



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 Chuck Nies

Wednesday, April 15, 2015

5:30 PM

Palm Coast Community Center

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

Chair Beebe called the meeting to order @ approximately 5:30PM

B. Roll Call and Determination of a Quorum

Present: 7 - Chair Beebe, Vice Chair Jones, Board Member Cuff, Board Member Davis, Board Member Dolney, Board Member Henderson, and School Board Representative Nies

Excused: 1 - Board Member Dodson-Lucas

C. Approval of Meeting Minutes

1 [15-144](#) MINUTES OF THE MARCH 31, 2015 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Attachments: [MeetingMinutesMarch 31, 2015 PLDRB](#)

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

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

Excused: 1 - 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 [15-136](#) ORDINANCE 2015-XX FLUM AMENDMENT FOR 1.8+/- ACRES FROM CONSERVATION TO MIXED USE AND 2.1+/- ACRES FROM MIXED USE TO CONSERVATION FOR PROPERTIES WITHIN THE GRAND HAVEN NORTH MPD

Attachments: [Staff Report-Grand Landings North DEB3-25-15](#)
 [Ordinance Grand Haven North Comp Plan Amendment](#)
 [Location Map-Grand Haven North](#)
 [Curent FLUM Map](#)
 [Current Zoning Map](#)

Mr. Tyner, Planner Manager, updated the board that both the applicant and City staff recommend that this item (along with item #3) be continued until the next regularly scheduled PLDRB meeting on May 20, 2015 at 5:30PM. To be held at the Palm Coast Community Center, 305 Palm Coast Pkwy., N.E., Palm Coast, FL 32137

A motion was made by Vice Chair Jones, and seconded by Board Member Henderson, that the PLDRB Application be Continued. This motion was

approved by the following vote:

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

Excused: 1 - Board Member Dodson-Lucas

3 [15-137](#)

ORDINANCE 2015-XX, AMENDMENTS TO THE GRAND HAVEN NORTH MASTER PLANNED DEVELOPMENT - DEVELOPMENT AGREEMENT

Attachments: [Staff Report-Grand Haven North MPD Amendment](#)
 [Ordinance Grand Haven North MPD](#)
 [Current Zoning Map](#)

A motion was made by Vice Chair Jones, and seconded by Board Member Henderson, that the PLDRB Application be Continued. This motion was approved by the following vote:

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

Excused: 1 - Board Member Dodson-Lucas

4 [15-145](#)

SPECIAL EXCEPTION FOR SOIL EXCAVATION (BORROW PIT) USE, APPLICATION 2862, FOR 34.5+/- ACRE PARCEL ADJACENT TO AIRPORT COMMERCE CENTER

Attachments: [Location Map](#)
 [FLUM Map](#)
 [Zoning Map](#)
 [Planning Division Staff Report](#)
 [Applicant Special Exception PLDRB Letter](#)
 [Traffic Statement](#)
 [Notification Letter](#)
 [Survey](#)
 [GLP-ConceptualSitePlan1](#)
 [GLP-ConceptualSitePlan2](#)
 [Development Order](#)

Ms. Angela Piltaver, Senior Planner, made a presentation for the City and the presentation is attached to these minutes.

Mr. Clinton Smith, the applicant, addressed the Board Members.

Mr. Dolney: What is the intended use after the 5 to 8 year life of this borrow pit? Are you going to use it as a retention pond? What is your anticipated use?

ANS: Mr. Smith: Looking down the road there are two options. One is to basically leave it a lake. What we would like to do is, and I talked to City Staff about this, but again, this is something we would need to discussed in the future, if the dirt sales goes well, we would eventually like to tie that pond into Iroquois Waterway and then give it to the City. It would be additional stormwater treatment area for the city's

system.

Mr. Dolney: How deep are you planning on digging?

ANS: Mr. Smith: 30 feet.

Mr. Dolney: You wouldn't want to give that (the property) to the City now to hold till the end of the life of the borrow pit?

ANS: Mr. Smith: I'm not sure, they (City) would take it, it may be better to tie it into Iroquois down the road because it would give them (the City) more storage.

Mr. Dolney: So the industrial lots that haven't sold yet, they already have ponds site retention?

ANS: Mr. Smith: Some of them have ponds. There is a common area for a pond roadway, most of them are required to have their own pond on site.

Mr. Davis: Is Seminole Woods (Pkw.) going to be able to handle the weight of these trucks coming out of there (the borrow pit)?

ANS: Mr. Tyner: Yes, Seminole Woods (Pkw.) has been constructed to our (City) standards. Its a major roadway through our City with lots of traffic, both residential and commercial. It could withstand the capacity.

Mr. Davis: So there is no type of fee that would help to support if any damages are done to Seminole Woods (Pkw.), or would it be up to the taxpayers to pick up?

ANS: Mr. Tyner: It is a public roadway. It is built to the standards for the public use.

Mr. Cuff: Did the applicant say they are also the applicant for the proposed amendment that is shown just south of Iroquois Waterway?

ANS: Mr. Smith: There is a FLUM amendment for 3 properties, that were before the board two months ago.

Mr. Cuff: What is the status?

ANS: Mr. Smith: It was recommended for approval (by the PLDRB) and went onto City Council maybe last month, and it was approved on first reading and it was transmitted to the State. When it comes back (from the State) if everything comes back alright, then they (City Council) will hold the second reading.

Mr. Henderson: Wasn't there a borrow pit off of US #1 by the African American Cultural Society?

ANS: Mr. Smith: Yes, there was near the fire tower, east side of US #1. Dennis Ross had that one, it closed during the boom.

Mr. Henderson: So this will be for how long (the borrow pit will remain in production)?

ANS: Mr. Smith: Well we estimate 400 to 450 thousand cubic yards (of dirt) will come out of it (borrow pit). We think 5 to 7 years, of course, that will depend on demand.

Mr. Jones: The FLUM amendment and zoning changes have not been finalized with the City Council yet, and so my assumption is that even if we approve this (Special Exception) the City Council will not move on this(Special Exception) until after the FLUM amendment?

ANS: Mr. Tyner: Yes, the City Council will not act on this (Special Exception), this is your decision. What will happen, is once the FLUM amendment is adopted, and we are expecting that it will, we will call the (PLDRB) chair, Mr. Beebe, and (he will) sign the document (Special Exception).

Mr. Henderson: On the way down (drilling for the borrow pit) it is 30 to 35 feet down, are you afraid you'd hit water?

ANS: Mr. Smith: We are certain we would hit water, there is a dewatering plan you have to submit when you go for your permit to the Water Management District, all that was done. It (the borrow pit) is actually constructed in cells, they don't dig the whole thing all at once, they do it in partitions.

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

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

Excused: 1 - Board Member Dodson-Lucas

E. Board Discussion and Staff Discussion

Mr. Ray Tyner, Planning Manager, introduced Mr. Chuck Nies, the new school board representative assigned to the PLDRB. Mr. Nies, briefly introduced himself to the board.

Mr. Tyner discussed future agenda items with the board that would be scheduled in the future regarding code amendments.

F. Adjournment

The meeting was adjourned at 6:05PM.

Respectfully submitted:

Irene Schaefer, Recording Secretary

[15-184](#)

ATTACHMENTS TO MINUTES

Attachments: [Special Exception App 2682 presentation](#)