



City of Palm Coast

City Offices
at City Marketplace
160 Cypress Point
Parkway, Suite B-106
Palm Coast, Florida 32164
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

Wednesday, December 17, 2014

5:30 PM

City Offices at City Marketplace (3rd Wednesday)

IMMEDIATELY FOLLOWING THE CITIZEN'S ADVISORY TASK FORCE 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.

>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

Chairman Beebe called the PLDRB meeting to order at 5:42 p.m.

B. Roll Call and Determination of a Quorum

- Present:** 4 - Chair Beebe, Vice Chair Jones, Board Member Dolney, and Board Member Henderson
- Excused:** 3 - Board Member Cuff, Board Member Davis, and Board Member Dodson-Lucas
- Absent:** 1 - School Board Representative Fischer

C. Approval of Meeting Minutes

1 [14-453](#) MEETING MINUTES OF THE OCTOBER 6, 2014 AND NOVEMBER 12, 2014 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Attachments: [Minutes 10 6 14 Special Meeting](#)
[Minutes 11 12 14](#)

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

- Approved:** 4 - Chair Beebe, Vice Chair Jones, Board Member Dolney, and Board Member Henderson
- Excused:** 3 - Board Member Cuff, Board Member Davis, and Board Member Dodson-Lucas

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 [14-437](#) ORDINANCE 2015-XX, REZONING LAKEVIEW SECTION 37, RESERVED PARCEL N-3 FROM MFR-1 TO EST-1

Attachments: [Applicant Withdrawal Letter 12-12-14](#)

Mr. Jones- Is this going to come back? Ans: Mr. Tyner, no, there was a gentleman who had it under contract and received permission from the owner to change the zoning from multi-family to an estate; we did all the work. We did the staff report, then the gentleman wanted to withdraw after doing his due diligence.

The PLDRB Application was withdrawn.

E. Board Discussion and Staff Issues

Mr. Beebe- Are there any other items for the board from staff? Ans: Mr. Tyner, Yes, there are a couple. The first one is: You are aware the item was withdrawn and we were delaying on getting the agenda packet to you on Monday. I apologize for that. The reason we were delaying was that we were working with an application on a multi-family project that will be coming to you. We were hoping to get it to you, first on Friday, then on Monday, that didn't come to fruition. We had talked about having special meetings to help expedite development and this one is a 96 unit multi-family project. The applicant has been doing a good job about responding to comments and we are almost there. Is there a chance we can work with you on a special meeting for the first week of January, that would be Wednesday, January 7, 2015?

Mr. Beebe- I believe I am out of town. Why can't we wait until the regular meeting on the 21st? Ans: Mr. Tyner- They are real anxious to get started and then financing on their part. If we can get a quorum, sometimes the developers don't want to wait three extra weeks. It is a lot of time for them. So if it does work with scheduling, do you want me to try to accommodate them?

Mr. Beebe- What does everyone think?

Mr. Jones- You have a valid point, we have this once a month. Two whole weeks doesn't seem to make a difference, however, I'm not the applicant.

Mr. Beebe- I guess I wonder are we setting a precedent? Does every applicant then, come in and ask for a special meeting? Ans: Mr. Tyner- A lot of time, by the time we come to you, you are the final approval. This is the case with this applicant, you are the final approval. We try to get the application where at the end of the meeting, the chairman is able to sign the D.O.(Development Order). Then the applicant can come in the next day to pull the building permit.

Mr. Beebe- Is staff going to be around over the holidays to get us the packet by the 2nd? Ans: Mr. Tyner- What we try to do for all applications, is to give the board a reasonable amount of time to review the report and do your analysis. We have an obligation as staff, to ensure what we are providing to you is thorough, complete, and done. We got a good staff report and have time to make sure you have the information to make a sound decision.

Mr. Beebe- What kind of turn out did you get (at the stakeholders meeting 12/16/14)? Ans: Mr. Tyner- 13.

Mr. Jones- Who would you call a stakeholder? Ans: Mr. Tyner- How many emails did we send out, Irene? Ans: Mrs. Schaefer -181.

Mr. Beebe- What was the impotice to take a look at it (referring to stakeholders meeting regarding the landscaping codes)? Ans: Mr. Tyner- I mentioned to you last year, that we would be looking at several sections of the code. It has been since 2008, that we approved the code, and we did changes to color only, but there are still other areas, we had a lot going on but not a lot of subdivisions. To answer your question, I receive a lot of comments regarding the code being too complicated and additional questions on irrigation. We want the stakeholders to help us improve the code. Everyone that attended the stakeholders meeting understood what we are trying to do with their help.

F. Adjournment

The meeting was adjourned at 6:05 p.m.

Respectfully submitted:

Irene Schaefer, Recording Secretary