



City of Palm Coast

City Hall
160 Lake Avenue
Palm Coast, FL 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, August 17, 2016

5:30 PM

City Hall Community Wing

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 of the Planning and Land Development Regulations Board (PLDRB) to order @ 5:30PM.

B. Roll Call and Determination of a Quorum

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

Excused: 1 - Vice Chair Dolney

C. Approval of Meeting Minutes

1 [16-331](#) MEETING MINUTES OF THE JULY 20, 2016 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Attachments: [Meeting Minutes for July 20, 2016 PLDRB](#)

Approved as presented

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

Excused: 1 - Vice Chair Dolney

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

E. Board Discussion and Staff Issues

2 [16-328](#) A PROPOSED COMPREHENSIVE PLAN AMENDMENT FROM GREENBELT, INDUSTRIAL, AND CONSERVATION TO RESIDENTIAL, INDUSTRIAL, AND CONSERVATION ALONG WITH A POLICY TO LIMIT DEVELOPMENT ON SUBJECT PARCEL

Mr. Ray Tyner, Planning Manager for the City of Palm Coast, addressed the PLDRB members and explained that the applicant wishes to withdraw his application to be continued at a later non-specified date based on comments raised at a neighborhood meeting that the applicant hosted.

Vice Chair Mr. Jones: Just for clarification where is this property located?

ANS: Mr. Papa (Senior Planner for the City of Palm Coast): It is on the east side of U.S.1, it is between where Belle Terre Blvd. pops out and Karat Trail.

Continued

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

Excused: 1 - Vice Chair Dolney

3 [16-329](#)

A PROPOSED ZONING MAP AMENDMENT FROM SUBURBAN ESTATE RESIDENTIAL (EST-1), LIGHT INDUSTRIAL (IND-1), AND COMMERCIAL-3 (COM-3) TO MULTI-FAMILY RESIDENTIAL 1 AND 2, GENERAL COMMERCIAL (COM-2), HIGH INTENSITY COMMERCIAL (COM-3), AND PRESERVATION

Mr. Ray Tyner, Planning Manager for the City of Palm Coast, addressed the PLDRB members and explained that the applicant wishes to withdraw his application to be continued at a later non-specified date.

Continued

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

Excused: 1 - Vice Chair Dolney

4 [16-330](#)

A FINDING THAT THE PROPOSED USE OF STATE LANDS FOR A TRAILHEAD FACILITY IS CONSISTENT WITH THE CITY OF PALM COAST COMPREHENSIVE PLAN

Attachments: [Letter of Consistency from LPA](#)
 [Statement of Project Consistency with Comp Plan](#)

Mr. Ray Tyner, Planning Manager for the City of Palm Coast, introduced this agenda item also Mr. Tyner introduced Jose Papa, Senior Planner within the Community Development Department for the City of Palm Coast, who gave a presentation which is attached to this agenda.

Mr. Henderson: In the blue area the line, what are those two lands, who owns them (referring to the presentation)?

ANS: Mr. Papa: They belong to Palm Coast Holdings that is the extent of the DRI (Development of Regional Impact) The Town Center DRI, it extends all the way out there.

Vice Chair Jones: All the way to the light blue line?

ANS: Mr. Papa: Actually Sir, to the line right there (referring to the presentation), that is the property line for Town Center. Above that is City owned property where we have the Tennis Center and potential room for expansion.

Mrs. Lucas: Will there be any impact to the Tennis Center parking?

ANS: Mr. Papa: There won't be. The purpose of trying to acquire this funding is to provide parking specifically for users of this trail. It could come to a point where parking for either the Tennis Center or the Trail Head requires expansion and it allows for joint use of the parking.

Mrs. Lucas: But during construction there will be some impact (to the Tennis Center)?

ANS: Mr. Papa: No there will not be.

Mrs. Lucas: Will that require any notification or coordination with the Tennis Center and its uses there?

ANS: Mr. Papa: Since it is City owned facility, we will try to make sure we access construction off of Belle Terre (Pkwy.) instead of impacting the use of the Tennis Center.

Vice Chair Jones: The City built a fairly substantial bridge right about in that area where you put that mark (referring to the presentation), is that right?

ANS: Mr. Papa: Yes, Sir.

Vice Chair Jones: So is that where they park where that red star is and walk across the bridge to the trail and then down along the waterway?

ANS: Mr. Papa: Yes, Sir and it is being used right now as a parking lot. We do receive calls from users asking that we make this parking a little better.

Vice Chair Jones: You would hear the same thing on the other side of Old Kings Rd.?

ANS: Mr. Papa: Yes, Sir.

Mr. Cuff: What impact if any, is this expected to have on the other side of parking on Belle Terre Pkwy., I see people parking over there as well?

ANS: Mr. Papa: We would hope that by providing a paved parking area that they would be encouraged to use this facility rather than the other side (of Belle Terre Pkwy.) as there are not any plans, at this time, to provide any formal parking or

amenities on the west side of Belle Terre Pkwy.

Mr. Davis: Is the parking area going to be black topped, make it a look like a parking area, or leave it dirt?

ANS: Mr. Papa: No Sir, the intent is to make it an impervious parking site that is why storm water (department) would have to be part of the design from this site.

Mr. Davis: Ok, but I noticed people parking on both sides (of Belle Terre Pkwy.), how are we going to get people across to the other side, across the median?

ANS: Mr. Papa: There is an opening right here (referring to the presentation), Mr. Davis that people use right now. If they are going to the going to the Tennis Center the will go this way. The informal parking is here (referring to the presentation) so what people are doing now is making a U-Turn right here to get up to the access.

Chair Beebe opened the meeting for public comment @ 5:45PM and seeing no one approach the podium public comment was closed @ 5:46PM.

Approved

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

Excused: 1 - Vice Chair Dolney

F. Adjournment

G. Board Discussion and Staff Issues

Mr. Tyner advised the PLDRB members that Mr. Beebe, Chairman for the PLDRB, came and reviewed the changes made to the Landscape Code for your recommendation. Mr. Tyner reminded the PLDRB members that it was their wish at the last meeting of the PLDRB that Mr. Beebe come and review the changes to ensure all board changes were made accurately by Staff. Mr. Tyner confirmed that the changes were made accurately and confirmed by Mr. Beebe. Mr. Tyner also informed the PLDRB members that the Landscape Code Changes are scheduled to go to the City Council for the first workshop next month.

Mr. Henderson: Who owns the Yacht Club and what are they doing with it?

ANS: Mr. Papa: It is privately owned, Mr. Henderson. We haven't received any plans for any changes.

ANS: Mr. Tyner: I understand that is under a new owner but they are running it the same way, for special events and wedding. But I'm not sure.

ANS: Vice Chair Jones: The real estate agency that I'm associated with the selling agent indicated that it was to continue as a bar and restaurant, but that was 3 or 4 months ago and I don't know what is going on.

[16-338](#)

ATTACHMENTS TO MINUTES

Attachments: [Consistency of Trailhead Facility with Comprehensive Plan \(8-17-16\)](#)