



**City of Palm Coast  
Minutes  
PLANNING AND LAND  
DEVELOPMENT  
REGULATIONS BOARD  
MEETING**

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

***Vice Chair Glenn Davis  
Board Member Robert J. DeMaria  
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***

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**Wednesday, October 3, 2018**

**5:30 PM**

**COMMUNITY WING OF CITY HALL**

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**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 October 3, 2018 meeting of the Planning and Land Development Regulation Board (PLDRB) to order @ 5:30PM.*

**B Roll Call and Determination of a Quorum**

*Present and responding to roll call:*

Mr. Smith  
Mr. Dolney  
Mr. Jones  
Mr. Scully  
Mr. Davis  
Mr. Freeman

Absent:  
Mr. Lehnertz  
Mrs. Lucas

## **C Approval of Meeting Minutes**

### **1 MEETING MINUTES OF THE SEPTEMBER 18, 2018 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING**

**Pass**

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

**Approved - 5 - Vice Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Jake Scully, Board Member Clinton Smith**

## **D Public Hearings**

### **2 AN AMENDMENT TO THE PALM COAST PARK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER TO ENTITLE AN ADDITIONAL 1,000 DWELLING UNITS, TO ADD CONDITIONS TO ADDRESS THE ADDITIONAL DWELLING UNITS AND PERMIT MIXED USES ON TRACTS A&13A**

*Mr. Ray Tyner, Planning Manager, introduced item # 2 and #3 as they will be presented together but voted on separately, he also provided background to the PLDRB members and the audience what the Development of Regional Impact and Master Planned Development and review process from various outside agencies along with future reviews as the project moves ahead. He also introduced Mr. Jose Papa and Mr. Bill Hoover Senior Planners who gave a presentation which is attached to these minutes.*

*Planning Board Member Mrs. Lucas arrived @ 5:34PM.*

*Mr. Michael Chiumento, representing the applicant, introduced himself and was available to answer questions and clarified that these applications are not just an addition of 1000 residential units it is a conversion of retail from approximately 1.5 million square feet to 1.3 million square feet and the adding of the equivalency of 1000 units. He further clarified that is a swap not simply an addition of units.*

*Mr. Freeman addressed the school board concurrency issue (as outlined in his letter which is attached to these minutes) in regard to availability of space in the schools. Mr. Chiumento did address this issue referencing the existing Interlocal Agreement (ILA) which addresses school concurrency, highlighting that this issue is more appropriately addressed during the final site plan or final plat review and that State Statute and the ILA does address other solutions that may be more appropriate. In addition there is not a school capacity issue throughout the district just at the elementary school level which would serve this location.*

*Discussion ensued among the PLDRB members and staff about the appropriate timing for concurrency testing.*

*Mrs. Lucas asked Mr. Freeman about how far out is the school concurrency plan and a discussion ensued. Mr. Freeman clarified that they (Flagler School District) abides by the ILA and clarified that the Flagler School District looks at concurrency when the applicant submits the final plat (or site plan).*

*Mr. Dolney asked Mr. Freeman about school preference choices among parents and if the school board is looking at changing school modeling. Mr. Freeman said that their is school choice at this time. Mr. Freeman indicated that the Flagler School District is using the K8 model and in light of the recent school security issues is not looking at other models at this time..*

*Chair Jones clarified that busing is not provided outside the local school with regard to parent's choice.*

*Mr. Smith discussed with staff and Mr. Chiumento regarding the rezoning to commercial 2 zoning for tract 22 and that only a gas station with a convenience store and a restaurant are being approved within this parcel.*

*Vice Chair Davis questioned whether the concurrency with the school district issue is in writing. Chair Jones said the answer is the Development Order. Also he questioned the traffic issues given that US 1 is a state road. Mr. Papa clarified that this wouldn't be the time, the traffic and school situation would be addressed in the site plan and plat process. Mr. Papa also clarified that Florida Department of Transportation would be involved in the traffic report when produced.*

*Chair Jones asked for clarification on the location of the high density multifamily housing being located in tract A and 13A. Mr. Papa indicated that is the only change being requested at this time.*

*Chair Jones opened the meeting to public comment @ 6:11PM*

*Mr. Alan Peterson, 125 Westrobin Ln., addressed the PLDRB members and is not favor of this application and felt it is detrimental to the Public Interest. He is concerned about the increase to residential units by reducing large scale retail, significantly declining retail in that area. Thus forcing traffic to the Palm Coast Pkwy. as this would be the only alternative to the reduced retail in the area.*

*Ms. Lorie Savoca, 69 Buttermill Dr., asked for clarification to Tract 22 being that this parcel is limited to a gas station with a convenience store and a restaurant with the requested rezoning to Commercial 2.*

*Chair Jones closed the meeting to public comment @ 6:17PM.*

*Mr. Smith and Vice Chair Davis quesitoned the neutrality of the impact to traffic counts with this change and Mr. Papa clarified the reduction equivilance is based on a traffic study developed speciffically for Palm Coast Park DRI. Mr. Smith also clarified that there is still over 1.2 million square feet of retail space available after this change.*

**Pass**

**Motion made to approve as presented with staff's recommendations made by Board Member Dolney and seconded by Board Member Scully**

**Approved - 6 - Vice Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Jake Scully, Board Member Clinton Smith, Board Member Sybil Dodson-Lucas**

**3     ORDINANCE NO. 2018-XX APPROVING THE SECOND AMENDMENT TO THE PALM COAST PARK MASTER PLANNED DEVELOPMENT (MPD) DEVELOPMENT AGREEMENT**

*This item was addressed under agenda item #2.*

**Pass**

**Motion made to approve as presented with staff's recommendations made by Board Member Dolney and seconded by Board Member Dodson-Lucas**

**Approved - 6 - Vice Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Jake Scully, Board Member Clinton Smith, Board Member Sybil Dodson-Lucas**

**E     Board Discussion and Staff Issues**

*Chair Jones clarified that there is an October 17, 2018 PLDRB business meeting.*

**F     Adjournment**

*Motion made that the meeting be adjourned by Mr.Dolney and the motion was seconded by Mr. Smith.*

*The meeting was adjourned at 6:24PM.*

*Respectfully Submitted by:*  
*Irene Schaefer, Recording Secretary*

**4 ATTACHMENTS**