



Planning & Architectural Review Board Regular Meeting Agenda

Tuesday, August 5, 2025 at 5:30 PM

City Commission Chambers – 105 S. 2ND Street, Flagler Beach, FL 32136



All meeting items will be continued until meeting is complete.

1. Call the meeting to order
2. Pledge of Allegiance
3. Roll Call / Determination of Quorum
4. Approve Minutes
 - a. July 15, 2025 Meeting Minutes
5. Old Business
6. New Business
 - a. **Application PCON25-0002:** Conceptual Site Plan – A proposed, 2513 SQFT two-story, mixed-use building. The ground floor proposes two (2) retail spaces ~686 SQ FT per commercial space; a 2-car garage with exterior stairs that lead to a three (3) bedroom, two (2) bath dwelling unit.
Parcel ID No.: 01-12-31-1100-00050-0050
FLUM: Commercial
Zoning District: Tourist Commercial
Owner: Gaspar Family Holding Three LLC, 908 N Central Avenue, Flagler Beach, FL 32136
Applicant: Gaspar Family Holding Three LLC, 908 N Central Avenue, Flagler Beach, FL 32136;
Representative: Joseph Pozzuoli Architect, P.A., 314 Moody Boulevard, Flagler Beach, FL 32136
 - b. **Application PVAR25-0002:** Variance – Applicant is requesting a variance from the Land Development Code, Article II, Section 2.04.02. Design Guidelines, Location (2) and (5). Applicant requests relief from the land development code minimum standards for a two-way drive requiring eighteen feet (18') for a two-way drive for commercial use to a twelve-foot (12') lane for a two-way commercial use drive.
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7. Other Business
8. City Planner Report
9. Board Comments
10. Adjournment

RECORD REQUIRED TO APPEAL: In accordance with Florida Statute 286.0105 if you should decide to appeal any decision the Commission makes about any matter at this meeting, you will need a record of the proceedings. You are responsible for providing this record. You may hire a court reporter to make a verbatim transcript. The City is not responsible for any mechanical failure of the recording equipment. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk at (386) 517-2000 ext 233 at least 72 hours prior to the meeting. The City Commission reserves the right to request that all written material be on file with the City Clerk when the agenda item is submitted.