



**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, February 21, 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 meeting of the February 21, 2018 Planning and Land Development Regulation Board to order @ 5:32PM

B Roll Call and Determination of a Quorum

Irene Schaefer, the recording secretary, called the roll. Mr. Dolney was excused due to illness.

C Approval of Meeting Minutes

**1 MEETING MINUTES OF THE PLANNING AND LAND DEVELOPMENT
REGULATION BOARD
JANUARY 17, 2018 BUSINESS MEETING
JANUARY 17, 2018 WORKSHOP**

Pass

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

**Approved - 6 - Vice Chair Glenn Davis, Chair James Jones, Board Member Pete
Lehnertz, Board Member Jake Scully, Board Member Clinton Smith, Board
Member Sybil Dodson-Lucas**

D Public Hearings

**2 ORDINANCE 2018-XX TO ADOPT THE FIRST AMENDMENT TO THE GRAND
LANDINGS MASTER DEVELOPMENT PLAN, APPLICATION 3481**

*Mr. Ray Tyner, Planning Manager, introduced this item along with a brief history.
He also introduced Ida Meehan, Senior Planner who gave a presentation which
is attached to these minutes.*

Chair Jones: Ida does the applicant have a presentation?

*ANS: Ms. Meehan: They are here to respond to any questions if requested,
however they do not have a presentation.*

*Mr. Jeffrey Douglas representing the developer was present to answer any
questions.*

Mrs. Lucas: What size are the rooms?

ANS: Mr. Douglas: The minimum square foot is 1200 sq. feet per home.

Mrs. Lucas: So what is the average size of a master bedroom?

*ANS: Mr. Douglas: That has to be a market driver, we are trying to open up a
product range that would go from a retiree to a single person, so that will
probably be 15 x18 x 20 (in a 2 bedroom home).*

Mrs. Lucas: So that meets the average for Palm Coast?

*ANS: Ms. Meehan: Palm Coast has a minimum 1200 square foot house size, so
yes, this far exceeds the minimum that is typical in Palm Coast.*

*ANS: Mr. Douglas: For the record we are allowed through our MPD (Master
Planned Development) to go down to 800 square feet on the attached housing.
So if we did go forward with the townhome concept the minimum on a townhome
would be 800 square feet.*

Mr. Scully: What is the reason for the size (reduction)? And what precedent does (this approval) set for variances to the 50 foot width?

ANS: Mr. Tyner: No, our code specifically states 50 (square feet). So in order to make it less than 50, one you would have to modify the Land Development Code or two establish a development agreement that has that exception in it as recommended by the Planning Board and an ordinance approved by (City) Council.

Mr. Scully: And the why?

ANS: Mr. Douglas: To help the community, by providing for a diversity of housing product types.

Chair Jones: Even though you are reducing the minimum lot width, you are not changing the side setbacks?

ANS: Mr. Douglas: That is true.

Vice Chair Davis: What happens to the extra land with the reduction in the lot and the living size?

ANS: Mr. Douglas: That is a great question. We have an opportunity for more open spaces, more clustering, and pocket parks, we just build it through. Or the other option is we just start stamping out town homes. Those our options at this time.

Vice Chair Davis: You mentioned clustering, by clustering do you mean placing homes closer together?

ANS: Mr. Douglas: Well, by nature of 45 foot lots, let us say, you can save 5 feet per lot, so you would gain an extra lot every 100 feet. So therefore, if we did have extra land a pocket park would be available, have smaller common areas but have more of them. A common area being defined as a green spaces.

Chair Jones: The space you save can't be used to build additional houses because you are limited by the number of units you can build?

ANS: Mr. Douglas: That is correct.

Vice Chair Davis: But to me it doesn't make any sense, a reduction of that nature, you would end up with extra space but they still couldn't build (on it)?

ANS: Chair Jones: It would be an opportunity for them to build a lower price point (product), isn't that right?

ANS: Mr. Douglas: Yes, sir. In fact these are basically all different shapes and sizes of homes. So the person who builds on an acre lot and a million dollar home are not the same impact fees as the person who builds on a 50 foot lot or a 45 foot lot. A 45 foot lot is 5 feet less of infrastructure, 5 feet less of pipe, 5 less feet of curb, 5 feet less of everything linear. So it is a different price point.

Mr. Smith: Just because this is going to the minimum, that doesn't mean that every lot in Grand Landings will be (built) to this size. You have quite a variety.

ANS: Mr. Douglas: Yes, that is correct. We have 50 footers, we have 60 footers that are selling very very well. We have a dream home going in now on a 120 foot lot. We have town homes that were already approved for that we could pull

out at anytime. I would just assume not see that product go to Town Center before it comes to us.

Chair Jones opened this item up to public comment @ 5:55PM.

Mr. Thomas Bell addressed the members of the board regarding his experience as a future home owner at Grand Landings with a lake/pond behind his home, it currently does not have a lake/pond. He questioned why the developer is delaying occupancy permits on this property.

Seeing no one else approach the podium, Chair Jones closed this item to public comment @ 5:59PM.

Chair Jones: Mr. Tyner, is there a site plan that has been approved by us (PLDRB)?

ANS: Mr. Tyner: No there is a plat, actually, the Master Planned Development was approved by City Council. Then each phase of that goes through a technical, preliminary plat, construction review for each of the stages of the project. This was an unfortunate situation, I know City Staff, we never want to get to the point where we are holding up that C.O. (Certificate of Occupancy), so we wanted that lake to be constructed. I know the developer has had some setbacks, the hurricane for example. They didn't expect that. We've worked with our Construction Management and Engineering Division folks to speed things up as much as practical. It was a lesson learned. I am confident in the future that the developer and City staff when we agree to something it will have some timelines. There are some things we are going to put in place to ensure this won't happen again.

Chair Jones: Is that a lake or a pond planned for that location?

ANS: Mr. Tyner: Yes, there is and it is under construction now. Our concern was for the residents in the adjacent houses we wanted a barrier in case a toddler got out. In order to protect life and safety. But they are working on the lake which is still under construction.

Mrs. Lucas: Does the developer have any response to the prospective home owner's concerns?

ANS: Mr. Douglas: Thank you, Mr. Tyner for working with staff. The lake was designed for phase 3A and 3B, we had an agreement to build the development. Upon 3A being built pond 3A was constructed. With 3B following that. Prior to the hurricane, the Army Corps of Engineers demanded a site inspection, first time in my career (that this was done), so we couldn't start moving the dirt and obtain that final permit until the Army Corps was out there. So construction started, hurricane hits, then trying to get the (Army) Corps out there for a mandatory site inspection. So that all went without a hitch once they (Army Corps of Engineering) was out there to do their inspection but (by then) we were 120 days late, and that is what happened.

Mrs. Lucas: Would you find, in the future, it helpful to give a newsletter to the home owners to give them an update? If this is not being done, I would suggested that you may want to consider it.

ANS: Mr. Douglas: Thank you, we will do so.

Mr. Tyner clarified for the Board Members that the Land Development Code is not changing that the PLDRB members are voting on changing the lot size for this application only.

Ms. Reischmann (City Attorney) clarified that a negative motion is difficult to vote on after Vice Chair Davis suggested that he make a motion to not approve this item. This motion was not seconded.

Pass

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

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

Denied - 1 - Vice Chair Glenn Davis

3 SAWMILL CREEK AT PALM COAST PARK, A SUBDIVISION MASTER PLAN, APPLICATION #3473

Mr. Ray Tyner, Planning Manager, introduced this item along with a brief history of this project. He also introduced Bill Hoover, Senior Planner who gave a presentation which is attached to these minutes.

Mr. Tyner informed the Board members that there will be a three step review process for the master plan subdivision based on the Land Development Code which was revised in 2008.

Mr. Bill Schaefer, Dominion Engineering Group, representing applicant, addressed the PLDRB members regarding his experiences dealing with City Staff as well as Florida Department of Transportation (FDOT) and addressed the conditions of the Development Order.

Mr. Freeman: What is the trigger (tract 10B) for the transfer of the land to the Flagler School Board? Mr. Freeman also mentioned that he is looking forward to the review of the details of the preliminary plat with regard to transportation, bus stops and traffic flow.

ANS: Mr. Tyner: I'm glad that Mr. Freeman brought that up, because part of the DRI (Development of Regional Improvement) process in this case was to provide a school site. If it is not part of this tract, the next phase (should be preceded with) a discussion with the school board to relocate that tract or keep it where it is. But those discussions regarding the school site if that site were to change would have to be reviewed by the School Board and then we would have to modify the development agreement for the DRI, which you (the PLDRB) would see to make that recommendation to City Council.

Chair Jones: Is this a site plan that we see here?

ANS: Mr. Tyner: No this is a master development plan.

Chair Jones: So after this we will see a site plan?

ANS: Mr. Tyner: No, for this (project) after this phase, it (reviews become) highly technical with regard to what you see on the subdivision layout. After this they provide construction plans, and those construction plans are reviewed by staff for storm water, water and sewer, the underground, roads and lakes and those details. And generally it will look like the subdivision master plan. After the preliminary plat is approved the next and final step is, which is required by State law, is that the City Council approves the final plat. On the final plat that is where you have easements, lot dimensions and addresses (are assigned). That is what is actually recorded, after final plat they are ready to sell those lots.

Chair Jones: There was a Sawmill Creek development about 8 or 10 years ago?

ANS: Mr. Tyner: Yes, there was. This isn't the same developer, similiar name, different developer. If you recall, Sawmill orginally had a golf course. And that went through the whole process, I think it was close to a final plat. It didn't get there and as you know golf courses aren't in 2018.

Chair Jones opened this item to public comment @ 6:28PM. Seeing no one approach the podium, Chair Jones closed this item to public comment @ 6:29PM.

Pass

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

Approved - 6 - Vice Chair Glenn Davis, Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith, Board Member Sybil Dodson-Lucas

4 ORDINANCE 2018-XX TO REZONE 9.09 +/- ACRES FROM COM-2 AND PSP TO PALM TOWN CENTER MPD, APPLICATION #3448

Mr. Ray Tyner, Planning Manager, introduced this item along with a brief history. He also introduced Bill Hoover, Senior Planner who gave a presentation which is attached to these minutes. Mr. Beau Falgout, Assistant City Manager, addressed the board members on the history of this project.

Brett Mulligan, Unicorp USA, representative for the applicant introduced himself to the Board members.

Mr. Freeman: Will we get a chance to speak with the developer regarding the onto access Bulldog Drive? I know during school hours this road can get backed up, so we would just appreciate an opportunity to discuss this with the developer.
ANS: Mr. Mulligan: To the north of phase 1 (on the map) a road is being built with a left and right out onto Bulldog (Drive).

ANS: Mr. Tyner: But Mr. Freeman once we get more into the details, absolutely we need to sit with you (and the Flagler Palm Coast High School principal).

Mr. Falgout addressed the Board members regarding the City's 5.5 million dollar investment into Bulldog Drive and that the conversation will continue due to the City's investment into this area.

Chair Jones opened this item to public comment @ 6:45PM. Seeing no one approach the podium Chair Jones closed this item to public comment @ 6:46PM.

Pass

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

Approved - 6 - Vice Chair Glenn Davis, Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith, Board Member Sybil Dodson-Lucas

5 PROPOSED REWRITE OF LAND DEVELOPMENT CODE SECTION 10.02 FLOODPLAIN ORDINANCE

Mr. Ray Tyner, Planning Manager, introduced this item and Ms. Denise Bevan, City Administration Coordinator and Lead Flood Plain Coordinator who gave a presentation which is attached to these minutes.

Chair Jones: Our citizens will benefit from this (CRS) rating in their reduced premium rates?

ANS: Ms. Bevan: Yes.

Mrs. Lucas: Are any of those adjustments or changes retroactive to people who currently have flood insurance (whose flood plain map designation has changed)?

ANS: Ms. Bevan: Excellent point, to your point when flood maps change it does affect your flood insurance premiums. Take for example, that today you're in a special flood hazard area and you are paying thousands of dollars for your premium and you're required to have that insurance because you have a federally backed mortgage and your mortgage company determines that you will need and must keep flood insurance. By new technical and higher resolution studies FEMA (Federal Emergency Management Agency) has now determined that you are no longer in a special flood hazard area. You are no longer in a high risk area. Basically, you can go back to your insurance provider and show them documentation and your insurance premium will change. It should go down to a preferred risk policy which averages around \$400.00 per year for a typical home in Palm Coast. And let's say it unfortunately goes the other way, FEMA now says you are in a high risk area and you have flood insurance today, and you've always carried flood insurance you can benefit from a grandfathered premium. If you don't have flood insurance than you would be affected by the higher premium cost unfortunately. If your home is built to our standards of 1 foot above BFE (Base Flood Elevation) which most of them are, because we review plans accurately than you can also go to FEMA and ask for one of those letters of map changes.

Mrs. Lucas: How is this information going to be communicated to the general public?

ANS: Ms. Bevan: In next month's utility mailer you will get a four page insert that describes all of this in detail.

Vice Chair Davis: How do I find what zone (flood) my home is in?

ANS: Ms. Bevan: You call me.

Chair Jones: Is'nt there a map (flood zone) on the City's website?

ANS: Ms. Bevan: Yes and it is available with the new flood rate panels but I do encourage if someone asks you, "how do I determine what flood zone my home is located in?" to have them call the City because some time it is confusing.

Mr. Tyner informed the Board members that recently the City's flood plain team managers participated in the Flagler County Home Show and how they were able to help many residents determine their flood zone, they were very busy.

Pass

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

Approved - 6 - Vice Chair Glenn Davis, Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith, Board Member Sybil Dodson-Lucas

E Board Discussion and Staff Issues

Mr. Tyner reminded the Board members if they have any questions regarding their City issued Ipads to please call him or Irene Schaefer, recording secretary and we will assist you.

F Adjournment

The meeting was adjourned at 7:20PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

6 ATTACHMENTS TO MINUTES