



City of Palm Coast

City Offices
at City Marketplace
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Palm Coast, Florida 32164
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Meeting Minutes Planning & Land Development Regulation Board

Chair Michael Beebe
Vice Chair James Jones
Board Member Robert Cuff
Board Member Glenn Davis
Board Member Sybil Dodson-Lucas
Board Member Christopher Dolney
Board Member Ray Henderson
School Board Representative Walt Fischer

Wednesday, January 15, 2014

5:30 PM

Palm Coast Community Center (3rd Wednesday)

RULES OF CONDUCT:

>Public comment will be allowed consistent with Senate Bill 50, codified at the laws of Florida, 2013 – 227, creating Section 286.0114, Fla. Stat. (with an effective date of October 1, 2013). The public will be given a reasonable opportunity to be heard on a proposition before the City's Planning & Land Development Regulation Board, subject to the exceptions provided in §286.0114(3), Fla. Stat.

>Public comment on issues on the agenda or public participation shall be limited to 3 minutes.

> All public comments shall be directed through the podium. All parties shall be respectful of other persons' ideas and opinions. Clapping, cheering, jeering, booing, catcalls, and other forms of disruptive behavior from the audience are not permitted.

>If any person decides to appeal a decision made by the Planning and Land Development Regulation Board with respect to any matter considered at such meeting or hearing, he/she may want a record of the proceedings, including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made.

>Other matters of concern may be discussed as determined by Planning and Land Development Regulation Board.

>If you wish to obtain more information regarding Planning and Land Development Regulation's Agenda, please contact the Community Development Department at 386-986-3736.

>In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-986-3713 at least 48 hours prior to the meeting.

>The City of Palm Coast is not responsible for any mechanical failure of recording equipment

>All pagers and cell phones are to remain OFF while the Planning and Land Development Regulation Board is in session.

A. Call to Order and Pledge of Allegiance

Present: 7 - Chair Beebe, Vice Chair Jones, Board Member Cuff, Board Member Davis, Board Member Dodson-Lucas, Board Member Dolney, and Board Member Henderson

Absent: 1 - School Board Representative Fischer

B. Roll Call and Determination of a Quorum

Present: 7 - Chair Beebe, Vice Chair Jones, Board Member Cuff, Board Member Davis, Board Member Dodson-Lucas, Board Member Dolney, and Board Member Henderson

Absent: 1 - School Board Representative Fischer

C. Approval of Meeting Minutes

1 [14-16](#) MEETING MINUTES OF THE NOVEMBER 20, 2013 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Attachments: [MeetingMinutes 11-20](#)

A motion was made by Vice Chair Jones, and seconded by Board Member Dodson-Lucas, that the Minutes be Approved as presented. This motion was approved by the following vote:

Approved: 7 - Chair Beebe, Vice Chair Jones, Board Member Cuff, Board Member Davis, Board Member Dodson-Lucas, Board Member Dolney, and Board Member Henderson

D. Public Hearings

Order of Business for Public Hearings (PLDRB may make inquiries at any stage):

Open Hearing

Staff Presentation

Applicant Presentation (if applicable)

PLDRB Questions of Applicant or City Staff (if applicable)

Public Comments/Presentations

Rebuttal by Applicant, City Staff, or Public (if applicable)

Close Hearing

PLDRB Discussion

PLDRB Action

2 [14-17](#) ORDINANCE 2014-XX AMENDING THE OFFICIAL ZONING MAP RELATING TO ISLAND WALK F.K.A. PALM HARBOR SHOPPING CENTER; CONTAINING 28.69 +/- ACRES FROM COM-2 TO MASTER PLANNED DEVELOPMENT ZONING DISTRICT (MPD)

Attachments: [Ordinance Island Walk-Palm Harbor Shopping Center Rezoning Development Agreement](#)
[PLDRB Staff Report](#)
[Location Aerial](#)
[FLUM](#)
[Official Zoning Map](#)

A presentation was given by Senior Planner, Beau Falgout, which is attached to the minutes.

Attorney Michael Chiumento, III was present on behalf of the Applicant, and gave a

presentation, which is attached to the minutes.

Mr. Cuff - Has the traffic study addressed what impact the right turn out from the main entrance will have on the Old Kings Road/Palm Coast Pkwy intersection? Ans: Mr. Falgout - As part the MPD we don't have a final answer on the traffic study. It is still being reviewed. Mr. Chiumento - It changes the distribution, but there are still no failures.

Mr. Cuff - Is that intersection scheduled to be improved as part of the 4-laning? Ans: Sean Castello, Traffic Engineer - At this point, no.

Mr. Cuff - What is the L-shaped configuration near Bank of America? Ans: Mr. Chiumento: Sidewalk, extended sidewalk, and it is intended to hopefully be used for outdoor seating for a restaurant. It was also expanded to preserve some significant trees in that area.

Mr. Jones - What is the current zoning of the property currently included in the MPD? Ans: Mr. Falgout - COM-2.

Mr. Jones - What is the impervious coverage ratio? Ans: Mr. Falgout - It's the amount of pavement divided by the total square footage of the property.

Mr. Jones - Are there any agreements between the City and developer that have to be adhered to? City Attorney Katie Reischmann - At one time there was a PUD agreement, but that is no longer applicable to the property.

Mr. Davis - Who is responsible for improvements necessary to handle the traffic? Ans: Mr. Tyner - The Traffic Study is still a work in progress. At the site plan level we will be looking specifically at the circulation and traffic flow, to make sure it meets the requirements of the Land Development Code.

Mr. Henderson - Are there currently 3 outparcels and then an additional 3 more? Ans: Mr. Chiumento - The 3 existing parcels will be replatted into one, and then subdivided into one main lot and two outparcels.

Mr. Henderson - Is Starbucks part of that out parcel? Ans: Mr. Chiumento - No, it's part of the main lot.

Mr. Beebe - For the parking calculation, it's one space per how many feet? Ans: Mr. Falgout - There was a typo. It should be 1 space per 250 sq. ft.

Mr. Beebe - The impervious area is increasing by 50%, but there are no additional stormwater facilities. Ans: Mr. Chiumento - The existing stormwater already accommodates and will be permitted by St. Johns Water Management District.

Mr. Henderson - Are the existing stormwater facilities being upgraded? Ans: Mr. Chiumento: We're cleaning them out, upgrading to the permitted standards, and maintaining them.

Disclosure of ex parte communication: Mr. Cuff had brief conversations with the applicant's attorney several months ago, regarding the general development plan.

Public Comment:

Steven Carr - Lives on Florida Park Drive. It's already plagued with excessive traffic and it's affecting people's health. I am concerned about the additional traffic that will

be exiting onto Florida Park Drive and traveling north. I would like the City to address the health issues with the excessive traffic on Florida Park Drive.

Jennifer Ingels, 30 Veranda Way - We bought our property 2 years ago because of the shopping center and other amenities. It's a walkable community. The existing conditions of the shopping center have declined. If this development is not approved, it will continue to decline and negatively affect the Arbor Trace development and others around there. My husband and I support the development. The MPD is much better for all of us than the current commercial zoning, which allows many more uses than will be in the MPD if approved. Overall I think this project will be key in stabilizing the area. This would be very beneficial - the tax base would increase and property values would go up.

Nora Sherrone (sp?) - Owner of Nora's Golden Scissors (inaudible). For the safety of the tenants and shoppers, we do need surveillance cameras.

Vivana Gamaro - Resident of the Woodlands. Already have crazy traffic and this will only increase traffic. Biggest concern is the safety of our pedestrians and children riding bicycles. A gentlemen on a bicycle was killed last year on Palm Coast Parkway. We don't have enough decent crosswalks. I don't understand how CVS was even allowed. ABC Liquor is spilling over the road. Came from Maryland and we never had a business in a neighborhood and when I moved here in 1997 this wasn't a problem - before it was a city.

Dennis Noad - When you exit the shopping center at Starbucks, it will be a right turn only. What about all of the people who go east on Palm Coast Parkway?

Public comments closed.

Mr. Chuimento - Traffic is being dealt with. Pedestrian access has been addressed. Traffic coming out of the Woodlands near CVS is something we can't fix. As it affects our property, pedestrian access has actually been improved.

Mr. Davis - Requests that the plans come back to the Board for review and recommendations.

Fla Park not wide enough to support truck traffic or built for that type traffic. Not elevating traffic but increasing traffic. Request that plan come back to board.

Mr. Davis made a motion to recommend approval of the Master Planned Development, with an amendment to Section 4.C that the final site plan will come back to PLDRB for their review and recommendation. Mr. Jones seconded, and the motion carried 5-1.

The PLDRB Application was Approved as amended.

Approved: 6 - Chair Beebe, Vice Chair Jones, Board Member Davis, Board Member Dodson-Lucas, Board Member Dolney, and Board Member Henderson

Denied: 1 - Board Member Cuff

E. Board Discussion and Staff Issues

F. Adjournment

[14-53](#)

ATTACHMENTS TO MINUTES

Attachments:

[1 - Presentation, COPC](#)

[Public Attendance_Speaker](#)

[Public Comments](#)