



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, February 18, 2015

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.

>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

Vice Chair Jones called the meeting to order at 5:30PM.

B. Roll Call and Determination of a Quorum

Present: 5 - Vice Chair Jones, Board Member Davis, Board Member Dodson-Lucas, Board Member Dolney, and Board Member Henderson

Excused: 2 - Chair Beebe, and Board Member Cuff

Absent: 1 - School Board Representative Fischer

C. Approval of Meeting Minutes

1 [15-53](#) MEETING MINUTES OF THE January 6, 2015 PLANNING AND
LAND DEVELOPMENT REGULATION BOARD MEETING

Attachments: [MeetingMinutes01-06-2015](#)

The Minutes were approved as presented

Approved: 5 - Vice Chair Jones, Board Member Davis, Board Member Dodson-Lucas,
Board Member Dolney, and Board Member Henderson

Excused: 2 - Chair Beebe, and Board Member Cuff

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 [15-46](#) A COMPREHENSIVE PLAN AMENDMENT FROM RESIDENTIAL:
LOW DENSITY RURAL ESTATE, INDUSTRIAL, AND
AGRICULTURE & TIMBERLANDS (FLAGLER COUNTY
DESIGNATIONS) TO RESIDENTIAL AND INDUSTRIAL (CITY OF
PALM COAST DESIGNATIONS) WITH A FOOTNOTE TO LIMIT
DEVELOPMENT DENSITY AND INTENSITY

Attachments: [Location Map-large scale](#)
[Staff Report-Grand Landings North-FLUM](#)
[Ordinance-Grand Landings North-FLUM](#)
[Existing FLUM designation](#)
[Existing Zoning Map](#)

*Mr. Jose Papa, Senior Planner for the City of Palm Coast, made a presentation,
which is attached to these minutes. This item and item 3 were presented together.*

*Mr. Henderson: There will be an increase in single family homes, at what point do we
invite the member of the School Board (Flagler County)?*

*ANS: Mr. Papa: Mr. Henderson, they received a copy of this application, whenever
there is an increase in student generation, we send them a copy of the application.*

Certainly, they sit as an ex officio member (of the PLDRB) and they can weigh in on the impact of this (issue).

Mr. Henderson: The footnote that says on land development within this particular area, maximum development 256 that goes along with the deed of the property so whomever comes into develop it (the land), that will be the maximum they can have?

ANS: Mr. Papa: Yes, sir, that will be the cap they can have under the Future Land Use Map (FLUM) designation. That does not mean, they can't come in and say I don't like that cap and I'd like to amend it to five (5) units per acre. The property owner always has the right to request a change.

Mr. Jones: Would they have to come back to us to request that (change)?

ANS: Mr. Papa: Yes, sir, they would, (it) is the same process.

Mr. Henderson: Exhibit A22, the survey map looks all together different from that parcel (City owned parcel)?

ANS: Mr. Papa: Yes, sir, because for that parcel, the survey and the legal description was done in-house, by our staff in Stormwater Department, so it does look different from what was provided by the property owner for the other properties. Florida Landmark provided us with a survey for their portion of this annexation area but since the canal was owned by the City, we provided the legal description and parcel map.

Mr. Dolney: Is Airport Commerce Center Way going to be extended to the industrial area?

ANS: Mr. Clint Smith (Florida Landmark Communities, LLC - property owner): Not in the near future, it could be if there was some reason to, currently we have no plans to extend.

Mr. Dolney: How would you access the property then, it is essentially, right now, landlocked, is that correct?

ANS: Mr. Smith: It can be accessed through, we own all the property between airport Commerce Center Way and what is being added.

Mr. Dolney: Does the city have plans of connecting Seminole Woods with Belle Terre along this canal?

ANS: Mr. Papa: At this time, no. Some preliminary discussions have been, that the connection would come from maybe Citation Blvd. which is further south, to Seminole Woods.

Mr. Dolney: My question stems from two points, you have mixed use but you are going for heavy industrial zoning classification. Which is fine, but you don't have any points of ingress or egress outside of your parcel for Airport Commerce and/or any roads through the Flagler County Airport. And heavy industrial, would you put a burrow pit there, you could have some heavy trucks there?

ANS: Mr. Smith: Actually, one of our plans is to do a burrow pit on the upland that is there. It is not something, that would produce heavy traffic, by any means, it would be slight based on my experience.

Mrs. Lucas: Are you ever concerned about the future density? How do you propose to build-in adequate services for all those folks who are potentially coming?

ANS: Mr. Papa: Well, Mrs. Lucas, the one thing we are required to do when we do a Future Land Use Map Amendment, such as this, is to look at the impact of the maximum development potential, as proposed. And I think what we showed you is that it (this plan) has a maximum development potential of 610 additional homes.

Mrs. Lucas: Are we looking at the future uses of this parcel and concurrently looking at what the needs of the people of the future will be?

ANS: Mr. Smith: That is the reason why you have impact fees, new development helps pay for those increases in services that are needed, whether they be transportation related, parks and recreation, schools, or emergency services. The City has an impact fee, where they project what they are going to need and the fee is based on that (need). So any new development, whether it is residential or whatever, is paying some amount of impact fee based on what the needs of the City will be.

Mr. Henderson: In the 203 acres, in this scenario we are talking about, are 11 acres for Parks & Recreation (reference in the plan) coming out of this 203 acres?

ANS: Mr. Papa: No, Sir, that 11 acres is the additional demand for park space. Our level of service that we provide is based on 8 acres per 1000 people. So that 11 acres is an additional number of parks that we would have to provide to accommodate the maximum development potential for this site.

Mr. Henderson: So did they have a development order, where they were taking 256 units they can develop on 203 acres. Is that correct?

ANS: Mr. Papa: The 256 was the previous number of units, they can develop up to 609 units.

Mr. Jones: From what I read in this report, there is sufficient excess capacity currently in our Parks and Recreation inventory to cover this requirement for this 11 acres. Is that correct, Jose?

ANS: Mr. Papa: Yes, that is correct and also when development comes in there tends to be some discussion, between staff and developer to maybe, provide a park. It is an amenity that many developers wish to provide to their potential customers.

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

Approved: 5 - Vice Chair Jones, Board Member Davis, Board Member Dodson-Lucas, Board Member Dolney, and Board Member Henderson

Excused: 2 - Chair Beebe, and Board Member Cuff

3 [15-47](#)

A ZONING MAP AMENDMENT FROM INDUSTRIAL-PLANNED UNIT DEVELOPMENT (I-PUD) AND NEW RESIDENTIAL COMMUNITIES-PLANNED UNIT DEVELOPMENT (NRC-PUD) (FLAGLER COUNTY)

Attachments: [Location Map](#)
[Staff Report-Grand Landings North](#)
[Ordinance -Grand Landings North-Rezoning](#)
[Existing Zoning Map](#)

This item was heard under item number 2.

Public Comments:
There were no public comments.

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

Approved: 5 - Vice Chair Jones, Board Member Davis, Board Member Dodson-Lucas,
Board Member Dolney, and Board Member Henderson

Excused: 2 - Chair Beebe, and Board Member Cuff

E. Board Discussion and Staff Issues

F. Adjournment

The meeting was adjourned at 6:06PM.

Respectfully submitted:

Irene Schaefer, Recording Secretary

[15-130](#)

ATTACHMENTS TO MINUTES

Attachments: [Grand Landings North](#)