



**City of Palm Coast
Minutes
PLANNING AND LAND
DEVELOPMENT
REGULATIONS 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 4, 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 April 4, 2018 Planning and Land Development Regulation Board (PLDRB) to order @ 5:32PM.

B Roll Call and Determination of a Quorum

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*

*Excused: Sybil Dodson-Lucas
David Freeman*

Absent: Pete Lehnertz

C Approval of Meeting Minutes

1 MINUTES FOR THE PLANNING AND LAND DEVELOPMENT REGULATIONS BOARD MEETING OF FEBRUARY 21, 2018

Mr. Scully initiated a discussion with Staff and the other PLDRB members about his wishes for future applicants to present their motivation for pursuing a variance to the PLDRB in a clear and concise manner. Mr. Scully's comments were based on a review of the minutes of the February 21, 2018 PLDRB meeting, where it appeared to take several minutes for an applicant to clearly communicate that a major reason for pursuing the application to change lot widths was for cost savings. Mr. Tyner explained that staff's role is to ensure that the application meets our Land Development Code and the Comprehensive Plan. He also informed the board members that 3 of the Planning Staff members are AICP (American Institute of Certified Planners) certified which require them to follow ethical standards. Mr. Tyner also stated that rarely does staff get involved in the question of whether or not the project will make a profit or not for the applicant. Mr. Smith discussed with the other board members the cost associated with developing a MPD (Master Planned Development) community.

Pass

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

Approved - 5 - Board Member Christopher Dolney, Chair James Jones, Board Member Jake Scully, Board Member Clinton Smith, Vice Chair Glenn Davis

D Public Hearings

2 APPROVAL OF MASTER SUBDIVISION PLAN REFERRED TO AS APPLICATION NO. 3396 MPC LOTS PARCELS 417 AND 418

Mr. Ray Tyner, Planning Manager introduced this item and gave some history regarding this parcel. He also reviewed the timeline if this item is approved this

evening. He also introduced Ms. Ida Meehan, Senior Planner, who gave a presentation which is attached to these minutes.

Mr. Tyner informed the PLDRB members of the importance of this location regarding the drainage system for the City and how the applicant along with City Staff worked to ensure that the City maintained easements over the conservation areas in order to maintain the stormwater system in this area.

Mr. Anthony Robbins, Professional Planner of Prosser Inc., representing the applicant addressed the PLDRB members and was available to answer any questions.

Mr. Dolney: Do you have an idea about how many units for each hotel is proposed? Is it a 70 unit model or a 100 unit model?

ANS: Mr. Robbins: There was a site plan that accompanied the Water Management District (St. Johns River Water Management District) permits and there were some units listed there, I will take a look there Mr. Dolney but off the top of my head I believe it is 200, 2 separate buildings but 200 in total.

Mr. Dolney: This is my point, when people use the right into the Panera, they have to traverse through the Holiday Inn and it creates a bottleneck there and it backlogs. I kind of see something similar happening here because you have a circular flow. Would an access road that runs along the westerly boundary be more beneficial for both ingress and egress and then merging into the main ingress and egress for the southernly hotel?

ANS: Mr. Robbins: It could be, what we have right now is a temporary location for the construction entrance using that westerly entrance from the gas station right now. But the DOT (Department of Transportation) permitting will be required for the SR 100 access. I believe the site plan does have the restaurant at the northern end of it with a way to traverse around it. Not to have to go around the hotel similar to what we have across the interstate with the situation at Panera. You would be able to utilize the restaurant without having to circumnavigate the entire site to come around.

Mr. Dolney and Mr. Robbins discussed specifics regarding access with regard to the submitted site plan. However, Mr. Robbins pointed out that when the "real" technical site plan is submitted and when a "real" tenant comes forward the ingress and egress issues will be fully reviewed and evaluated by staff. He further explained what is on the plans (before the PLDRB) in regard to the hotel locations is based on what was submitted to the Army Corps of Engineers and the Water Management District (St. Johns River Water Management District) for permitting.

Mr. Smith: Have you had discussions with DOT (Florida Department of Transportation) about access, are they going to give you right in, right out?

ANS: Mr. Robbins: I know there has been communication with it (FDOT) as well as our neighbor next door about possibly utilizing the existing one and there has not been any final decision. And again it is interesting in the staff report that the access parallels the access towards the hospital as well. Just with the standard DOT spacing requirements it is possible that it might be a right in, right out, definitely if a new access is created.

Mr. Smith: Did you discuss about donating the land to the City instead of putting conservation on that piece, just giving it to the City?

ANS: Mr. Tyner: I don't recall, I think we did, Clint. I think what ended up happening about 3 years ago, or maybe longer than 3 years, when we were working with the applicant, that was one of the options. But once we got the easement for the stormwater we were ok with that, why would we want to manage the whole property.

Discussion incurred between the PLDRB members and Mr. Robbins regarding potential traffic problems based on the location of these parcels.

Chair Jones opened this agenda item to public comment @ 6:08PM. Seeing no one approached the podium Chair Jones closed this portion of the meeting to public comment @ 6:09PM.

Pass

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

Approved - 5 - Board Member Christopher Dolney, Chair James Jones, Board Member Jake Scully, Board Member Clinton Smith, Vice Chair Glenn Davis

E Board Discussion and Staff Issues

Mr. Smith: Are we going to have a meeting in April (referring to the regularly scheduled PLDRB business meeting on April 18th)?

ANS: Mr. Tyner: Yes. Remember Chapter 5 that we workshopped, Mr. Davis was part of that, and we said we would wait until (City) Council is finalizing Transportation Impact Fees to make sure our definitions correlated with that. Well City Council looks to adopt those (new transportation impact fees) a week from Tuesday. I think we will be ready to bring that (Chapter 5 of the Land Development Code) back to you for that meeting.

F Adjournment

The meeting was adjourned at 6:13PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

3 ATTACHMENTS