



City of Palm Coast

City Hall
160 Lake Avenue
Palm Coast, FL 32164

Meeting Minutes Beautification & Environmental Advisory Committee

Chairman Glenn Partelow
Vice Chair Kenneth Jones
Committee Member John Kapcar
Committee Member Joanna Salkovitz
Committee Member Jeffery Seib

Thursday, August 25, 2016

5:00 PM

City Hall Community Wing

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A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Vice Chair Jones called the meeting of the Beautification and Environmental Advisory Committee (BEAC) to order @ 5PM.

B. ROLL CALL

Present: 4 - Vice Chair Jones, Committee Member Kapcar, Committee Member Salkovitz, and Committee Member Seib

Excused: 1 - Member Partelow

C. MINUTES

1 [16-339](#) MEETING MINUTES OF THE JULY 28, 2016 BEAUTIFICATION AND ENVIRONMENTAL ADVISORY COMMITTEE MEETING

Attachments: [MeetingMinutes July 28, 2016 BEAC](#)

Approved as presented

D. OLD BUSINESS

2 [16-340](#)

REVIEW OF CHAPTER 11 OF UNIFIED LAND DEVELOPMENT CODE
FINAL DRAFT

Attachments: [Chapter 11 LS Ord. SU Draft 8-22-16](#)

Mr. Bill Butler, Landscape Architect for the City of Palm Coast, reviewed this agenda item with the Beautification & Environmental Advisory Committee (BEAC) members.

Vice Chair Jones: When is that (referring to the City Council Workshop where this agenda item will be introduced to the City Council members) meeting?

ANS: Mr. Butler: September 13, 2016 @ 9:00AM (City Council Workshop) here in this room and September 20, 2016 @ 9:00AM in the Council Room @ City Hall will be the first reading. The second reading will be on October 4, 2016 @ 6:30PM in the Council Room @ City Hall.

Mr. Seib: So the first workshop is September 13, 2016?

ANS: Mr. Butler: Yes.

Mr. Seib: After that it will be the 20th? And that is a regular meeting?

ANS: Mr. Butler: Yes, they won't actually vote (on this agenda item at that meeting), it will be the first reading.

Mr. Seib: The meeting after that (September 20, 2016)?

ANS: Mr. Butler: October 4, 2016 @ 6:30PM.

Mrs. Salkovitz: During these meetings are you going to be showing any slides of how the trees look?

ANS: Mr. Butler: Right, it will be Bill Hoover's and Ray's (Tyner) meeting, I'll be there at the table to give any support that I may be able (to). But it is their presentation. They will be running it (the presentation) and then after they have presented, they will City Council (members) discuss the matter, and then when that is done, then they will ask if there are any questions from the audience. It isn't a done deal just because the Planning Board says they want it this way. No way to know how the mayor will act or if residents have already spoken to him (the mayor), maybe they want to keep all the buffers at 35 feet.

Mr. Seib: You went out and saw how the 1 (tree) for 50 (feet) as a reasonable change.

ANS: Mr. Butler: Yes, I think it is.

Mr. Seib: We are not damaging the look of the landscaping around the businesses?

ANS: Mr. Butler: Right, it is not going to look as full when they are first planted. But when you look at long term, I just hate to cram under story trees underneath shade trees.

Mr. Kapcar: Shouldn't they wait until our new Mayor is sworn in?

ANS: Mr. Butler: No, I don't think so, this (item) has been going on for the last year. If you wait for the new (City) council, they wouldn't have the benefit of all the discussions, workshops and FCard. This is something we need to do before (the new council) is installed because they haven't been involved.

Vice Chair Jones: Jeffrey, based on you being at the last meeting (referring to the August 17, 2016 Planning & Land Development Board- PLDRB), where they only went for four of our suggestions out of the six, what is your feeling on that?

ANS: Mr. Seib: Well, I attended all the workshops and I attended the PLDRB meeting

and I was hopeful we would agree on that (recommendations of the BEAC), as I'm listening to Bill (Butler) right now I could go for 1 (tree) for 50 (feet). What we talked about was the setbacks on the side and front that is where they (PLDRB) went with the change from what we (BEAC) recommended. That is one area I'm not real comfortable with right now, as far as going with the change right now.

Discussion ensued among the BEAC members regarding various sites throughout the City with various setbacks, Chick-fil-A, Town Center, and Walgreens across from Island Walk.

Mrs. Salkovitz: If I understand you, they want to change the 1st one (referring to Table 11-6 Buffer Design Standards) from 20 feet to 10 feet, is that correct?

ANS: Mr. Butler: Type A is a non-specifically designated road adjacent.

Discussion ensued among the BEAC members regarding the use of Table 11-6 Buffer Design Standards and the practical world and the use of the visual tools during the meeting of the City Council regarding this item.

Vice Chair Jones: Jeffrey (Seib), again being the representative present, is there anything about what they are proposing that we feel as a committee we ought to recommend against? Is there something you feel strongly about that they either changed or didn't change that you think we should write a letter or attend the City Council meeting on September 13, 2016?

ANS: Mr. Seib: Well, my feeling is, I like it the way it is. I think that I just don't like the idea of things being squeezed up closer together (with regard to landscaping), I like the wide vistas. If you are thinking of a place Dunlawton Ave. (referring to Port Orange, FL.), from Rt. 95 down to US 1 where the old standards went in there, you see these long expanses of vegetation and they have the monument sign. If you look at Walmart set way back (as an example of a wide vista) and you see the parking lot is full, the place is crowded (referring to being able to maintain a busy parking lot). If it can be addressed and look approximately the same, if it is going to a loss (of setback area), than I think we should speak on it (referring to the proposed setback changes). But then again, Bill, has pictures from Old Kings Rd., some of the setbacks, I think they look pretty nice, and that is an old roadway. So I think if we are losing something, but Bill has examples that shows this (referring to the suggested setbacks) that look attractive to the eye and there is shade, than I don't know it is tough to say.

Vice Chair Jones: Bill, are you ok with what the Planning & Land Development Regulation Board (PLDRB) approved (referring to the proposed landscape code changes)? Or do you think this committee (referring to the BEAC) ought to present our opposition.

ANS: Mr. Butler: Well, we are adding some flexibility to what we had (with regard to the buffer setbacks) and it was hard and fast 35 foot and we adding the averaging factor back in no less 25 feet in the front and out to 45 feet on average. Now, that gives them (the owner/developer) some flexibility to vary the site a little bit, without drawing a hard line instead of saying it is only going to be 25 feet. The 10 foot (setback) that is tough one it isn't a lot, what I brought up before is you have no room for error. (For example) if a sidewalk has to go onto the property because of a right of way taking and that was brought up by one of the citizen. Road widening, turn lanes and if you run out of right of way you'll have to take some property. So if you have to take 5 feet (in a 10 foot buffer) you are left with a 5 foot buffer, which can't support a shade tree. You've always have FP&L, water, and sewer and where they go, you can't plant trees. That is where I see issues. I think we can work with the rest of it (recommended changes) but these are my feelings.

Mrs. Salkovitz: What was the PLDRB (members) thinking when they made these (buffers) smaller instead of larger, I don't understand what their thought process was?

ANS: Mr. Butler: Well the thought process was this, the development community and Bill Hoover (Senior Planner with the City of Palm Coast) did this too, was to study other cities' code (landscape), for example buffer widths and what other cities are doing with them. He (Bill Hoover) took a typical lot with so many square feet and so many parking spaces (same size and dimensions) and put that lot on the size lot for each of the municipalities (he studied) and applied their landscape and buffer setback rules to that lot to determine how many developable square feet you had (under each municipalities' code). And he found that Palm Coast was the most restrictive in that you couldn't put as big a building or as many parking spaces (on that lot) and that drives business other places. Meaning if they (a developer) can't built what they want on that size property they look to build in other places. And we (City of Palm Coast) wanted to be more cost effective, so we would attract business and not drive them away. That was one of the driving (principles), how can we do that and still maintain the beauty. Can we do that and balance it, so that is when we started looking into averaging the buffer setbacks? Originally, when we first did the code in 2000, it was that way, it was an average of 35 feet and no less than 25 feet. But then when the code was updated in 2008, the current Planning Manager, said let's make it simple, don't have them average it, set it as a flat 35 feet. I said ok. So the PLDRB voted for it and (City Council, too) and it went to a flat 35 feet (buffer setback). Now, we are going back the other way which is averaging, which I think is good.

Vice Chair Jones: So they will still do averaging when it is no less than 25 (feet)?

ANS: Mr. Butler: Yes, that is what it (reads) here (in the reference draft). Average of 35 feet width comprised of a minimum of 25 feet and a maximum of 45 feet.

Vice Chair Jones: What action if any, do you guys want to take?

ANS: Mr. Seib: I still like the wider width on at least the 10 foot. I can see the other widths ok and the spacing (of the trees) ok. But, I'd rather it be, because as Bill said, it is an awful small area and if you have to take some away (for right of way purposes).

Discussion ensued among the members about compromising on the 10 foot buffers.

Vice Chair Jones: The roads that are no longer designated as a special designation that now will have a 10 foot buffer would any of those roads (have) potential sideways issues (requiring a right of way which would consume some of the 10 foot buffer for sidewalk space)?

ANS: Mr. Butler: Some of them don't have sidewalks yet.

Vice Chair Jones: Is there a natural easement for future road expansion?

ANS: Mr. Butler, Yes and sometimes utility companies have easements.

Mr. Butler discussed an example of easement situation with the Shoppes of Palm Coast.

Vice Chair Jones: Should we attend the meeting?

ANS: Mr. Butler: I think you should attend the meeting, it would be more powerful.

Mrs. Salkovitz: When would that be?

ANS: Mr. Butler: Tuesday, September 13, 2016 @ 9AM at City Hall Community Wing.

Received and Filed

3 [16-341](#) 37 EASTWOOD DRIVE HEDGE ISSUE FOLLOWUP

Attachments: [73 Eastwood Drive Hedge Issue Followup](#)

Mr. William Butler reviewed this situation that was discussed at the last meeting of the BEAC, clarifying that the City of Palm Coast did not work (and will not) on private property. The City would notice the home owner of a code of ordinance violation and if the property owner doesn't rectify the situation within a certain amount of time, the City would hire a contractor to correct the situation.

Received and Filed

E. NEW BUSINESS

Mr. Seib questioned the use of procedure during City public meetings, specifically, the timing of public participation during City of Palm Coast meetings.

Mrs. Salkovitz requested that at a future BEAC meeting that an agenda item be added to discuss water usage in Palm Coast, i.e. desalination, well uses, and quality of water. Suggestion was made to have Brian Matthews, Environmental Specialist for the City of Palm Coast, address the BEAC committee again this year for an update on the state of water in Palm Coast including the aquifer.

Vice Chair Jones suggested all members of the BEAC attend the Palm Coast Citizen Academy if they haven't already participated.

Mr. Butler reminded the BEAC members about keeping an eye open to spot potential Beautification Award recipients.

Mr. Seib questioned what percentage of a xeriscape property has to have vegetative coverage. Mr. Butler will forward to Mr. Seib the information from the Unified Land Development Code (chapter 11.03.02 D subsection #3- 60% of the pervious open space must be planted).

G. PUBLIC PARTICIPATION

Ms. Patti Kapcar discussed that she read on the Flagler County website that is illegal to go on government property to harvest saw palmetto berries. Mr. Butler suggested that if she sees that again contact Code Enforcement and or the Police since it is trespass on private property.

Mr. Kapcar asked how Code Enforcement gets an absentee owner to pay the bill after the City has corrected a code violation. Vice Chair Jones said that a lien is placed on the property if the owner refusing to reimburse the City for the expense.

F. DISCUSSION OF MATTERS NOT ON THE AGENDA

H. ADJOURNMENT

The meeting was adjourned at 6:02PM.

*Respectfully submitted:
Irene Schaefer, Recording Secretary*