



**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, April 18, 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.

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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.

Call to Order and Pledge of Allegiance

Chair Jones called the meeting of the April 18, 2018 Planning and Land Development Regulation Board (PLDRB) to order @ 5:30PM.

Roll Call and Determination of a Quorum

Irene Schaefer, Recording Secretary, called the roll.

Present and responding to roll call were the following:

Planning and Land Development Regulation Board Members:

*Clinton Smith
Christopher Dolney
James A. Jones
Jake Scully
Glenn Davis
Sybil Dodson-Lucas*

Pete Lehnertz

Excused:

David Freeman

Approval of Meeting Minutes

1 MEETING MINUTES OF THE APRIL 4, 2018 PLANNING AND LAND DEVELOPMENT REGULATION BOARD SPECIAL MEETING

Pass

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

Approved - 7 - Vice Chair Glenn Davis, Board Member Christopher Dolney, Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith, Board Member Sybil Dodson-Lucas

Public Hearings

2 ORDINANCE 2018-XX RELATING TO TRANSPORTATION, CONNECTIVITY, ACCESS AND PARKING BY AMENDING SECTION 4.09, CHAPTER 5 AND SECTION 14.02 OF THE UNIFIED LAND DEVELOPMENT CODE

Pass

Motion made to Approved as amended Recommend to City Council to approve the ordinance with the following change to section 5.03.04 A to allow a single car garage in all instances listed in items 1, 2, and 3 of this section. made by Board Member Smith and seconded by Board Member Scully

Approved - 7 - Vice Chair Glenn Davis, Board Member Christopher Dolney, Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith, Board Member Sybil Dodson-Lucas

Mr. Ray Tyner, Planning Manager, introduced this agenda item including the history of the review of Chapter 5 of the Unified Land Development Code (LDC). He also introduced Mr. Bill Hoover, Senior Planner, who gave a presentation which is attached to this agenda.

Chair Jones: Couldn't a duplex be two owners?

ANS: Mr. Hoover: Yes, you would have to condominiumize it (treat the property as though it was a condominium), it would be a more expensive way of propably setting it up.

Chair Jones: So if you were an owner of a duplex you couldn't come to the City and say I want to sell one side of my unit to my neighbor, to my tenant? We wouldn't allow them to do that?

ANS: Mr. Hoover: Well, maybe I will defer to the City Attorney (Katie Reischmann).

ANS: Ms. Reischmann: Well, that owner would have to develop a covenence and restrictions that would cover that particular duplex. It is doable.

Discussion ensued between Staff and PLDRB members regarding provisions within the code (LDC) that would allow the above situation to take place.

Discussion then followed between Staff and PLDRB members regarding the differences between condominiums and townhomes.

Discussion ensued between Chair Jones and Ms. Reischmann regarding the

Chair Jones: So the driveway would be considered the plus 1 paved parking area? When you talk about a garage you say garage plus one paved parking arear?

ANS: Mr. Hoover: Besides the one infront of the garage.

Mr. Hoover: Is that how its been interrupted, Ray? So the home on top (referring to the Power Point presentation) is a one-car garage but you can see the driveway is 16 feet wide.

Mr. Tyner: Basically, this driveway is going to be the same as a two-car garage (in width), you are allowing a one-car garage but you are being required to provide a parking space at least (in addition to the one in front of the garage).

Mr. Scully: Did any of the builders ask to revisit the general requirement of a two-car garage on a single family? Was that discussed.

ANS: Mr. Hoover: They didn't ask for that.

Discussion ensued among the PLDRB members on requirement of 2 car parking garage and the staff's rational on requiring a 2 car garage ensued.

Mr. Tyner: It is based on our 2008 LDC code and at the time it was based on PLDRB and City Council's desire to require a 2 car garage.

Mr. Dolney: As it sits now, if you have less than 15,000 sq. feet (home) you are required to have a one-car garage? Home A (referring to the Power Point presenation) would be required to a have one-car garage, they can't have a choice to not have a garage? They can't build this product without a garage?

ANS: Mr. Hoover: Correct. So home A (again referring to the Power Point presenation) can have a one or two-car garage, home B must have a two-car garage.

Mr. Tyner clarified the proposed garage changes are a benefit moving to still requiring a garage but moving from a two-car garage to a single car garage in some cases, thus providing some flexibility.

Chair Jones: Katherine this is a standard hearing so I'm going to open (it) up to public comment and all the other things?

ANS: Ms. Reischmann: Yes.

Mr. Dolney: Have you have changed the overall size for a standard parking for a retail center, in general. For example, I don't know what their size is but let's say they are 10 feet in width by 20 feet in length, has that width or length been reduced?

ANS: Mr. Hoover: No, in Palm Coast we are actually one of the communities that require a little bit longer. The general rule is 9x18 which is propably the most common and then some have 9x19 and then some are 9x20 which we are, and then there are a few out there that are 10x20.

Discussion amongst the PLDRB members and staff ensued regarding the usage of the new parking regulations with regard to the new definition "two-family".

Chair Jones: Is a duplex an 80' lot?

ANS: Mr. Hoover: Yes.

Mr. Tyner addressed the history of the ITT duplex boundaries which are still existing and a discussion ensued regarding the propability of a two- family home being placed in a single family lot. Mr. Tyner clarified that could happen only on a duplex lot.

Mr. Hoover used the example of the Saw Mill Creek development where this type of change would be applicable.

Board members discussed the requirement for a garage and whether or not it is economically feasible for the City to require garages. In addition, a discussion ensued about the impact to parking if a garage is not required.

Mr. Hoover and Mr. Tyner asked for clarification on Mr. Dolney comments, do they apply to single family or duplex (zoned properties)?

Mr. Dolney clarified that he wished the code to reflect the option to have a one-car garage regardless of the size of the unit/home.

Discussion ensued between the PLDRB members regarding changing the code as it relates to garage requirements.

Mr. Tyner claified the builders desire during the workshops and FCARD meeting was to reduce the miniumum home size from 1,200 sq. feet when the chapter that includes that information is reviewed in the future. It was clarified by Mr. Tyner that when the miniumum square footage is reduced in the next chapter review that will automatically address the reduction to a one-car garage.

Mr. Dolney clarified that he wishes to change the code so that home B (referring to the Power Point presentation) would have the option to have one or two-car garage.

Chair Jones opened the meeting to public comment @ 6:24PM and seeing no one approach the podium he closed the meeting to public comment @ 6:25PM.

Mr. Smith would like to expand the option for one-car garage in single family zoned properties as well as eliminating the need for a garage in a townhomes zoned properties.

Discussion ensued between PLDRB members about the proposed impact of lowering the requirement of garages in all single family zoned properties.

Mr. Smith made a motion to approve as amended and Mr. Scully seconded the motion: to recommend to City Council to approve the ordinance with the following change to section 5.03.04 A to allow a single car garage in all instances listed in items 1, 2, and 3 of this section. The motion was passed with the vote 6 to 1 with Chair Jones the sole no vote.

Board Discussion and Staff Issues

Adjournment

The meeting was adjourned at 6:36PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

ATTACHMENTS