



Crossroads of Flagler County

**Board Members:**  
**Carl Lilavois, Chair**  
**Gary Masten, Co-Chair**  
**Lyn Lafferty**  
**Gary Garner**  
**Cory Romaniuk**

## **PLANNING, ZONING AND APPEALS BOARD MINUTES**

**Tuesday, May 6, 2025**

**6:00 PM**

1769 East Moody Boulevard (GSB),  
Chambers Meeting Room  
Bunnell, FL 32110

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1. **Call Meeting to Order for Planning and Zoning Meeting and Roll Call**  
Chair Lilavois called the meeting to order at 6:00 PM and led the Pledge of Allegiance.  
  
**Present:** Carl Lilavois, Chair; Gary Masten, Co-Chair; Gary Garner; Lyn Lafferty; Cory Romaniuk  
**Non-voting:** Community Development Director Joe Parsons; City Attorney Stephanie Velo; Community Development Coordinator Adrian Calderin; Finance Director Kristi Moss; Business Tax Receipt Specialist Bridgitte Gunnells
  2. **Disclosure of Ex-Parte communications.**  
None.
  3. **Approval of Minutes**
    - a. **April 1, 2025 Planning, Zoning and Appeals Board Minutes**  
**Motion:** Approve the April 1, 2025 Planning, Zoning and Appeals Board Minutes.  
**Moved by:** Gary Garner  
**Seconded by:** Gary Masten  
**Board Discussion:** None  
**Public Discussion:** None  
**Vote:** Motion carried unanimously
  4. **New Business:**
    4. **VAC 2025-03: Requesting to vacate certain unimproved alleyways and right-of-way within Blocks 213, 214, 215, 222, 223, and 268 within the Town of Bunnell plat as recorded in Plat Book 1, Page 2, in the Public Records of Flagler County, Florida.**  
Community Development Coordinator Calderin introduced and presented the item. He explained the alleyways are being proposed to be vacated to allow the development of an affordable housing multifamily complex of 28 units with amenities. He also stated there are no public utilities and no planned public use for the alleyways. Staff recommended the Board recommend approval to the City Commission.

Mark & Susan Pearson stated they own properties on the alleyways and questioned if the alley is vacated would the setbacks change. Community Development Director Parsons said setbacks could increase as the property would be absorbing the right-of-way and becoming wider.

**Motion:** Recommend approval of VAC 2025-03: Requesting to vacate certain unimproved alleyways and right-of-way within Blocks 213, 214, 215, 222, 223, and 268 within the Town of Bunnell plat as recorded in Plat Book 1, Page 2, in the Public Records of Flagler County, Florida to the Bunnell City Commission.

**Moved by:** Gary Garner

**Seconded by:** Cory Romaniuk

**Vote:** Motion carried unanimously

**5. VAC 2025-02: Requesting to vacate a portion of a 30-foot public unimproved right-of-way, known as Boston Avenue, within the Lincoln Heights Subdivision as recorded in the Public Records of Flagler County, Florida.**

Community Development Coordinator Calderin introduced and presented the item. He explained only a section of the right-of-way is requested to be vacated and the applicant plans to construct a private driveway for a future single-family residence. He further stated there are no public utilities or any planned public use of the right-of-way. Staff recommended approval.

**Motion:** Approve VAC 2025-02: Requesting to vacate a portion of a 30-foot public unimproved right-of-way, known as Boston Avenue, within the Lincoln Heights Subdivision as recorded in the Public Records of Flagler County, Florida.

**Moved by:** Gary Garner

**Seconded by:** Gary Masten

**Vote:** Motion carried unanimously

**6. MJSP 2025-02: Requesting approval of the major site plan for the Sizemore Building Expansion #2 project, located at 901 E. Moody Blvd.**

Community Development Coordinator Calderin introduced and presented the item. He explained the project is for a 10,800 square foot building addition that will be replacing the existing impervious coverage. He further stated the Technical Review Committee signed off on the plans. Staff recommended approval of the major site plan with the following condition.

1. The dumpster enclosure to be relocated must be placed in a position that allows adequate access for the City's solid waste vehicles.

Board Member Romaniuk asked whether the impervious coverage changes comply with the city standards. Community Development Coordinator Calderin confirmed the plans met all City review standards.

Bruce Bruce asked how this project is able to proceed without state-level stormwater review. Community Development Director Parsons stated the

project does not exceed the threshold for triggering St. Johns River Water Management District oversight as the plans call for a slight reduction in overall impervious coverage.

**Motion:** Approve MJSP 2025-02: Requesting approval of the major site plan for the Sizemore Building Expansion #2 project, located at 901 E. Moody Blvd with the following condition:

1. The dumpster enclosure to be relocated must be placed in a position that allows adequate access for the City's solid waste vehicles. Ensure the dumpster enclosure location and position is satisfactory to the solid waste department.

**Moved by:** Gary Masten

**Seconded by:** Gary Garner

**Vote:** Motion carried unanimously

*Note: Agenda Item 8 was moved up on the agenda and heard prior to Agenda Item 7.*

**8. FLUMA 2025-01: Requesting to amend the Future Land Use Map of the Future Land Use Element in the 2035 Comprehensive Plan for 1,842+/- acres of land from "Agricultural & Silviculture" designation to the "Industrial" and "Agricultural Community Industrial" designation**

City Attorney Velo stated both items are quasi-judicial in nature and proceeded to explain the quasi-judicial procedures. BTR Specialist Gunnells swore in the following staff and members of the public:

1. Community Development Coordinator Adrian Calderin
2. Community Development Director Joseph Parsons
3. Tara Tedrow, Esq.
4. Robin Jones
5. Sean Moylan
6. Kennegan Goncalves
7. Blake Neal
8. Mercedes McCallen
9. Bruce Bruce
10. Chelsea Herbert
11. Shelley Bradley
12. Katherine Biancanello
13. Mary Racky
14. Lila Pontius
15. Matt Miller
16. Bob Gibbs
17. Nichlos Castle
18. Vickey Haley
19. Lorrie Young
20. Amanda White
21. Heather May
22. Thomas Kupstas
23. Jill Barton
24. Daniel Patrillo

- 25. Chris Pryor
- 26. Nancy Gibbs

City Attorney Stephanie Vel gave direction to the Board that the decision must be based on competent substantial evidence.

Board Member Lafferty stated she has a conflict of interest and recused herself from voting on Items #7 and #8.

Community Development Coordinator Calderin introduced and explained both items #7 and #8 as they are companion items. He stated Item #8 is considered a large-scale Future Land Use Map amendment and will undergo the state expedited review process and would designate 1,383+/- acres to Industrial and 459+/- acres to Agricultural Community Industrial, and the companion rezoning item #7 will rezone to L-2, Heavy Industrial District and ACI, Agricultural Community Industrial District to be consistent with their respective Future Land Use Map designations. He proceeded to explain the data and analysis report conducted with its findings. Staff recommended approval of Item #8.

Board Member Romaniuk asked staff if technical details related to development should not be a question during the rezoning process. Community Development Director Parsons confirmed development details are not a part of this discussion as the application before the Board is strictly for a Future Land Use Map amendment and a rezoning with no proposed uses currently.

Tara Tedrow, attorney on behalf of the property owners, gave a presentation to the Board to justify the proposed amendments.

Robin Jones (2271 County Road 304, Unincorporated Flagler County) shared her concerns and opposition to the proposed rezoning and Future Land Use Map amendment. She emphasized the personal and financial burden the rezoning will have on her property.

Deputy County Attorney Sean Moylan (1769 E. Moody Blvd., Bunnell) clarified the County is not taking a position for or against the proposal but does have procedural and planning concerns.

Kennegan Goncalves (1037 Old Haw Creek Road, Bunnell) expressed concerns with the scale and type of growth that is being proposed. He stated he supports thoughtful, responsible development but that the proposal's scale is too much.

Blake Neal (75 Pryor Lane, Unincorporated Flagler County) expressed his opposition to the proposed rezoning and Future Land Use Map amendment. He stated his fears of increased pollution, unsafe well water, decreased air quality, and traffic congestion.

Mercedes McCallen expressed her concerns with the proposed rezoning and Future Land Use Map amendment preceding any specific development proposal.

Bruce Bruce (2270 South State Street, Bunnell) expressed his support of the proposed rezoning and Future Land Use Map amendment, highlighting the importance of industrial zones in enabling economic opportunity. He stated industrial sectors are vital for working-class job creation.

Chelsea Herbert (1965 Old Haw Creek Road, Bunnell) voiced her opposition to the proposed rezoning and Future Land Use Map amendment. She expressed concerns over the intensity and potential environmental and health hazards of allowing heavy industrial uses near residential wells and homes.

Shelley Bradley (71 Sentinel Trail, Palm Coast) expressed her concerns and urged the Board to delay the decision until a buyer is identified and a specific development plan is submitted to evaluate potential impacts.

Katherine Biancanello (2434 County Road 304, Unincorporated Flagler County) expressed deep concerns about the lack of transparency and the detrimental impacts the proposed rezoning and Future Land Use Map amendment could have on her community.

Amanda White (205 South Forsyth Street, Bunnell) expressed her concerns with the urgency behind the proposed rezoning and Future Land Use Map amendment for land still under a timber lease. She urged the Board to delay the rezoning and Future Land Use Map amendment.

Mary Racky (32 Burbank Drive, Palm Coast) expressed her concerns with the proposed rezoning and Future Land Use Map amendment.

Heather May (5840 County Road 304, Bunnell) expressed her opposition to the proposed rezoning and Future Land Use Map amendment and urged the Board to deny the amendments until a specific and detailed development proposal is presented.

Robin Jones spoke once more to express her opposition to the proposed rezoning and Future Land Use Map amendment.

Lila Pontius (720 County Road 304, Unincorporated Flagler County) expressed concerns about road infrastructure, water pollution, soil erosion, and property devaluation.

Matt Miller (5840 County Road 304, Bunnell) argued that the application is too substantial and should be placed in a referendum to allow the broader community to weigh in. City Attorney Velo responded that is not the process in the City.

Bob Gibbs (1215 County Road 304, Bunnell) questioned the noticing procedures for these items as he did not receive any notice in the mail. He further expressed his concerns and opposition to these proposed amendments.

Nicholas Castle (2050 County Road 304, Unincorporated Flagler County) questioned whether proposed rezoning and Future Land Use Map amendment would bring jobs with artificial intelligence and automation increasingly replacing labor.

Vickey Haley (32 Brian Lane, Palm Coast) expressed her concerns and opposition to the proposed rezoning and Future Land Use Map amendment.

Lorrie Young (20 West Sawmill Court, Palm Coast) expressed her concerns and opposition to the proposed amendments.

Kennegan Goncalves spoke again to reiterate his concerns for the community if the amendments were approved.

Thomas Kupstas (1660 County Road 304, Unincorporated Flagler County) expressed his opposition to the proposed rezoning and Future Land Use Map amendment.

Kim Nesbitt (1016 Lake Bridge Drive, Unincorporated Flagler County) expressed her concerns and opposition to the proposed rezoning and Future Land Use Map amendment. She stated the amendments pose too many risks and urged the Board to reject the amendments.

Jill Barton (5500 County Road 304, Unincorporated Flagler County) expressed her opposition to the proposed rezoning and Future Land Use Map amendment.

Daniel Patrillo (840 Chicken Farm Road, Unincorporated Flagler County) expressed his concerns and opposition to the proposed rezoning and Future Land Use Map amendment.

Tara Tedrow, representing the property owners, acknowledged the community's concerns and gave closing statements.

Board Member Garner asked if the proposed rezoning and Future Land Use Map amendment get transmitted to the City Commission regardless of what their recommendation is. Community Development Director Parsons stated that is correct.

Co-Chair Masten clarified that the Board only makes a recommendation and does not have authority to give final approval on the proposed rezoning and Future Land Use Map amendment.

Co-Chair Masten asked the City Attorney to restate the quasi-judicial process regarding what the Board can consider when voting. City Attorney Velo stated the Board's decision must be based on competent substantial evidence.

**Motion:** Approve FLUMA 2025-01: Requesting to amend the Future Land Use Map of the Future Land Use Element in the 2035 Comprehensive Plan for 1,842+/- acres of land from "Agricultural & Silviculture" designation to the "Industrial" and "Agricultural Community Industrial" designations.

**Moved by:** Gary Garner

**Seconded by:** Cory Romaniuk

**Vote:** Motion carried by majority vote 3-1.

**Yes:** Gary Garner; Gary Masten; Cory Romaniuk

**No:** Carl Lilavois

**Recused:** Lyn Lafferty recused herself from voting due to a conflict of interest

**7. ZMA 2025-01: Requesting to amend the Official Zoning Map of the City of Bunnell for 1,842+/- acres from the "AG&S, Agricultural & Silviculture District" to the "L-2, Heavy Industrial District" and "ACI, Agricultural Community Industrial District".**

*\*This item was presented concurrently with Item #8 which was moved up on the agenda.\**

City Attorney Velo restated this item is quasi-judicial in nature and proceeded to explain the quasi-judicial procedures once more.

Community Development Coordinator Calderin reiterated his explanation for this item.

Nicholas Castle expressed his concerns with heavy industrial zoning near residential areas.

Robin Jones expressed her opposition once more to the proposed amendments

Bob Gibbs reiterated his concerns and opposition to the proposed amendments.

Lauren Castle (2050 County Road 304, Unincorporated Flagler County) voiced concerns over unknown future uses that may be built behind her home.

Rose Rideira (Seminole Woods, Palm Coast) asked if the rezoning opens the door for more industrial rezonings on adjacent lands. Community Development Coordinator Calderin stated each application is reviewed on a case-by-case basis and would have to provide justification for rezoning applications.

Lila Pontius reiterated her concerns and opposition to the proposed amendments.

Chris Pryor (60 Pryor Lane, Unincorporated Flagler County) expressed his concerns and opposition to the proposed amendments.

Savannah Brinkworth (County Road 140, Unincorporated Flagler County) expressed the environmental risks of the proposed amendments. She urged the Board to think about the impacts these would cause.

David Jones (2271 County Road 304, Unincorporated Flagler County) expressed his concerns and opposition to the proposed amendments.

Nancy Gibbs (1215 County Road 304, Bunnell) warned of the impact the proposed amendments will cause in the surrounding community.

Patricia Evans (3823 Old Haw Creek Road, Unincorporated Flagler County) expressed her concerns and opposition to the proposed amendments. She inquired why she didn't get a notice as she is near the property to be rezoned.

Tara Tedrow provided statements to respond to the public's comments.

Community Development Coordinator Calderin clarified to the public about the City's notification procedures for rezoning applications.

**Motion:** Approve ZMA 2025-01: Requesting to amend the Official Zoning Map of the City of Bunnell for 1,842+/- acres from the "AG&S, Agricultural & Silviculture District" to the "L-2, Heavy Industrial District" and "ACI, Agricultural Community Industrial District".

**Moved by:** Gary Garner

**Seconded by:** Cory Romaniuk

**Vote:** Motion carried by majority vote 3-1.

**Yes:** Gary Garner; Gary Masten; Cory Romaniuk

**No:** Carl Lilavois

**Recused:** Lyn Lafferty recused herself from voting due to a conflict of interest

**Old Business: None**

#### **9. Public Comment**

Bob Gibbs stated he believes the newspaper used for advertising is not published in the community area.

#### **10. Board comment**

Chair Lilavois explained that he needed more information related to a plan to support the proposed rezoning and Future Land Use Map amendment.

Board Member Romaniuk explained the rezoning process and how it relates to the overall development process.

**11. Adjournment of Planning and Zoning Meeting**

**Motion:** Adjourn

**Moved by:** Gary Garner

**Seconded by:** Gary Masten

**Vote:** Motion carried unanimously

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PZA Chair

***\*\*The City adopts summary minutes. Audio files in official City records are retained according to the Florida Department of State GS1-SL records retention schedule\*\****