



**City of Palm Coast
Minutes
PLANNING AND LAND
DEVELOPMENT
REGULATION BOARD**

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoastgov.com

**Chair James A. Jones
Vice Chair Glenn Davis
Board Member Sybil Dodson-Lucas
Board Member Christopher Dolney
Board Member Pete Lehnertz
Board Member Jake Scully
Board Member Clinton Smith
School Board Rep David Freeman**

Wednesday, December 20, 2017

5:30 PM

COMMUNITY WING OF CITY HALL

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 Jones called the Meeting of the PLDRB to order at 5:33PM.

B Roll Call and Determination of a Quorum

Irene Schaefer, Recording Secretary, called the roll. Vice Chair Davis, Mr. Lehnertz, and Mr. Freeman had excused absences.

C Approval of Meeting Minutes

1 Meeting Minutes for the PLDRB Meeting November 15, 2017

Pass

Motion made to approve as presented made by Board Member Smith and seconded by Board Member Scully

Approved - 5 - Board Member Christopher Dolney, Chair James Jones, Board Member Jake Scully, Board Member Clinton Smith, Board Member Sybil Dodson-Lucas

D Public Hearings

2 RESOLUTION 2018-XX APPROVING UPDATE TO 3RD AMENDED AND RESTATED PALM COAST PARK DRI

Board Member Smith recused himself from this item due to a business conflict. He submitted the required form 8B, memorandum of voting conflict, to the recording secretary and it is attached to these minutes.

Mr. Ray Tyner, Planning Manager for the City of Palm Coast, introduced this item and explained what the definition and importance of a Development of Regional Impact (DRI) is to the Planning Board Members. Mr. Tyner also clarified the proposed changes involve moving the proposed borrow pit from tract 1 & 2 to tract 3. Finally, he introduced Mr. Bill Hoover, Senior Planner, who gave a presentation which is attached to these minutes.

Chair Jones: A fill pit becomes a pond?
ANS: Mr. Hoover: Yes

Chair Jones: At tract 12 & 15 (referring to the presentation)?
ANS: Mr. Hoover: Yes, actually there right down here. They are actually 10, 15 or 20 acres. The fill may be moved up to tract 1, 2 or 3, it gives them the option to take it off site.

Mr. Tyner clarified for the Board Members using I-Annotate (a highlighting tool) on the presentation the exact location of the proposed changes.

Chair Jones: Does the applicant have a presentation?
ANS: Mr. Smith: No.

Chair Jones: Would you go back to the chart in the presentation, that one right there? The white color (beige) is the borrow pit that is being moved to the yellow hatched area, is that right?
ANS: Mr. Hoover: Yes, this one is updated, actually on this new graphic there are upland preservation areas, which surprised the environmentalist based on

previous studies. So actually there are two allowable borrow pits on tract 3, but we are making exception because we are allowing it in the other area to make sure we are not increasing the entitlements. The applicant has agreed to not do it (borrow pit) in any other area just in this one area.

Chair Jones: The applicant has agreed to not use the space that is allocated right now on tracts on 1 and 2 as a borrow pit?

ANS: Mr. Hoover: Right and additionally the tan areas on tract 3 which are right here (pointing to the presentation) would not be used, either.

Chair Jones: Then why are those 3 or 4 (sites) not being changed on the map?

ANS: Mr. Tyner: Because the areas labeled 10, 5 and 4 they can be used for mitigation areas, upland creation. When the developer comes in, if there are going to be some wetland impacts, they will be able to use those potentially, if the district (St. Johns River Management District) allows, if there is going to be wetland impacts.

Chair Jones: But we are increasing the number of borrow pits they are allowed to use.

ANS: Mr. Tyner: No, (referring to the presentation) this is what is existing now, and you can see that number 2 and number 11 and then there is another little one. You can see there are 3 areas that are allowed to be borrow pitted. You can see there there is some yellow here and the borrow pit and the upland area is here, it might be more helpful if we had these on the same slide, but if you go to the next slide you can see how it changed. Where there are more wetlands and there are some uplands areas that previously were not considered uplands on the previous map. So basically what they are doing, if you go back one slide, instead of doing borrow pit activities in this area, next slide, there are just going to do them in this area. So this goes away (referring to the presentation) and this is where they will be doing it (borrow pit activities).

Chair Jones: But on the chart you show, it doesn't go away, it is still there?

ANS: Mr. Tyner: No, it says upland preservation, all these areas here and here, all these tan colored areas, included these, they can either be used for borrow pit, soil extractions, except tracts 1, 2 or 3, you can't do borrow pit activities but you can still do upland enhancement activities. We didn't want to remove that from them, they should be able to do enhancements if they wanted to (make enhancements).

Mrs. Lucas: Why was there no response to your outreach efforts?

ANS: Mr. Hoover: There probably isn't a house within 2 miles of the site. In fact it might be 3 miles, it is very rural out there.

Mrs. Lucas: Addresses that were direct mailed where were they (referring to the presentation)?

ANS: Mr. Hoover: Well those are big parcel owners. If you see tract 3 is the people across the street, and then west of the railroad there is a big property owner. So the people that own those big tracts are already in the DRI so they understood what is being proposed and they don't really care.

Chair Jones: So there aren't any residential areas within the required notification area?

ANS: Mr. Hoover, Yes, not even close.

ANS: Mr. Tyner: Just the big property owners and they were notified and they don't care.

Mrs. Lucas: Does any of this activity, given that it is in the wetlands, does it contribute to sink holes?

ANS: Mr. Tyner: No Ma'am, our geology here in Northeast Florida we don't have (unintelligible), geologic formations, which is typical in your Central Florida area, which is limerock. Limerock can get really weathered. If you've seen sink holes in Central Florida, that is what happened the water erodes the Limestone. Here we don't have Limestone until 300 or 400 feet down (into the earth) and even then that Limestone is so much CARS. We don't have the geographic features in our region to have sink holes. Sybil, I just want to be clear, the reason we are moving this over here (referring to the presentation) is to avoid the wetlands cause that area is all upland area where they have the pit.

Pass

Motion made to approve as presented made by Board Member Dolney and seconded by Board Member Dodson-Lucas

Approved - 4 - Board Member Christopher Dolney, Chair James Jones, Board Member Jake Scully, Board Member Sybil Dodson-Lucas

3 ORDINANCE 2018-XX TO REZONE 40 COLECHESTER LANE FROM MFR-1 TO SFR-1 AS INDICATED BY APPLICATION 3449.

Mr. Tyner, Planning Manager, introduced this agenda item to the Board Members. Also Mr. Tyner introduced Ms. Ida Meehan, Senior Planner, who gave a presentation which is attached to these minutes.

Mr. Smith: I have one question, I was trying to determine when it became multi-family, and I think it was part of a larger parcel, that was carved off and became Longs Landing?

ANS: Mr. Tyner: Yes, it you could go back to that slide, I was going to interrupt but I didn't but I will now. Everyone knows where we are, referring to the presentation, Palm Harbor Pkwy., Longs Landing, this area right here is the City owned property, it is a park. We acquired this property and at one point, this was all one piece of property, all zoned multi-family. The City had a plan that was in house, that had multi-family condominium plans for this area. So City Council, with the help of an environmental sensitive land program and the state, we ended up acquiring all of this property, with the exception of this property here (proposed rezoning agenda item). So the City rezoned this property to portions of it conservation and parks and greenways. The piece that the owner retained (remained zoned multi-family).

Mr. Scully: What is the width of the that (parcel) less the easement there?

ANS: Ms. Meehan: It is 15 feet.

Mr. Scully: Not the width of the easement, the width of the lot less the walkway easement?

ANS: Ms. Meehan: I want to say the lot is 120 feet and the pedestrian easement is 15 (feet). So he can create two 50 feet lot widths, but not 60 (feet).

Mr. Dolney: Is one (lot) flag? Are you doing one lot and one lot flag? Is that what you are thinking?

ANS: Ms. Meehan: He is actually considering doing two lots facing the pedestrian easement, using that as his front.

Mr. Tyner showed the council members how the proposed homes on the two lots would be orientated using the presentation.

Chair Jones: Why are we doing SFR (Single Family Residential) 1 and not SFR 2?

ANS: Ms. Meehan: Because of the lot width.

Chair Jones: But everything else in that area is either SFR 2 or SFR 3?

ANS: Ms. Meehan: Right. Because of the pedestrian access easement he does lose 15 feet, so the lots would be slightly smaller than SFR 2 minimum.

Chair Jones: But that is not compatible with the surrounding area, which is all SFR 2 or SFR 3.

ANS: Ms. Meehan: Arguably, it is more compatible than townhomes.

Mr. Tyner addressed the Board Members to clarify that the Staff's intention is to try to get the property to single family zoning. We would much rather have 2 single family homes on two 50 foot lots rather than 60 foot lots.

Chair Jones: What is the minimum lot width for an SFR 2?

ANS: Mr. Dolney: 60 feet.

Chair Jones: And this is 50 feet, is that the idea?

ANS: Mr. Tyner: Yes.

Chair Jones: Not 60 feet wide?

ANS: Ms. Meehan: He is probably going to do two 52 foot wide lots.

Discuss ensued to determine that actual width of the lots at 120 feet that includes the 15 foot easement.

Chair Jones: But that is ok, that would count, then why can't it be (zoned) SFR 2?

ANS: Mr. Dolney: The 120 (feet) needs to be 60 feet and the way they are orientated towards the canal.

Chair Jones: But the property is 120 feet wide, then there is no reason why they can't be 2 SFR 2 lots?

ANS: Ms. Meehan: I think the issue with the 120 feet, is that one lot would have the 15 foot easement on it and be disproportionately affected by it. I think he is

trying to treat these two lots equally. I think he is trying to give them equal access to the canal.

Mr. Scully: How would they access the back lot?

ANS: Chair Jones: There wouldn't be a back lot, there would be one building there and one building there.

ANS: Mr. Dolney: There would be one building here and one here. The top one is building one and the bottom one is building two, the access to building two would be over a shared driveway.

Chair Jones opened the meeting to public comment @ 6:08PM and seeing no one come forward Chair Jones closed the meeting to public comment @ 6:09PM.

Pass

Motion made to approve as presented made by Board Member Dolney and seconded by Board Member Smith

Approved - 4 - Board Member Christopher Dolney, Board Member Jake Scully, Board Member Clinton Smith, Board Member Sybil Dodson-Lucas

Denied - 1 - Chair James Jones

E Board Discussion and Staff Issues

Mr. Tyner introduced the goals of the Community Development Department and as they relate to the PLDRB members.

Mr. Tyner instructed Ms. Schaefer, the recording secretary, to email PLDRB members the Community Development End of Year Report for the fiscal year 2017.

Chair Jones: Is construction going on for the Moonrise Brewery?

ANS: Ms. Meehan: Yes, they were just issued an occupancy permit.

Chair Jones: So Ray you're going to send us this report quarterly?

ANS: Mr. Tyner: Yes.

Mr. Tyner introduced the P3 team and some of the goals of this team along with their purpose being improving the development review process from beginning to end.

Mr. Tyner instructed Ms. Schaefer, the recording secretary, to email PLDRB members the P3 (Public, Private Partnership Team) End of Year report for the fiscal year 2017.

Ms. Schaefer explained the plan to issue IPADS to the Planning Board members as soon as possible in an effort to eliminate the waste of paper and time.

Chair Jones asked that the IPADS that will be issued to the PLDRB members should include a link to the Land Development Code and the Comprehensive Plan.

F Adjournment

The meeting was adjourned at 6:34PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

4 ATTACHMENTS TO MINUTES