

# City of Palm Coast, Florida

## Agenda Item

**Agenda Date:** December 17, 2025

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| <b>Department</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | COMMUNITY DEVELOPMENT | <b>Amount</b>    |
| <b>Division</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | PLANNING              | <b>Account #</b> |
| <b>Subject:</b> TECHNICAL SITE PLAN AND LANDSCAPE BETTERMENT PLAN FOR CHIPOTLE, APPLICATION #6374                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |                  |
| <b>Presenter:</b> Dylan Rodriguez, Environmental Planner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                       |                  |
| <b>Attachments:</b><br>1. Development Order<br>2. Staff Report<br>3. Chipotle Landscape Betterment Plan<br>4. Distant Site Location Map<br>5. Close Site Location Map<br>6. Future Land Use Map<br>7. Zoning Map                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |                  |
| <b>Background:</b><br><b>This is a quasi-judicial item, please disclose any ex parte communication</b><br>The applicant (CRH II LLC) has submitted a Technical Site Plan application for a Chipotle Restaurant with a Landscape Betterment Plan. The project is located on a 0.7594 +/- acre of land that currently has a 1,980 sq ft gas station convenience store and canopy/fueling pumps located at the intersection of Palm Coast Parkway SW and Belle Terre Pkwy. The project's Technical Site Plan shows it to be comprised of a 2,425 sq. ft. Chipotle restaurant with a pick-up lane and outdoor seating. The project is considered a "Minor" (Tier 1) development, but based on the project's Landscape Betterment Plan it requires review and recommendation by City staff followed by review and determination by the Planning and Land Development Regulation Board (PLDRB).<br><br>The property was constructed in 2001 as a gas station and convenience store after previously being reviewed by Flagler County under their Land Development Code. This property appears to have not operated as a gas station/convenience store since 2011 based on staff analysis. The site contains established oak trees on the perimeter along with screening for the parking lot that is being largely preserved. This preserved vegetation meets the planting requirements but due to existing curb/pavement and the sites constraint they do not meet the buffer area requirement. This is the reason the applicant is proposing a landscape betterment plan to add the same amount of landscape area but in an alternate location in an effort to minimize impacts to the existing trees and vegetation on site. |                       |                  |
| <b>Recommended Action:</b><br><b>PLANNING STAFF RECOMMENDS THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD FIND THE PROJECT IN COMPLIANCE WITH THE LAND DEVELOPMENT CODE AND COMPREHENSIVE PLAN; AND APPROVE THE TECHNICAL SITE PLAN AND LANDSCAPE BETTERMENT PLAN FOR CHIPOTLE, APPLICATION NO. 6374.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                       |                  |