



# City of Palm Coast

City Offices  
at City Marketplace  
160 Cypress Point  
Parkway, Suite B-106  
Palm Coast, Florida 32164  
[www.palmcoastgov.com](http://www.palmcoastgov.com)

## 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*

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Monday, October 6, 2014

5:30 PM

City Offices at City Marketplace (3rd Wednesday)

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### SPECIAL MEETING

#### 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.

>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**

**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 14-376 MEETING MINUTES OF THE AUGUST 20, 2014 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING**

**Attachments:** Draft Minutes03-Oct-2014-09-07-51

**The Minutes were approved as presented.**

**D. Public Hearings**

**2 [14-366](#) ISLAND WALK SHOPPING CENTER, A TIER 3 TECHNICAL SITE PLAN, APPLICATION 2747**

**Attachments:** [Planning Division Staff Report](#)  
[Island Walk DO](#)  
[Ordinance 2014-6 - ISLAND WALK MPD](#)  
[Location Map](#)  
[Zoning Map](#)  
[FLUM Map](#)  
[Overall Site Plan](#)  
[Landscape Plans](#)  
[Publix & Shops A Color Elevations](#)  
[Shops G Color Elevations](#)  
[Master Sign Program](#)

*A presentation was given by Senior Planner Angela Piltaver, which is attached to the minutes.*

*An introduction to Branch Properties was given by Nicholas Telesca President, Jesse Shannon Director of Acquisition, and Jack Haylett Director of Real Estate Development.*

*Mr. Haylett discussed the site plans interconnectivity for site accessibility, landscaping, and provided a PowerPoint presentation, which is attached to the minutes.*

*PLDRB –Construction Phasing:*

*Mr. Jones-How do people get into the shopping center from Florida Park Drive in this phase? Ans: Mr. Haylett-Before starting this phase of construction,we will come in with fencing to section off the area. We will get the back drive open, then shifting of lane closures by creating temporary roads for access. This will be complicated, but still accessible to everyone.*

*Mr. Jones-Entrance available for traffic? Ans: Mr. Haylett-Yes.*

*Mr. Henderson-Building G what is that now? Ans: Mr. Haylett-Parking lot.*

*Mrs. Lucas-Is the truncated domes (ground surface indicators on handicap ramps for blind or visually impaired) required in Palm Coast in the Land Development Code?*

*Ans: Mr. Tyner -It is not in our Land Development Code. We follow the ADA Guideline, and will be reviewed by building dept. at permit for compliance of all codes.*

*Mrs. Lucas-Will your Project Manager (PM) give timely notification to the public of the progress of the development of the property to the community? Ans: Mr.*

*Haylett-Yes, we have a marketing company working for us to get the word to the public. It may not be the PM necessarily, but some member of the executive staff.*

*Mr. Dolney-Will the entrance by proposed building G be a one way ingress only or will it be two lanes? Ans: Mr. Haylett-It will be widen to be two in and two out going into the complex.*

*Mr. Jones-Will there be a left turn from the main entrance as depicted on page 14?*

*Mr. Beebe: Will the public still be able to turn left out of the main entrance of the shopping center onto the parkway? Ans: Mr. Castello-As of now we are looking into the matter further. We have asked our consultant, who did the design plans and will look into a one way only onto the parkway.*

*Mr. Jones-Is the question regarding exiting the property onto Palm Coast Parkway eastbound? Ans: Mr. Tyner-Yes, we are coordinating those details with the applicant.*

*Mr. Jones-Are they only going to using Florida Park Drive to go eastbound? Ans: Mr. Tyner-Yes and Old Kings Road.*

*Mr. Henderson-Is there enough room on Florida Park Drive for a left turn lane if you close the entrance by Starbucks? Ans: Mr. Tyner-Yes with the addition of the new entrance on Palm Coast Parkway, the right in right out and the entrance on Florida Park Drive you reduce the stacking created at the current entrance. Mr. Castello-The six laning on Palm Coast Parkway will add additional road way capacity with the re-timing that light to help make everything efficient.*

*Mr. Davis-Are we adding an additional light for the entrance at Florida Park Drive?*

*Ans: Mr. Castello-No*

*Mr. Davis-Are we adding an additional light even though we are pushing more traffic out of that entrance? Ans: Mr. Castello-No, when the traffic study was done it included all future potential improvements and shows that was okay. Mr. Tyner-FDOT must approve a light based on the standards which they call warranted. The Traffic Study shows it was not warranted.*

*Mrs. Lucas-If in the future, there are increased impacts on the traffic, can a study be done, so if it is then warranted we can propose that to the state? Ans: Mr. Haylett:-hen our traffic design engineer does his assessments he takes in every type of improvement in their studies, which was done and shows it was not warranted. Mr. Tyner-Yes, the job of our traffic engineer is to monitor it and make adjustment and recommendation as needed.*

*Mr. Cuff-Will the main entrance by Starbucks still be a left in eastbound from Palm Coast Parkway from Old Kings Road? Ans: Mr. Tyner-Yes.*

*Mr. Jones-What's going to stop the buildup of the traffic then? Ans: Mr. Tyner-There is a stacking issue and may continue to be at times.*

*Mr. Davis-Are we doing away with the island in the center? Will there be two lanes going in to reduce stacking? Ans: Mr. Castello-Yes, there will be two lanes into the shopping center and the island is to be removed to compensate for the additional lane.*

*Mr. Jones-Will it be two lanes going past Starbucks? Ans: Mr. Castello- We are still working out details with six laning of Palm Coast Parkway. But yes, this will have two lanes into the shopping center.*

*Public Comment:*

*Beau Falgout/City Administration Coordinator-Commented on the City's prospective on economic development of one of the City's oldest shopping center and its first real re-development of this kind.*

*Closed public comment:*

*Mr. Henderson-Parking spaces are not consistent with what's in MPD? Ans: Mr. Tyner-Just a draft copy is usually provided for the package. We are aware of the errors and will make necessary changes to Development Order prior to chair signing.*

*Mr. Henderson-Questions regarding conditions in the Development Order and could it be stated simply? Ans: Mr. Tyner-Those are specific questions in the Development Order and staff has some outstanding conditions that are minor in nature being addressed in Development Order. Mr. Butler has redlined and carefully constructed those conditions to address any concerns on the project.*

*Mr. Beebe-3rd page item C of the Development Order talks about cultural resources and environmental investigation, why wasn't this information provided already? Ans: Mr. Tyner-In his (Bill Butler's) draft it was stricken from the Development Order and has been removed.*

**A motion was made by Board Member Cuff, and seconded by Board Member Dolney, that the PLDRB Application be Approved. 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

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

## **E. Board Discussion and Staff Issues**

**F. Adjournment**

*The meeting was adjourned at 6:30 p.m.*

*Respectfully submitted,  
Irene Schaefer, Recording Secretary*