



City of Palm Coast

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

Meeting Minutes Planning & Land Development Regulation Board

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 Representative David Freeman

Wednesday, August 16, 2017

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.

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>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 motion was made by Board Member Scully and seconded by Board Member Lehnertz to approve the application as stated consistent with staff recommendations. The motion was adopted by the following vote

A. Call to Order and Pledge of Allegiance

Chair Jones called the Planning and Land Development Regulation Board (PLDRB) meeting of Wednesday, August 16, 2017 to order @ 5:30PM.

Present: 6 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, and Board Member Smith
Excused: 2 - Board Member Lehnertz, and School Board Representative Freeman

B. Roll Call and Determination of a Quorum

C. Approval of Meeting Minutes

- 1** [17-327](#) MEETING MINUTES OF THE MAY 21, 2017 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING
- A motion was made by Board Member Scully and seconded by Board Member Dolney that the minutes be approved as presented. The motion was adopted by the following vote:**
- Approved:** 6 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, and Board Member Smith
- Excused:** 2 - Board Member Lehnertz, and School Board Representative Freeman

D. Public Hearings

- 2** [17-332](#) SPECIAL EXCEPTION REQUEST TO ALLOW A MICROBREWERY AT EUROPEAN VILLAGE, 101 PALM HARBOR BLVD., UNITS 123-125.
- Mr. Ray Tyner, Planning Manager for the City of Palm Coast introduced this item along with Ida Meehan, Senior Planner. Mr. Tyner presented the Planning Members with an explanation of the application of a special exception along with the history of the master plan development modification made last year for European Village*
- Ida Meehan gave a presentation which is attached to these minutes.*
- Ms. Ashley Dees, managing partner with Moonrise Brewery, applicant, introduced herself to the Board Members. Mr. Benjamin Davenport, managing partner with Moonrise Brewery, applicant, introduced himself to the Board Members. Mr. Vance Tyson Joy, brewmaster with Moonrise Brewery, introduced himself to the Board Members.*
- Mrs. Lucas: What is a difference between a microbrewery and a larger brewery? Is it simply the size, the distribution amount or the product?*
ANS: Mr. Joy: It is rated by production amounts. We would almost be classified as a nanobrewery, since we are below 5 barrels for our brewhouse. Microbrewery is the next step up and it goes by barrels per year.
- Chair Jones: Are you talking about volume of production?*
ANS: Mr. Joy: Volume of production, your capabilities per year is what would categorize you as a nanobrewery or a microbrewery. We are smaller than a microbrewery.
- Chair Jones: Who is?*
ANS: Mr. Joy: Cigar City in Tampa, FL (referring to one of the biggest craft beer breweries we have in FL and they are considered a microbrewery).

Mrs. Lucas: How does your product differ from domestic beers?

ANS: Mr. Joy: Domestic beers are all classified as lagers, they use lager yeast. There has been a trend, much like coffee, people want a more robust beer. It is hard for us in FL because of the hardness of our water, it is perfectly suited to brewing ales. So 90% of our beers will be ales not lagers like these big companies.

Mrs. Lucas: On average, off the top of your head, in order for you to be successfully, is it like a tap bar or something like that?

ANS: Mr. Joy: We are relying on people coming there because of their location for people coming there. We are going to keep our distribution in the beginning very low, just a couple of local bars that want to the local brewer's product. Places like the Brass Tap or anyplace with craft beer. We are planning that 75% of what we brew at this location will be sold in that location and maybe 10-15 accounts around town to start off with you.

Mrs. Lucas: So you are not relying on foot traffic or people coming in. So it isn't like a place people come to have a beer and burger, or is it?

ANS: Mr. Joy: Yeah, we do, but we are not relying on foot traffic, the other breweries we worked with were in Industrial Parks and people still came to have a beer and a burger. People seek out these places. We will still have food. We will have wine as well. We want to feature the beer.

Mrs. Lucas: Last question, I imagine it has life, shelf life may not be the correct thing to say, but it has a life?

ANS: Mr. Joy: Yes, it does.

Mrs. Lucas: Since it is yeast and essentially a food, what do you do with any that you can't sell?

ANS: Mr. Joy: Not technically, the health department (doesn't qualify as a food). That will not be an issue, the shelf life on our products without any preservative will be 90 to 120 days. We don't have the brewing equipment size to give us an enough inventory where we will ever get to the point where we say hey, we are coming up on 90 days. If we ever wanted to dump it, it started to go bad, we would have to call the State, ABT (Florida Division of Alcoholic Beverages and Tobacco) and they would have to watch us dump it because it is all highly monitored by the state of Florida.

Mrs. Lucas: So it is not the type of thing you can give to farm for animal consumption?

ANS: Mr. Joy: The grain we give to a farm, all the spent grain. We are basically taken out the sugar source. We need the sugar because the yeast needs the sugar to create alcohol. So we need the sugar source. But the rest of that, there is still protein in that grain and none of that goes to waste. We will be giving to a local cattle farmer to feed livestock. It is completely recycled.

Chair Jones: That is what is left after the brewing process?

ANS: Mr. Joy: Absolutely. The spent grain will be taken out, collected and sent to local cattle farms. So it is completely recycled, there is nothing going in the trash.

Mrs. Lucas: What is the alcohol content?

ANS: Mr. Joy: It will be anywhere from 4.5% to 8%?

Mrs. Lucas: Did you say 8 (%) or 80 (%)?

ANS: Mr. Joy: 8 (%), if I really push the system we might be able to get 9% or 9.5%.

Mr. Scully: Hours of operation, is that consistent with say the Irish pub in there?

ANS: Mr. Joy: Yes, according to European Village we are required to open a certain number of hours. We are looking to comply with all the requirements of European Village. The closing time, technically you are allowed to be open till 2AM but if at 11PM on a Tuesday there isn't anyone there and everyone else is closing we will shutdown. But it is based on crowd size we are planning on being open for lunch. I know how it is, one business is closed and people don't come there. Everyone needs to be open at the same time.

Chair Jones: Are you going to confirm to the condominium association's hours?

ANS: Mr. Joy: Yes.

Chair Jones opened the meeting to the public comment portion of the meeting for this agenda item @ 5:51PM.

Mr. Rick Rubin, owner of two commercial units at European Village addressed the Board Members, he wasn't sure if he was in favor and not in favor of this item, but he mentioned he received a letter from the "City" on August 15, 2017 and it was dated July 27th indicating the European Village Board had overwhelming support for the Moonrise Brewery. Also he was concerned about weight limits for the second floor location. As well as the European Association insurance rates. Hours of operation must match other businesses which are opened during the day.

Chair Jones clarified with Katie Reischmann, lawyer for the City, that some of the issues that Mr. Rubin brought up in his address to the board are related to the Condominium Board and should be brought up during a European Village Condominium Board of Directors Meeting, correct?

ANS: Ms. Reischmann: That is correct and every property owner would have the authority to enforce those (rules). It is a civil matter.

Mr. Kai Ankingy, a part owner Humidor Cigar Bar and Lounge at European Village, spoke in favor of this enterprise because of the positive impact of microbreweries on the economy.

Ms. Laura Casto, owner of the property where the brewery will be located and on the Board of Directors of European Village, addressed the Board Members regarding the timing of the European Village Board of Directors waiting till after this item was reviewed by the Planning and Land Development Regulations Board (PLDRB) at this meeting. She also spoke in favor of this agenda item.

Chair Jones closed the meeting to the public comment portion of this meeting for this agenda item @ 6:04PM.

Chair Jones: I only have one question regarding the floor bearing weight?

ANS: Mr. Tyner: Yes, I can answer that. The special exception is the first step. If the special exception is approved they (the applicant) would still need to apply for a building permit and occupational permit. So they (the permits) would go to our Building Division and they would make sure that this applicant complies with the Florida Building Code as it relates to bearing loads and fire protection, along with all other building code requirements.

Mr. Joy, applicant, also addressed the Board Members regarding the weight of the

barrels being 5,200 lbs. not 30,000 lbs. as stated previously during the public comment section of the hearing. He also addressed the storage of kegs off-site. Finally, he addressed the letter the applicant sent to property owners at European Village referring to the hours of operation in the letter, the applicant was unaware of the hours of operation at European Village and stated that he would comply with the hours of the European Village Association, he was simply unaware of the hours of operation when that letter was sent.

Chair Jones: So we are going to make sure all our ducks are in a row at time of building permits, right?

ANS: Mr. Tyner: Yes, sir.

Mr. Dolney: Can we reference the date the letter went out for this meeting?

ANS: Ms. Meehan: The applicant sent out the required notification by certified mail two full weeks before the hearing. I think the speaker was referring to the internal association letter, not the required notification for the special exception public hearing. The applicant exceeded the notification requirements in terms of numbers.

A motion was made by Board Member Dolney and seconded by Board Member Lucas to approve the application as stated consistent with staff recommendations. The motion was adopted by the following vote:

Approved: 6 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, and Board Member Smith

Excused: 2 - Board Member Lehnertz, and School Board Representative Freeman

3 [17-348](#)

SPECIAL EXCEPTION FOR DISCOUNT TIRE LOCATED ON A PROPOSED LOT LOCATED ON THE 0.98+/- ACRE SOUTHERLY PORTION OF THE EXISTING 17.34+/- ACRE, LOT 1 WHERE HOME DEPOT IS LOCATED.

Mr. Ray Tyner introduced this item as well as Mr. Bill Hoover, Sr. Planner, gave a presentation which is attached to these minutes.

Mr. Scully: So the access is through the Home Depot area only?

ANS: Mr. Hoover: Correct

Mr. Scully: And the landscaping offset is consistent with the Bob Evans (building) and the other buildings adjacent to Palm Coast Pkwy., as there is a multi-use path that goes by there?

ANS: Mr. Hoover: Right. This agenda item we are reviewing now is only on if the use is appropriate. The details on the landscaping will be discussed with the landscape plan in the site plan item which will follow (this agenda item), presuming this (item) is approved.

ANS: Mr. Tyner: This special exception (item) is to determine if this use is appropriate and then if this (item) is approved then we will go on to the next item which would be the site plan, we have a lot of details for you there.

Chair Jones: Neither in the documentation nor in the presentation did I see anything about batteries (installation of batteries being offered at this business), and batteries bring up a whole lot of environmental issues. Does the applicant plan on doing anything with the replacement of or sale of car batteries? Many tire stores do.

ANS: Mr. Francis Dayao (Civil Engineer for the project): Discount Tires is only in the business of repairing and selling tires. They do not do other service repair work. So

only sale and installation of tires. So to answer your question, they don't sell batteries.

Vice Chair Davis: So I believe he just answered this will not be a maintenance garage or service station like garage? Tires and wheels only?

ANS: Mr. Dayao: Yes, sir. They do minor tire repairs like patching and plugging tires. But no automotive repair type work, just tires.

Mr. Smith: I have a question, it might be more appropriate for the site plan (review) but Bill, from the site plan it looks like the bays face Home Depot and not Palm Coast Pkwy., is that true?

ANS: Mr. Hoover: Correct.

Chair Jones opened the meeting for public comments on this agenda item @ 6:18PM Seeing no one approach the podium the public comment portion of the meeting for this agenda item was closed @ 6:19PM.

A motion was made by Board Member Scully and seconded by Board Member Lucas to approve the application as stated consistent with staff recommendations and restrictions. The motion was adopted by the following vote:

Approved: 6 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, and Board Member Smith

Excused: 2 - Board Member Lehnertz, and School Board Representative Freeman

4 [17-347](#)

A TECHNICAL SITE PLAN FOR DISCOUNT TIRE LOCATED ON A PROPOSED LOT LOCATED ON THE 0.98+/- ACRE SOUTHERLY PORTION OF THE EXISTING 17.34+/- ACRE, LOT 1 WHERE HOME DEPOT IS LOCATED.

Mr. Ray Tyner, introduced this item, technical site plan, which will be using the Alternate Landscape Betterment Plan. Mr. Bill Hoover, Sr. Planner, gave a presentation which is attached to these minutes.

Mr. Tyner clarified for the Board Members the existing maintenance agreement with FDOT (Florida Department of Transportation) and how the Alternate Landscape Betterment Plan would be an extension of the existing maintenance agreement.

Mr. Francis Dayao, Civil Engineer for the applicant, gave a presentation which is attached to these minutes.

Mr. Kristoffer Reed, landscape architect for the applicant, addressed the Board Members.

The building architects for the project were available via phone (as they are based in CA).

Chair Jones opened the public comment portion of the meeting for this agenda item to the public @6:38PM. Seeing no one approach the podium Chair Jones closed the meeting to the Public @6:39PM.

Vice Chair Davis: Why are we requiring park benches for a business when we haven't required park benches for other businesses? This is not a restaurant this is a tire store. And will be a fence be necessary since they will storing tires and all?

ANS: Mr. Hoover: It is part of the Alternative Landscape Betterment Plan gives the

applicant a choice or a menu where they can choose or a menu. So they could provide fountains or something like that for your Alternative Landscape Plan. So if it is a nice day and you're having your tires changed. You have the choice of sitting on one of those two park benches. It was up to the applicant to design which one of those type of hardscape features they wanted, as long as it is pedestrian friendly. So that isn't up for staff to determine the applicant, but if we didn't think it was appropriate we would have said select something different. The applicant selected the park bench option which I believe works better than a fountain. Additional, between the right of way and the existing buildings there is already a fence there, so if people are working along the trails they wouldn't have access to the tire store (from the trail) they would have to walk around to the entrance to the (shopping) center. So the bays are in the front of the store and behind the bays they store the tires.

*Mr. Tyner: One of the benches is adjacent to the sidewalk along Palm Coast Pkwy.
ANS: Mr. Hoover: Yes.*

*Chair Jones: Bill, maybe I have this wrong, but this landscape plan that was developed, they (applicants) have a choice. They can do some hardscaping features, like a fountain or park benches but they can also do additional plantings? Or is a hardscape feature a requirement?
ANS: Mr. Hoover: There is a requirement of 2 hardscape features not otherwise required.*

*Chair Jones: So that is part of we adopted with the Alternative Landscape Betterment Plan?
ANS: Mr. Tyner; Yes.*

*Vice Chair Davis: So to me, the bench that is circled in green (referring to the presentation) is going to benefit the sidewalk which is City owned property? Correct?
Chair Jones: Did I just hear you say, sir, that the bench will not be accessible from Palm Coast Pkwy.?
ANS: Mr. Reed: The site has a fence all along the property line and also it is really heavily landscaped. So you will not have access from Palm Coast Pkwy.*

*Chair Jones: So that bench is only beneficial to Discount Tire?
ANS: Mr. Reed: Or Bob Evans, if they know it is there. The other bench is closer to the front door (Discount Tire).*

*Vice Chair Davis: So it will really benefit Bob Evans more than the Discount Tire store?
ANS: Mr. Reed: Possibly, we put it in an area where it was a mutual benefit.*

*Chair Jones: Is this the first time we have used it (Alternative Landscape Betterment Plan)?
ANS: Mr. Tyner: Yes.*

A motion was made by Board Member Dolney and seconded by Board Member Scully to approve the application as stated consistent with staff recommendations and three restrictions. The motion was adopted by the following vote:

- Approved:** 6 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, and Board Member Smith
- Excused:** 2 - Board Member Lehnertz, and School Board Representative Freeman

5 [17-320](#)

A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF A 5+/- ACRE PARCEL LOCATED 1800' NORTH OF WHITEVIEW PARKWAY ON THE EASTSIDE OF US-1 FROM AGRICULTURE & TIMBERLANDS (FLAGLER COUNTY DESIGNATION) TO MIXED USE (CITY OF PALM COAST DESIGNATION)

Mr. Tyner introduced this agenda item as well as Mr. Jose Papa, Sr. Planner for the City of Palm Coast, who gave a presentation which is attached to these minutes. Mr. Tyner informed the Board Members that one presentation would be given but two separate votes are required (one on each item).

Chair Jones: So we will have to do a Future Land Use Map Amendment as well?
ANS: Mr. Tyner: Yes, that is what Jose (Mr. Papa) is doing.

Chair Jones: So there will be two (separate) votes but one presentation?
ANS: Mr. Tyner: Yes.

Chair Jones: Is everyone (addressing the Board Members) comfortable with that?
ANS: Board Members: Yes.

Chair Jones: Is there an applicant?
ANS: Mr. Papa: This is City initiated as conditions by the annexation in 06 (2006).

Mrs. Lucas: There are currently no plans other than those before us?
ANS: Mr. Papa: We have seen a preliminary site plan but that is under separate review. If you know the Alamo, it is a mirrored image of that development. Where you have the commercial or non-residential space out front and out back hidden from view is the mini storage.

Mrs. Lucas: So we will see some development plans, as currently that is not an attractive space out there by the Alamo and the storage areas?
ANS: Mr. Papa: Sure, and that will be reviewed by staff at site plan.

Chair Jones opened the meeting for public comment for this item and the following item @ 6:56PM (both the Rezoning and the Future Land Use Amendment). Seeing no one approach the podium Chair Jones closed the public comment portion of the meeting for both items @ 6:57PM (both the Rezoning and the Future Land Use Amendment).

A motion was made by Board Member Smith and seconded by Board Member Dolney to approve the application for the Future Land Use Amendment from agricultural to mixed use as stated consistent with staff recommendations. The motion was adopted by the following vote:

Approved: 6 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, and Board Member Smith

Excused: 2 - Board Member Lehnertz, and School Board Representative Freeman

6 [17-321](#)

A ZONING MAP AMENDMENT FROM AGRICULTURE (FLAGLER COUNTY DESIGNATION) TO LIGHT INDUSTRIAL (IND-1) FOR A 5+/- ACRE PARCEL LOCATED 1800' NORTH OF WHITEVIEW PARKWAY ON THE EASTSIDE OF US-1

A motion was made by Board Member Smith and seconded by Board Member Dolney to approve the application rezoning the subject parcel from agricultural to light industrial as stated consistent with staff recommendations. The motion was adopted by the following vote:

Approved: 6 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, and Board Member Smith

Excused: 2 - Board Member Lehnertz, and School Board Representative Freeman

7 [17-354](#)

AMEND AND RESTATE THE 2ND AMENDED AND RESTATED PALM COAST PARK DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDER

Board Member Smith announced that he has a conflict of interest as having a prior relationship with current land owner and he is representing some potential purchasers on this agenda item and the following. Mr. Smith's submitted the required voting conflict form which is attached to these minutes.

Mr. Tyner requested that this item and the following item be presented as one presentation by Mr. Bill Hoover, Sr. Planner.

Chair Jones: So we would still be required to vote separately on each item?

ANS: Mr. Tyner: Yes.

Chair Jones: (Addressing the Board Members) does anyone have any concerns about doing that (referring to one presentation with two separate votes)?

ANS: Board Members: No one spoke up.

Mr. Tyner, gave a history on this item (development of regional impact) and introduced Mr. Bill Hoover, Sr. Planner, who gave a presentation which is attached to these minutes.

Chair Jones: Do those changes require a notice to the different agency?

ANS: Mr. Tyner: We will send a courtesy letter to the NE FL Regional Council.

Chair Jones: Do you folks have a presentation or just hear for any questions?

ANS: Mr. Michael Chiumento III, esquire, representing the applicant addressed the board.

Mrs. Lucas: I would like to know more about the high density residential might look like?

ANS: Mr. Chiumento: The tract to the north of the property, tract 5E, 5A, and 10C, essentially under the purple, referring to the presentation, a developer can do a multi-family 2 which has a maximum height of 60 feet and 12 units per acre, just on those tracts. The orange, (again referring to the presentation) allows for the less intense multi-family which is 50 feet and 8 units per acre. And in the tracts which are being rezoned tonight we are also providing the opportunity for the developers, who have this under contract, to provide single family lots but in a more dense fashion.

Mr. Chiumento: Does that answer your question?

Mrs. Lucas: Are we talking multiply dwellings? How many stories, or floors, units, we are talking about buildings not single family homes?

Mr. Chiumento: That is correct. In the purple (again referring to the presentation) which is not part of tonight's agenda, a developer of those tracts in the purple is entitled to get to 60 feet in height and 12 units per acre. So 4 to 5 floors. Similar to Canopy Walk, that gives you some height, density ideas.

Mrs. Lucas: One other thing, have you tried to use the Palm Coast public radio station to inform people of the hearing?

ANS: Mr. Chiumento: No we have not. We followed the City's statutory code as far as notice.

Mrs. Lucas: You are not restricted from going a step further?

ANS: Mr. Chiumento: No, I don't think so.

Mrs. Lucas: So if you chose to utilize that you could?

ANS: Mr. Chiumento: Yes, I believe so.

Chair Jones: There is no developer's drawings, plans right now, correct. We are talking about making some MPD (Master Planned Development) changes and then a developers might come along, see what the changes are and they may submit a site plan?

ANS: Mr. Chiumento: Yes, that is correct, as Ray (Mr. Tyner) said earlier there are approximately 3 to 4 developers, tracts 1,2,3,6A and 7A and the group that recently closed on all of parcel 5. So now we have 3 new developers that are purchasing the property that are actively talking with Staff about development plans. Probably within a few months you will start to see some plans whether it be through a site plan or a preliminary plat process. So that is what we anticipate.

Vice Chair Davis: I have a problem with the multi-family issue, because (City) Council is trying to do away with a lot of this type of multi-family projects. I don't know if there are other applications for this or not, but if we approve it than we are opening the door by multi-family buildings?

ANS: Mr. Tyner: What City Council has directed Staff to do when it comes to multi-family, specifically, when it comes to some of these properties that are located in the Matanzas neighborhood, I have some of them here let me point it out. In this area here you had small pockets like this (referring to the presentation) surrounded by single family residential development and (City) Council directed Staff to work with the property owners to rezone those from multi-family to single family and we did so on approximately 4 or 5 of those. This is what City Council was talking about. And as a matter of fact, City Council goals are highlighting a diversity in housing and wanting more multi-family apartments in the appropriate locations. So when you heard about City Council getting rid of multi-family, that is directed at this Matanzas area where we inherited existing zoning, small little pieces of property, surrounded by existing residential units, that (Staff) we all believe is inappropriate and incompatible. So that is what we did and that is what their direction was, no Citywide just in the area that I've highlighted.

Mrs. Lucas: Mr. Chiumento, thank you for opening yourself up for questions, why you didn't choice to come with a presentation instead of just saying if you have any questions, ask just in case of full disclosure?

ANS: Mr. Chiumento: First there isn't much more to show rather than what Bill has already shown you. There are no plans and no other changes, what we have done here is try to move things around, to move the industrial away from residential. We have changed some of the institutional which was along the railroad to meet the demands of

the developer of that area for single family. I don't have anything else to show you such as vertical plans or pictures.

Chair Jones: It seems to me we have increased the acreage available to single family and multi-family and decreased the industrial acreage. If you go back to the 2nd or 3rd chart (referring to the presentation) what effect with regard to what we are doing tonight have on those numbers?

ANS: Mr. Hoover: I think the big one, which staff did review this, was where it is referring to maximum area for residential 1528 acres and you've see the residential increase. But it went to 1467 so they have about 60 acres still left.

Chair Jones: Is that true of industrial?

ANS: Mr. Hoover: The DRI (Development of Regional Impact) doesn't list industrial it falls into a subset under business institutional.

Discussion ensued to clarify the table 4.2 on page four of the amendment in the presentation.

Chair Jones opened the public comment portion of this meeting for agenda item #7 and #8 @ 7:28PM.

Seeing no one approach the podium Chair Jones closed the public comment portion of the meeting for agenda item #7 and #8 @ 7:29PM.

Discussion ensued between the Board Members about agenda items #7 and #8 with regard to clarifying what the effect of approving these agenda items may be. Board members also discuss what types of housing may be needed in Palm Coast.

A motion was made by Board Member Dolney and seconded by Board Member Scully to approve the application as stated consistent with staff recommendations. The motion was adopted by the following vote:

Approved: 4 - Chair Jones, Board Member Dodson-Lucas, Board Member Dolney, and Board Member Scully

Denied: 1 - Vice Chair Davis

Excused: 2 - Board Member Lehnertz, and School Board Representative Freeman

Abstain: 1 - Board Member Smith

8 [17-353](#)

A MODIFICATION OF THE PALM COAST PARK MASTER PLANNED DEVELOPMENT (MPD) DEVELOPMENT AGREEMENT

A motion was made by Board Member Dolney and seconded by Board Member Scully to approve the application as stated consistent with staff recommendations. The motion was adopted by the following vote:

Approved: 4 - Chair Jones, Board Member Dodson-Lucas, Board Member Dolney, and Board Member Scully

Denied: 1 - Vice Chair Davis

Excused: 2 - Board Member Lehnertz, and School Board Representative Freeman

Abstain: 1 - Board Member Smith

E. Board Discussion and Staff Issues

F. Adjournment

The meeting was adjourned at 7:35PM.

*Respectfully submitted:
Irene Schaefer, Recording Secretary*

[17-376](#)

ATTACHMENTS TO MINUTES