



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, August 20, 2014

5:30 PM

City Offices at City Marketplace (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

B. Roll Call and Determination of a Quorum

Present: 6 - Chair Beebe, Vice Chair Jones, Board Member Cuff, Board Member Davis, Board Member Dodson-Lucas, and Board Member Dolney

Excused: 1 - Board Member Henderson

Absent: 1 - School Board Representative Fischer

C. Approval of Meeting Minutes

- 1 [14-306](#) MEETING MINUTES OF THE JUNE 18, 2014 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING ATTACHMENTS TO MINUTES

Attachments: [Draft MeetingMinutes15-Aug-2014-09-21-09](#)

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

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

Excused: 1 - 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 [14-300](#) ORDINANCE 2014-XX AMENDMENT TO THE MASTER PLANNED DEVELOPMENT (MPD) DEVELOPMENT AGREEMENT FOR OARE MPD, APPLICATION 2719

Attachments: [Planning Division Staff Report](#)

[Ordinance 2014-xx Draft with Amendments](#)

[Location Map](#)

[Zoning Map](#)

[FLUM Map](#)

[Ordinance # 2009-16 - OARE MPD](#)

[Oare Conceptual PUD Plan](#)

[Affidavit of Notification](#)

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

Mr. Davis - Do the 60 month time limit include construction period? ANS: Mr. Tyner- No, it is just for the submittal of the Plat.

Mr. Davis- Is 60 months' time limit normal? ANS: Mr. Tyner- Applicant requested 60 months (5 years), but staff agreed may not necessary to have a time limit. State allowed extensions in the past on Development orders and Agreement.

Mrs. Lucas- Were any transportation Impact foreseen, since we are doing expansion of roads now? ANS: Mr. Tyner- Yes and when the site plan comes in we are warranted at that time to review what the traffic patterns are and what improvements are really needed. At that point the will bring it into compliance with our land development code and comprehensive plan.

Mr. Cuff- By delaying development they are not grandfathering any special exceptions or land development regulation done back in 2005, they will have to comply with current regulations. ANS: Mr. Tyner and Ms. Piltaver – in 5 years if nothing comes the extension, then it gives us the opportunity to review the whole agreement to at that time and have it come in compliance with the current land development code.

Mr. Jones- Looking at the conceptual site map, tract 4 has two arrows into same area, where do they go too? ANS: Ms. Piltaver- One is a Buffer area and the other is passive recreation. Tract 4 is the solid line.

Mr. Cuff- The arrow on the map is where the current entrance now, the independent driveway that is shown on map? ANS: Ms. Piltaver- Yes

Mr. Jones - Where are the two Entrances? ANS: Ms. Piltaver- Karas Trail and Belle Terre.

Mr. Beebe- Does spine road connect to estate lot section? ANS: Ms. Piltaver- The owner acquired a lot to create the second form access into the area.

Mr. Beebe- Is the elimination of the build out date standard policy for MPD? ANS: Mr. Tyner- No not common and will not be common practice on MPD's only DRI's.

Mr. Beebe- Do they lose the entitlement if the MPD expires? ANS: Mr. Tyner- You have zoning, you have Entitlements. This particular agreement goes away and it not approved, but the can come back with a new agreement. Ms. Piltaver- It just keeps them from being able to apply for plat for this property.

Mr. Jones- What happens if it doesn't happen? ANS: Mr. Tyner- Zoning does not go away, but would not have an approved development agreement; therefore they would have come back for an extension.

Mrs. Lucas- Can another developer has an opportunity to come in and develop the property? ANS: Mr. Tyner- They can sell it, but development agreement runs with the land.

Public Comments:

Deidre Wright/8 Zodiac Place- Benton Village area was separate from the area identified as 20 single family lots. Was that the original planned 5 acres single family places? ANS: Mr. Tyner- Yes

Mrs. Wright- Are you saying they both been combined know? ANS: Ms. Piltaver- This is the exact same plan that was to be developed in 2005 and 2009; which always been a part of the master development plan know as a continuing care community. You move through the phases of your life to the next through transition housing.

Mrs. Wright- Can they start developing the single homes? ANS: Ms. Piltaver and Mr. Tyner- Yes, once they plat the property.

Mrs. Wright- Can I get a copy of the maps? ANS: Mr. Tyner and Ms. Piltaver- We can provide it as well it being posted as part of this presentation or on the City Website.

Kelly Brasol/5 Kainite Court – Could they build a road through our street for access to the property? ANS: Mr. Tyner and Ms. Piltaver – secondary emergency access stabilized/ firebreak road that does not look like a road used only for emergency access.

Paul Moran/ Zinnia Trail- What are the advantages of not approving this extension? ANS: Mr. Tyner- There is no advantage.

Paul Moran- Is any of the land by the state considered swamp? ANS: Mr. Tyner – Yes, there is wetlands.

Mrs. Wright- Is there an entrance for the single family being planned off Zonal Geranium and are they expanding that entrance? ANS: Ms. Piltaver – Yes it is a planned access, but we do not have a site plan in at this time to know if the entrance will be expanded.

Public comments closed:

Mrs. Lucas- Do we have an option for less than 5yrs? Can we reduce the time limit to 3yrs? ANS: Mr. Tyner- You are allowed to make a recommendation to modify development order.

A motion was made by Vice Chair Jones, and seconded by Board Member Dolney, that the PLDRB Application be Approved. The motion was adopted by the following vote:

Approved: 4 - Chair Beebe, Vice Chair Jones, Board Member Cuff, and Board Member Dolney

Denied: 2 - Board Member Davis, and Board Member Dodson-Lucas

Excused: 1 - Board Member Henderson

E. Board Discussion and Staff Issues

F. Adjournment

[14-316](#)

ATTACHMENTS TO MINUTES

Attachments: [OARE MPD presentation](#)