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.

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 writting. 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 questioned the neutrality of the impact to traffic counts with this change and Mr. Papa clarified the reduction equivalence is based on a traffic study developed specifically 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

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

Board Discussion and Staff Issues

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

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