trails Middle School, located at 5505 Belle Terre Parkway, Palm Coast Florida, 32137.**

**You may provide written comments or questions regarding this request by email to [Debi.LaCroix@CobbCole.com](mailto:Debi.LaCroix@CobbCole.com) or by letter to Debi LaCroix, Cobb Cole, One Daytona Boulevard, Suite 600, Daytona Beach, FL 32114. Please include your name, address, and contact information in your correspondence. A copy of any correspondence received prior to the meeting will be included in the summary of the meeting provided to the City of Palm Coast.**

We look forward to seeing you at this meeting if you are interested in discussing this proposed project.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Merrell", is written over a light blue horizontal line.

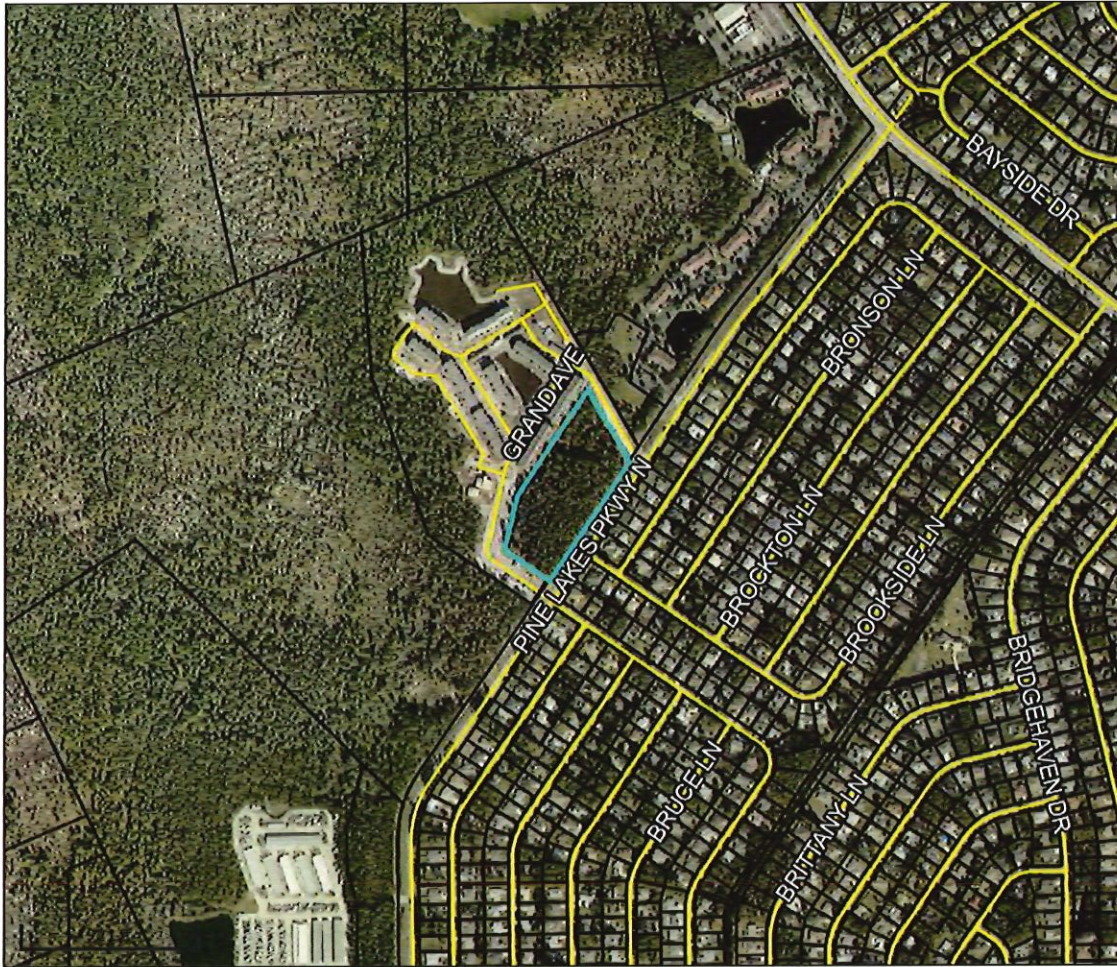
**Rob Merrell**

Direct Dial (386) 323-9263  
Email [Rob.merrell@CobbCole.com](mailto:Rob.merrell@CobbCole.com)  
Fax (386) 323-9207

RAM/ddl



# FLAGLER COUNTY PROPERTY APPRAISER



## Overview



## Legend

- Parcels
- Roads
- Streams and Rivers

<b>Parcel ID</b>	10-11-30-5115-00000-0032	<b>Owner</b>	MIRAL CORP 636 BROADWAY STE A	<b>Land Value</b>	\$375,980	<b>Last 2 Sales</b>							
<b>Prop ID</b>	2006169		SAN DIEGO, CA	<b>Ag Land Value</b>	\$0	<b>Date</b>	1/15/2021	<b>Price</b>	0	<b>Reason</b>	V	<b>Qual</b>	U
<b>Class Code</b>	VACANT COMMERCIAL		92101	<b>Building Value</b>	\$0	<b>Date</b>	2/1/2013	<b>Price</b>	\$333300	<b>Reason</b>	V	<b>Qual</b>	U
<b>Taxing District</b>	61	<b>Physical Address</b>	n/a	<b>Misc Value</b>	\$0	<b>MLS #</b> <a href="#">#MISSING#</a>							
<b>GIS sqft</b>	297,760.977			<b>Just Value</b>	\$375,980								
				<b>Assessed Value</b>	\$288,933								
				<b>Exempt Value</b>	\$0								
				<b>Taxable Value</b>	\$288,933								

Date created: 2/4/2025

Last Data Uploaded: 2/4/2025 7:23:03 AM

Developed by  **SCHNEIDER**  
GEOSPATIAL





## JDA, PALM COAST

HILDAVONTE BAY  
PALM COAST, FLA. 32139

A3.20 | LANDSCAPED RENDERING



JOHNSON DEVELOPMENT  
ASSOCIATES, INC.  
199 S. PALM BLVD., SUITE 400  
PALM BEACH, FL 33480



JKRP  
ARCHITECTS  
1000 N. W. 10TH AVE., SUITE 1000  
MIAMI, FL 33136  
305.571.1000  
WWW.JKRPARCHITECTS.COM





JOHNSON DEVELOPMENT  
ASSOCIATES, INC.  
100 SHERWOOD ST., SUITE 400  
PALM BEACH, FL 33480

## JDA, PALM COAST

HILLCRESTWAY  
PALM COAST, FLA 32139

## A3:21 | LANDSCAPED RENDERING

DATE: 08/20/2018



JK22  
ARCHITECTS  
100 WEST PALM BEACH AVENUE, SUITE 100  
PALM BEACH, FLORIDA 33480  
313.826.9411  
WWW.JK22ARCHITECTS.COM





10008 RIVERVIEW LLC  
23 BRONSON LANE  
PALM COAST, FL 32137

ADAMS HOMES OF NORTHWEST FLOR  
100 WEST GARDEN STREET SECOND F  
PENSACOLA, FL 32502

ALARCON GUADALUPE  
16 BROWNSTONE LANE  
PALM COAST, FL 32137

ARIHOHOA SESSINA  
93 BRUNING LANE  
PALM COAST, FL 32137

BOONE GREGORY &  
ERNESTINE H&W  
17 BROWNSTONE LANE  
PALM COAST, FL 32137

BREWER JARRON  
& JESTINE H&W  
19 BROWNSTONE LANE  
PALM COAST, FL 32137

BRITT ROBERT JOHN & LILIAM  
EGOAVIL BRITT H&W  
1 BROWNSTONE LANE  
PALM COAST, FL 32137

BRUCE LINDA  
19 BRONSON LANE  
PALM COAST, FL 32137

BRYANT CONNIE & DELBERT  
TAYLOR JTWROS LIFE ESTATE  
7 BRONSON LANE  
PALM COAST, FL 32137

BURNS EDNA B  
9 BRONSON LANE  
PALM COAST, FL 32137

CALANDRA ANITA  
& MICHAEL MAY W&H & MARCIA A CAL/  
6 BROWNSTONE LANE  
PALM COAST, FL 32137

CAYER A RICHARD & KARLA H&W &  
NORMA E KILBY JTWROS  
1 BRONSON LANE  
PALM COAST, FL 32137

COX TERRY PRESLEY JR &  
JENNIFER NICOLE GARRETT JTWROS  
26 BROWNSTONE LN  
PALM COAST, FL 32137

DMP PROPERTY HOLDINGS LLC  
2379 BEVILLE ROAD  
DAYTONA BEACH, FL 32119

ECHEVARRIA GABRIEL & NEYFI  
ECHEVARRIA H&W  
25 BROWNSTONE LANE  
PALM COAST, FL 32137

GALEON PACITA L & VIDA  
ENCARNACION G & PACIFICO N JTWOR  
163 BEACON AVE  
JERSEY CITY, NJ 07306

GONCALVES JOAQUIM B &  
MARIA F H&W  
25 PARKVIEW CIRCLE  
PALM COAST, FL 32164

GORBA JURIJS A  
1339 15TH AVE SW APT 1202 CALGARY  
CANADA, T3C 3V3,

GREENE BARBARA THOMAS  
LIFE ESTATE  
2 BROWNSTONE LANE  
PALM COAST, FL 32137

HAINES MICHAEL D  
18 BROOKSIDE LANE  
PALM COAST, FL 32137

HERNAEZ AMELIA B &  
ANTONIO  
95 BIRD OF PARADISE DR  
PALM COAST, FL 32137

KWOK HEA LEUNG  
2192 SWEDISH DR APT 28  
CLEARWATER, FL 33763

LAO BOUNSATH &  
CHANCHA LAO H&W  
35 BROWNSTONE LANE  
PALM COAST, FL 32137

LI SUK HA  
2192 SWEDISH DR APT 28  
CLEARWATER, FL 33763

MAXWELL SHARON M LIFE ESTATE  
13 BROWNSTONE LANE  
PALM COAST, FL 32137

MENOTTI MICHAEL &  
LUZ M H&W  
17 BRONSON LANE  
PALM COAST, FL 32137

MIRAL CORP  
636 BROADWAY STE A  
SAN DIEGO, CA 92101

MORIARITY JANINE J  
2 BROOKSIDE LANE  
PALM COAST, FL 32137

MULLINS DELORIS J & ROGER  
MULLINS H&W  
95 BRUNING LANE  
PALM COAST, FL 32135

MURTON JAMES P & JANICE E H&W  
PO BOX 47  
EAST VASSALBORO, ME 04935

NAGLE CLAUDIA M  
29 BRONSON LANE  
PALM COAST, FL 32137

PAIVA DINIS  
579 PAIVA  
EAST PROVIDENCE, RI 02914

PAIVA RESTAURANT CORP  
162 SPRUCE STREET  
EAST PROVIDENCE, RI 02914

PALACIO CARLOS A  
29 BROWNSTONE LN  
PALM COAST, FL 32137

PEGG ELIZABETH ANNE LIFE ESTATE  
39 BROWNSTONE LN  
PALM COAST, FL 32137

PHILLIPS TAYLOR LEE  
25 BRONSON LANE  
PALM COAST, FL 32137

PINE LAKE LAND ACQUISITION LLC  
104 ARMOUR RD N  
KANSAS CITY, MO 64116

PINE LAKES ACQUISITIONS LLC  
104 ARMOUR RD N  
KANSAS CITY, MO 64116

POINTE GRAND PALM COAST LLC  
101 S NEW YORK AVENUE SUITE 211  
WINER PARK, FL 32789

RODRIGUEZ EBERTO PUJOL & YANELY  
32 BROWNSTONE LANE  
PALM COAST, FL 32137

ROSARIO JIMMY & KIM D H&W TRUSTE  
511 GRAND LANDINGS PARKWAY  
PALM COAST, FL 32164

SANTIAGO MANUEL &  
MARIA DELURDES SANTIAGO  
4 PRINCE KAAREL LANE  
PALM COAST, FL 32164

SCOTT JOSEPHINE R  
8 BROOKSIDE LANE  
PALM COAST, FL 32137

SEPE HORACIO N &  
IRMA V  
2827 AVENEL ST  
LOS ANGELES, CA 90039

SI HENRY & IDA SI  
LIFE ESTATE  
144 BRUSHWOOD LANE  
PALM COAST, FL 32137

SIMON JOCELYNE & WILNER SIMON  
W&H  
140 BRUSHWOOD LANE  
PALM COAST, FL 32164

SINGH KASHWAR &  
BIBI SELINA SINGH  
9007 199 ST  
HOLLIS, NY 11423

STEVENS MERLIN N &  
PAMELA A H&W  
148 BRUSHWOOD LN  
PALM COAST, FL 32137

VAN VORST KENNETH C  
585 HIGH STREET  
CLOSTER, NJ 07624

VASSILAKOS JOHN  
413 ROWAYTON AVE  
NORWALK, CT 06854

VILLAGONZALO JUAN W JR &  
SHIRLEY B  
97-39 ECKFORD AVE  
OZONE PARK, NY 11417

VILLAGONZALO SHIRLEY B & JUAN  
W VILLAGONZALO JR H&W  
97-39 ECKFORD AVE  
OZONE PARK, NY 11417

WHALEY MARK & JOANNE L  
134 BRUSHWOOD LANE  
PALM COAST, FL 32137

WHITE DAVIS VIRGIE  
& PHILIP WHITE W&H  
20 BROWNSTONE LANE  
PALM COAST, FL 32137

WOODLIEF BRIAN & JANET H&W  
28 BROWNSTONE LANE  
PALM COAST, FL 32137



**NOTIFICATION AFFIDAVIT for VARIANCE / SPECIAL EXCEPTION**

COUNTY OF FLAGLER X  
STATE OF FLORIDA X

Before me this 4th day of March, 2025 personally appeared

Tequila Nelson who after providing \_\_\_\_\_ as identification and

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

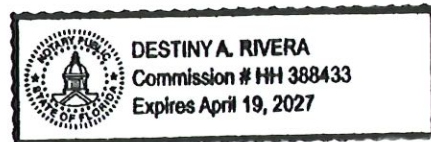
"I have read and fully understand the provisions of this instrument."

1. Each abutting property owner (as defined in the Unified Land Development Code) of the boundary lines of **Application # 6079**, 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 3/19/25, Planning & Land Development Regulation Board (PLDRB) hearing; and
2. No other documentation was provided in the envelope with the notification letter.

*Tequila Nelson*  
Signature of Responsible Party

Tequila Nelson  
Printed Name

One Daytona Blvd. Suite 600 Daytona Beach FL 32114  
Mailing Address



*Destiny Rivera*  
Signature of Person Taking Acknowledgement

Destiny Rivera  
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.**





# City of PALM COAST

Community Development Department  
Planning Division

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

February 26, 2025

RE: Request for Special Exception; Application No. 6079

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 Mini-warehouses, Office Warehouses and Self-Storage with associated recreational vehicle parking in the General Commercial (COM-2) Zoning District has been made by COBB COLE / ROBERT MERRELL ESQUIRE of Palm Coast Section 10, Block 00000, Lot 0030, Tax Parcel ID No.: 10-11-30-5115-00000-0030, located at the northwest quadrant of the Pine Lakes Parkway and Grand Avenue intersection.

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, March 19, 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,

*Michael Hanson*

MICHAEL HANSON, AICP  
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 the ADA Coordinator at 386-986-2570 at least 48 hours prior to the meeting.*



ADAMS HOMES OF NORTHWEST FLOR  
100 WEST GARDEN STREET SECOND F  
PENSACOLA, FL 32502

BOONE GREGORY &  
ERNESTINE H&W  
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PALM COAST, FL 32137

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ECHEVARRIA H&W  
25 BROWNSTONE LANE  
PALM COAST, FL 32137

MAXWELL SHARON M LIFE ESTATE  
13 BROWNSTONE LANE  
PALM COAST, FL 32137

MIRAL CORP  
636 BROADWAY STE A  
SAN DIEGO, CA 92101

MORIARITY JANINE J  
2 BROOKSIDE LANE  
PALM COAST, FL 32137

PAIVA DINIS  
579 PAIVA  
EAST PROVIDENCE, RI 02914

PINE LAKE LAND ACQUISITION LLC  
104 ARMOUR RD N  
KANSAS CITY, MO 64116

POINTE GRAND PALM COAST LLC  
101 S NEW YORK AVENUE SUITE 211  
WINER PARK, FL 32789

STEVENS MERLIN N &  
PAMELA A H&W  
148 BRUSHWOOD LN  
PALM COAST, FL 32137

VILLAGONZALO JUAN W JR &  
SHIRLEY B  
97-39 ECKFORD AVE  
OZONE PARK, NY 11417

VILLAGONZALO SHIRLEY B & JUAN  
W VILLAGONZALO JR H&W  
97-39 ECKFORD AVE  
OZONE PARK, NY 11417

Cobb Cole  
Tequila Nelson  
1 DAYTONA BLVD STE 220 STE 600  
DAYTONA BEACH FL 32114-1217

**\$5.54 US POSTAGE**  
**FIRST-CLASS IMI**  
Mar 04 2025  
Mailed from ZIP 32114  
1 OZ FIRST-CLASS MAIL LETTER  
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**9407 1118 9876 5451 3765 01**

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ADAMS HOMES OF NORTHWEST FLOR  
100 W GARDEN ST # 2 # F  
PENSACOLA FL 32502-5696



Cobb Cole  
Tequila Nelson  
1 DAYTONA BLVD STE 220 STE 600  
DAYTONA BEACH FL 32114-1217

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**USPS CERTIFIED MAIL**



**9407 1118 9876 5451 3719 33**

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**BOONE GREGORY & ERNESTINE H&W**

**17 BROWNSTONE LN**

**PALM COAST FL 32137-8716**





Cobb Cole  
Tequila Nelson  
1 DAYTONA BLVD STE 220 STE 600  
DAYTONA BEACH FL 32114-1217

**\$5.54 US POSTAGE**

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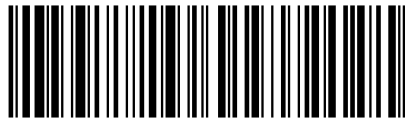


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**9407 1118 9876 5451 3713 46**

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**BREWER JARRON & JESTINE H&W**

**19 BROWNSTONE LN**

**PALM COAST FL 32137-8716**



Cobb Cole  
Tequila Nelson  
1 DAYTONA BLVD STE 220 STE 600  
DAYTONA BEACH FL 32114-1217

**\$5.54 US POSTAGE**

**FIRST-CLASS IMI**

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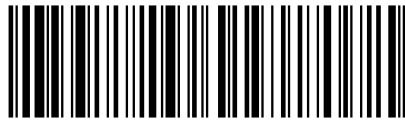


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**9407 1118 9876 5451 3710 56**

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BRITT ROBERT JOHN & LILIAM EGOAVIL BRITT H&W  
1 BROWNSTONE LN  
PALM COAST FL 32137-8716



Cobb Cole  
Tequila Nelson  
1 DAYTONA BLVD STE 220 STE 600  
DAYTONA BEACH FL 32114-1217

**\$5.54 US POSTAGE**  
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11923275



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**9407 1118 9876 5451 3992 27**

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ECHEVARRIA GABRIEL & NEYFI ECHEVARRIA H&W  
25 BROWNSTONE LN  
PALM COAST FL 32137-8716



Cobb Cole  
Tequila Nelson  
1 DAYTONA BLVD STE 220 STE 600  
DAYTONA BEACH FL 32114-1217

**\$5.54 US POSTAGE**  
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Mailed from ZIP 32114  
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**USPS CERTIFIED MAIL**



**9407 1118 9876 5451 3998 21**

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MAXWELL SHARON M LIFE ESTATE  
13 BROWNSTONE LN  
PALM COAST FL 32137-8716



Cobb Cole  
Tequila Nelson  
1 DAYTONA BLVD STE 220 STE 600  
DAYTONA BEACH FL 32114-1217

**\$5.54 US POSTAGE**  
**FIRST-CLASS IMI**  
Mar 04 2025  
Mailed from ZIP 32114  
1 OZ FIRST-CLASS MAIL LETTER  
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11923275



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**USPS CERTIFIED MAIL**



**9407 1118 9876 5451 3991 66**

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Miral Corp  
636 BROADWAY STE A  
SAN DIEGO CA 92101-5410



Cobb Cole  
Tequila Nelson  
1 DAYTONA BLVD STE 220 STE 600  
DAYTONA BEACH FL 32114-1217

**\$5.54 US POSTAGE**

**FIRST-CLASS IMI**

Mar 04 2025

Mailed from ZIP 32114

1 OZ FIRST-CLASS MAIL LETTER

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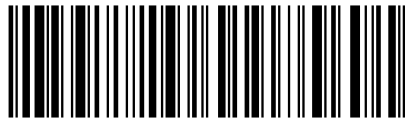


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**USPS CERTIFIED MAIL**



**9407 1118 9876 5451 3993 71**

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Moriarity Jannine J  
2 BROOKSIDE LN  
PALM COAST FL 32137-8721



Cobb Cole  
Tequila Nelson  
1 DAYTONA BLVD STE 220 STE 600  
DAYTONA BEACH FL 32114-1217

**\$5.54 US POSTAGE**

**FIRST-CLASS IMI**

Mar 04 2025

Mailed from ZIP 32114

1 OZ FIRST-CLASS MAIL LETTER

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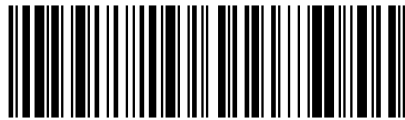


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**USPS CERTIFIED MAIL**



**9407 1118 9876 5451 3994 87**

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PAIVA DINIS  
579 PAIVA  
EAST PROVIDENCE RI 02914



Cobb Cole  
Tequila Nelson  
1 DAYTONA BLVD STE 220 STE 600  
DAYTONA BEACH FL 32114-1217

**\$5.54 US POSTAGE**  
FIRST-CLASS IMI  
Mar 04 2025  
Mailed from ZIP 32114  
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**USPS CERTIFIED MAIL**



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PINE LAKE LAND ACQUISITION LLC  
104 ARMOUR RD  
KANSAS CITY MO 64116-3503





Cobb Cole  
Tequila Nelson  
1 DAYTONA BLVD STE 220 STE 600  
DAYTONA BEACH FL 32114-1217

**\$5.54 US POSTAGE**  
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Mailed from ZIP 32114  
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**9407 1118 9876 5451 3939 04**

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POINTE GRAND PALM COAST LLC  
101 S NEW YORK AVE UNIT 211  
WINTER PARK FL 32789-4290



Cobb Cole  
Tequila Nelson  
1 DAYTONA BLVD STE 220 STE 600  
DAYTONA BEACH FL 32114-1217

**\$5.54 US POSTAGE**

**FIRST-CLASS IMI**

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Mailed from ZIP 32114

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**USPS CERTIFIED MAIL**



**9407 1118 9876 5451 3936 45**

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STEVENS MERLIN N & PAMELA A H&W

148 BRUSHWOOD LN

PALM COAST FL 32137-8701



Cobb Cole  
Tequila Nelson  
1 DAYTONA BLVD STE 220 STE 600  
DAYTONA BEACH FL 32114-1217

**\$5.54 US POSTAGE**  
**FIRST-CLASS IMI**  
Mar 04 2025  
Mailed from ZIP 32114  
1 OZ FIRST-CLASS MAIL LETTER  
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**USPS CERTIFIED MAIL**



**9407 1118 9876 5451 3933 55**

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VILLAGONZALO JUAN W JR & SHIRLEY B  
9739 ECKFORD AVE  
OZONE PARK NY 11417-3017



Cobb Cole  
Tequila Nelson  
1 DAYTONA BLVD STE 220 STE 600  
DAYTONA BEACH FL 32114-1217

**\$5.54 US POSTAGE**  
**FIRST-CLASS IMI**  
Mar 04 2025  
Mailed from ZIP 32114  
1 OZ FIRST-CLASS MAIL LETTER  
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11923275



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**USPS CERTIFIED MAIL**



**9407 1118 9876 5451 3934 16**

---

VILLAGONZALO SHIRLEY B & JUAN W VILLAGONZALO JR  
9739 ECKFORD AVE  
OZONE PARK NY 11417-3017



## Tequila Nelson

---

**From:** Tequila Nelson  
**Sent:** Tuesday, February 25, 2025 8:37 AM  
**To:** bryantsite01@yahoo.com  
**Cc:** Jessica Gow; Rob Merrell; Alanna Smith  
**Subject:** RE: Johnson Development

Connie,

We are in receipt of your email. We held a neighborhood meeting Feb. 20th at 6:00 p.m. at Indian Trails Middle School. However, no concerned residents attended. We will include your email to our neighborhood meeting summary. If you have any questions regarding the site, please let us know and we will be happy to set a call to discuss.

Thanks,

From: Connie Bryant <bryantsite01@yahoo.com>  
Sent: Thursday, February 13, 2025 7:41 PM  
To: Debi LaCroix <Debi.Lacroix@cobbcole.com>  
Subject: Johnson Development

To whom it may concern & to the City of Palm Coast:

I am strongly opposed to Johnson Development Associates, Inc.'s application for Special Exception and Site Plan for a self-storage facility located at the Northwest corner of Pine Lakes Parkway and Grand Avenue in Palm Coast.

Connie Bryant  
7 Bronson Lane  
Palm Coast, FL 32137  
bryantsite01@yahoo.com

Sent from my iPhone



### TEQUILA NELSON LEGAL ASSISTANT & PARALEGAL

[Tequila.Nelson@CobbCole.com](mailto:Tequila.Nelson@CobbCole.com)

One Daytona Boulevard, Suite 600  
Daytona Beach, FL 32114

Office: 386-323-9264  
CobbCole.com



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transmission in error, please delete it from your system without copying or forwarding it, and notify the sender of the error by reply email or by calling Cobb Cole at 386-255-8171, so that we can update our address records accordingly.

## Tequila Nelson

---

**From:** Tequila Nelson  
**Sent:** Tuesday, February 25, 2025 8:37 AM  
**To:** delbert.taylor@gmail.com  
**Cc:** Jessica Gow; Rob Merrell; Alanna Smith  
**Subject:** RE: Johnson Development/ Palm Coast

Delbert,

We are in receipt of your email. We held a neighborhood meeting Feb. 20th at 6:00 p.m. at Indian Trails Middle School. However, no concerned residents attended. We will include your email to our neighborhood meeting summary. If you have any questions regarding the site, please let us know and we will be happy to set a call to discuss.

Thanks,



### TEQUILA NELSON LEGAL ASSISTANT & PARALEGAL

[Tequila.Nelson@CobbCole.com](mailto:Tequila.Nelson@CobbCole.com)

One Daytona Boulevard, Suite 600  
Daytona Beach, FL 32114

Office: 386-323-9264  
CobbCole.com



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---

**From:** Delbert Taylor <[delbert.taylor@gmail.com](mailto:delbert.taylor@gmail.com)>  
**Sent:** Thursday, February 13, 2025 4:18 PM  
**To:** Debi LaCroix <[Debi.Lacroix@cobbcole.com](mailto:Debi.Lacroix@cobbcole.com)>  
**Subject:** Johnson Development/ Palm Coast

I am unequivocally opposed to the proposed application for a Special Exemption and Site Plan for a self-storage facility at Pine Lakes Parkway and Grand Avenue.

Del Taylor  
7 Bronson Ln.  
Palm Coast, FL 32137  
[Delbert.taylor@gmail.com](mailto:Delbert.taylor@gmail.com)  
(405) 306-6124