



**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, January 17, 2018

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 January 17, 2018 Planning and Land Development Regulation Board (PLDRB) meeting to order @ 5:30PM.

B Roll Call and Determination of a Quorum

The recording secretary, Irene Schaefer, called the roll. Mrs. Lucas and Mr. Freeman were excused.

C Approval of Meeting Minutes

1 MEETING MINUTES OF THE DECEMBER 20, 2017 PLANNING AND LAND DEVELOPMENT REGULATIONS BOARD

Pass

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

Approved - 6 - Vice Chair Glenn Davis, Board Member Christopher Dolney, Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith

D Public Hearings

2 COMPREHENSIVE PLAN AMENDMENTS RELATED TO UPDATING THE WATER SUPPLY FACILITIES WORK PLAN (WSFWP)

Pass

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

Approved - 6 - Vice Chair Glenn Davis, Board Member Christopher Dolney, Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith

Mr. Ray Tyner, Planning Manager for the City of Palm Coast, introduced this item along with Mr. Jose Papa, Senior Planner, and Brian Matthews, Environmental Specialist for the Utility Division, who gave a presentation which is attached to these minutes.

Chair Jones: So you have 6 million gallons per day of brackish water?

ANS: Mr. Matthews: We anticipate an allocation in our permit of 6 million gallons a day of brackish water.

Chair Jones: In addition to the 11 million (gallons) you already have?

ANS: Mr. Matthews: Yes.

Chair Jones: And what will you be doing with that water?

ANS: Mr. Matthews: We will treat it to fresh water standards through our Water Treatment Plant #3, a low pressure reverse osmosis plant.

Chair Jones: And it will go into the drinking water supply?

ANS: Mr. Matthews: Yes, it will become part of the drinking water supply. And when the Water Supply Plan talks about alternative water source that is one of the alternative sources they refer to.

Mr. Papa provided the PLDRB members with the next steps if this agenda is approved at this meeting.

Mr. Smith: Brian, I know the waste water treatment plant #2 is supposed to open maybe this quarter, do you have a date yet?

ANS: Mr. Matthews: We do not have a date yet. We originally thought it would be mid-February but the contractor has asked for an extension. So it might be the beginning of March. But I am quite confident that it will be this quarter (referring to the 2nd quarter of FY'18).

Vice Chair Davis: Is the cost of this being transmitted to the citizens? If council approves these projects that you want to do, is the funding coming from an increase in water pricing to the citizens?

ANS: Mr. Matthews: It is coming from our revenues, our impact fees and bank loans. We secure bank loans and incur debt to pay for these capital improvements over the course of time. This is how we've always operated the water system for as many years as I've been involved. Council has approved our current 5 year plan, but that doesn't mean that we can spend money willy-nilly. It means that each project has to be brought back to (City) Council for individual project approval to spend the money. But the money has already been determined to be available to spend.

Chair Jones: Financing is done from the enterprise fund, not by the City?

ANS: Mr. Matthews: That is exactly right, it is an enterprise fund.

Vice Chair Davis: Have you given any thought to desalination?

ANS: Mr. Matthews: Yes, I mentioned earlier that we were involved in the Coquina Coast Project, we were actually the lead team on that project. Which would have desalinated up to 25 million gallons a day. A regional contingent of 11 players. We studied it, we spend 2 million dollars studying it over 2 years, during 2008, 2009 and finished up in 2010. And that is back in the day when we were growing 22% a year, 600 services per month. We are not there.

Chair Jones: The determination was that it wasn't profitable or even economically feasible, right?

ANS: Mr. Matthews: It was more or less, but to be honest without the final numbers, we were paying about \$4.00, a little under \$4.00 per 1000 (gallons) at the time. The cost would have more than doubled if we had gone to that process. I don't think anyone would have been happy with that solution.

Chair Jones: Can either of you in 25 words or less, tell me what drinking water by-product is?

ANS: Mr. Matthews: Absolutely. So when you take water out of the ground, as raw water you introduce it to the membrane plant. The membrane itself is a filter. The water that goes through the filter is the water you want to drink. It is called permeated water or product water. The water that does not go through (the membrane), therefore is concentrated. Because the minerals and other materials

that were dissolved into the water as it came out of the ground does not go through that filter. When the water goes through (the filter) and the minerals do not the minerals become concentrated. Not that they are harmful, they just become concentrated. Now, that said, there are organic components, there is iron and aluminum and there are other minor or trace elements. What we do then is to take that concentrate, which is known in the industry as drinking water by-products and we treat it through a different treatment technology. And we can selectively remove those components that are involved in remaining behind, if you will, and then blend that water with the permeated. So it allows us to be much more selective as to what we are leaving in the water or rejecting or taking out of the water.

Chair Jones called for any public comment on this agenda item @6:06PM. Seeing no one come forward, Chair Jones closed this meeting item to public comment @6:07PM.

3 ORDINANCE 2018-XX REPEALING CHAPTER 54 WIRELESS TELECOMMUNICATIONS OF THE CITY CODE OF ORDINANCES AND AMENDING CHAPTER 4 WIRELESS COMMUNICATION FACILITIES OF THE UNIFIED LAND DEVELOPMENT CODE

Pass

Motion made to approve as presented made by Vice Chair Davis and seconded by Board Member Lehnertz

Approved - 6 - Vice Chair Glenn Davis, Board Member Christopher Dolney, Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith

Mr. Tyner, Planning Manager for the City of Palm Coast, introduced this item along with Ms. Ida Meehan, Senior Planner, and Debbie Streichsbier, Compensation and Training Manager, who gave a presentation which is attached to these minutes.

Mr. Scully: Assuming this gets recommended and then approved, what happens next, recruiting tower builders?

ANS: Ms. Streichsbier: We have a partnership with Diamond Communications, we are on a revenue share program. The City already owns towers right now so our primary goal is to get more carriers to lease on those existing (City owned) towers. Then maybe expand as needed. But as it looks, in order to cover all the gaps (in coverage) we are looking at 10 towers. But it is lengthy process. With technology constantly changing, we are going to 5 gig now, we want to make sure we are making the right steps to keep up with what technology is doing.

Discussion ensued regarding the approval process for the preferred sites vs. other non-preferred sites and whether or not that creates a barrier to entry into the market for a non-preferred site program.

Ms. Reischmann also addressed the Board Members in regard to the required State and Federal Guidelines regarding the time frame for review of wireless site locations.

Vice Chair Davis: Can the public object to the "approval" of a wireless tower and bring it to the board?

ANS: Ms. Meehan: Most of these sites are pretty remote in terms of visibility and we are going through a public hearing process through City Council.

Chair Jones: But if a wireless company comes to the City and wants to place a tower on a site that you already identified under the wireless master plan, would that have to come to us or City Council for approval? It is an allowed use, so it would go up, right?

ANS: Mr. Smith: If it is in your master plan, that would be an administrative approval, is the way I understood it.

ANS: Ms. Meehan: That is correct.

Chair Jones: So in answer to Glenn's question, the answer is no.

ANS: Mr. Smith: Well, their chance to object is when it goes before the City Council for the wireless master plan to be adopted.

Chair Jones: Would it have to go to City Council to be approved?

ANS: Ms. Meehan: Leases do.

Ms. Reischmann also clarified for the Board Members that an administrative approval is appealable.

Chair Jones: Did you take into account 5 g when you looked at this plan? So this will support the next generation of cell phones?

ANS: Ms. Streichsbier: Yes.

Chair Jones: How about micro cells?

ANS: Ms. Streichsbier: Yes.

Chair Jones: And I assume the towers that exist today are grandfathered?

ANS: Ms. Meehan: Yes, they are part of the wireless master plan.

Chair Jones at 6:35PM opened this agenda item to public comment. Seeing no one approach the podium Chair Jones closed the public comment for this agenda item @ 6:36PM.

E Board Discussion and Staff Issues

Irene Schaefer, Recording Secretary informed the PLDRB members that at the next PLDRB meeting on February 21, 2018 the PLDRB members will be receiving IPADS to move the members to a fully electronic agenda system. Training on the use of the IPADS will happen at 4:30PM at City Hall on February 21, 2018.

Also Ms. Schaefer reminded the PLDRB members of the upcoming Ethics Training which is scheduled on January 23, 2018 here at City Hall in the Community Wing.

F Adjournment

The meeting was adjourned at 6:41PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

4 ATTACHMENTS TO MINUTES