



**City of Palm Coast
Minutes
PLANNING AND LAND
DEVELOPMENT
REGULATION BOARD**

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

**Chair Glenn Davis
Vice Chair Clinton Smith
Board Member Robert J. DeMaria
Board Member Sybil Dodson-Lucas
Board Member Christopher Dolney
Board Member Pete Lehnertz
Board Member Jake Scully
School Board Rep David Freeman**

Wednesday, January 16, 2019

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 Davis called the January 16, 2019 Planning and Land Development Regulation Board (PLDRB) meeting to order @ 5:30PM.

B Roll Call and Determination of a Quorum

Irene Schaefer, Planning Clerk, called the roll.

Present and responding to roll call were:

*Chair Davis
Vice Chair Smith
Mrs. Lucas
Mr. DeMaria
Mr. Scully
Mr. Lehnertz
Mr. Freeman*

Excused:

Mr. Dolney

C Approval of Meeting Minutes

1 MEETING MINUTES OF THE DECEMBER 19, 2018 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Pass

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

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

D Public Hearings

2 REQUESTED TO BE POSTPONED-AN ORDINANCE TO REZONE 23.1 ACRES LOCATED AT 27 SEWARD TRAIL EAST FROM SINGLE FAMILY RESIDENTIAL- ONE TO MULTIFAMILY RESIDENTIAL- ONE, AS PROPOSED IN APPLICATION #3821

This item has been postponed.

3 STORQUEST EXPRESS A TIER 2, TECHNICAL SITE PLAN FOR A SELF-STORAGE FACILITY, APPLICATION NO. 3832.

Mr. Ray Tyner, Planning Manager, introduced this item along with Mr. Hoover, Senior Planner, who gave a presentation which is attached to these minutes.

Mr. Kendall Jones, Development Project Manager for the State of Florida for the William Warren Group addressed the PLDRB members.

Mr. Harry Newkirk, Civil Engineer for the NewKirk Engineering, addressed the PLDRB members regarding the stormwater run off proceessing, the stormwater system includes skimmers which allows the oils to stay within the retention pond instead of discharging during storm events. The stormwater system is designed based on City Code, FEMA, St. John's River Water Management District and the Army Corps of Engineers.

Mr. Jones explained to the PLDRB members that the garage doors would not face the street as well as there will be limited hours where a client may access their storage unit.

Mr. Jones explained that there would not be any retail activiites allowed out of the storage units.

Chair Davis opened this item to public comment at 5:53PM.

As no one approached the podium, Chair Davis closed this item to public comment at 5:54PM.

Pass

Motion made to approve as presented with the conditions of Attachment A as staff recommends made by Board Member DeMaria and seconded by Board Member Scully

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

4 A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF 89+/- ACRE PARCEL FROM FLAGLER COUNTY DESIGNATIONS OF MIXED USE: HIGH INTENSITY & MIXED USE: LOW INTENSITY TO CITY OF PALM COAST DESIGNATION OF MIXED USE

Mr. Tyner introduced this item along with Mr. Jose Papa, Senior Planner, who gave a presentation which is attached to these minutes. Mr. Papa's presentation addressed both agenda items #4 and #5 with his one presentation.

Mr. Jim Cullis, partner in Lighthouse Harbor, addressed the PLDRB members on the history of the project including the work to date that has been done on this project thus far.

Mr. Tyner explained the applicant's requirements to complete an environmental study when they submit their site plan. As well as clarified for the PLDRB members that the agreement will run with the land. Thus clarifing if the property is sold the agreement will still be inforced with the new owner(s) and any changes to the agreement would have to be addressed via an amendment process.

Mr. Tyner and Ms. Katie Reischmann (legal counsel) explained the process of annexation for the benefit of the PLDRB members, including the City honoring the County's previously approved entitlements.

Chair Davis opened this item to public comment at 6:30PM.

Mr. Steven Neighbor, 20 Smith Trail, asked for clarification if the multi-family is going to be apartments or townhomes, asking to clarify if it will property that can be rented or purchased.

Chair Davis closed this item to public comment at 6:31PM.

Mr. Papa answered Mr. Neighbor's question by saying that multi-family could refer to a combination of apartment or condominium units. We (City of Palm Coast) does not control the types of units that is within the pervue of the land owner/developer within his entitlements.

Pass

Motion made to approve as presented subject to the annexation into the City made by Vice Chair Smith and seconded by Board Member Scully

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

5 A ZONING MAP AMENDMENT FROM PLANNED UNIT DEVELOPMENT (FLAGLER COUNTY DESIGNATION) TO MASTER PLANNED DEVELOPMENT (CITY OF PALM COAST DESIGNATION) FOR AN 89+/- ACRE PARCEL LOCATED 1.3 MILES NORTH OF STATE ROAD 100

This item was presented by Mr. Papa along with agenda item #4.

Chair Davis opened this item to public comment at 6:34PM.

Mr. Lou Erickson, 2 (inaudible address) Circle, inquired whether an architectural rendering for this proeject would be available for the PLDRB members and the public to view.

Mr. Tyner explained that an overview of the uses of the property was addressed in Mr. Papa's presentation. The supporting detail including the staff report, etc. are available on line (www.palmcoastgov.com) for the public's review. The PLDRB members are provided that same information for their review. The requested information is not available at this time in the process. If this item is approved would be required to prepare a site plan for the PLDRB members to reveiw and approve.

Chair Davis closed this item to public comment @ 6:36PM.

Pass

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

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

6 RESOLUTION 2019-XX, AN AMENDMENT TO THE PALM COAST PARK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER TO DELETE AN APPROXIMATELY 6 ACRE SITE FROM THE BOUNDARIES OF THE DRI

Mr. Smith informed Chairman Davis and the PLDRB members that he was declaring a conflict with regard to agenda item #s 6, 7, 8 and 9, and he supplied Irene Schaefer, Recording Secretary with the required Form 8B, which is attached to these minutes.

Mr. Tyner introduced this item along with Mr. Jose Papa, who gave one presentation addressing agenda item numbers #s 6, 7, 8 which is attached to these minutes.

Mr. Papa clarified the location of the sidewalk for this parcel.

*Chair Davis opened this item to public comment at 6:50PM.
Seeing no one approach the podium Chair Davis closed this item to public comment at 6:51PM.*

Pass

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

Approved - 5 - Chair Glenn Davis, Board Member Robert DeMaria, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Sybil Dodson-Lucas

7 A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF A 6.1 +/- ACRE PARCEL LOCATED .5 MILES NORTH OF PALM COAST PARKWAY ON THE WESTSIDE OF US-1 FROM DEVELOPMENT OF REGIONAL IMPACT- MIXED USE (DRI-MU) TO INSTITUTIONAL

This item was presented along with agenda item #6 by Mr. Papa.

*Chair Davis opened this item to public comment at 6:52PM.
Seeing no one approach the podium Chair Davis closed this item to public comment at 6:53PM.*

Pass

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

Approved - 5 - Chair Glenn Davis, Board Member Robert DeMaria, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Sybil Dodson-Lucas

8 A ZONING MAP AMENDMENT FROM MASTER PLANNED DEVELOPMENT (MPD) TO PUBLIC/SEMIPUBLIC (PSP) FOR A 6+/- ACRE PARCEL LOCATED .50 MILES NORTH OF PALM COAST PARKWAY ON THE WESTSIDE OF US-1

This item was presented along with agenda item #6 by Mr. Papa.

Chair Davis opened this item to public comment at 6:53PM.

Seeing no one approach the podium Chair Davis closed this item to public comment at 6:54PM.

Pass

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

Approved - 5 - Chair Glenn Davis, Board Member Robert DeMaria, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Sybil Dodson-Lucas

9 A ZONING MAP AMENDMENT FROM PUBLIC/SEMIPUBLIC (PSP) TO GENERAL COMMERCIAL (COM-2) FOR A 5+/- ACRE PARCEL LOCATED NORTH OF WELLFIELD GRADE AND WEST OF US-1

Mr. Tyner introduced this item along with Mr. Jose Papa who gave a presentation which is attached to these minutes.

Chair Davis opened this item to public comment at 6:57PM.

Seeing no one approach the podium this item was closed to public comment at 6:58PM.

Pass

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

Approved - 5 - Chair Glenn Davis, Board Member Robert DeMaria, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Sybil Dodson-Lucas

E Board Discussion and Staff Issues

Mr. Tyner provided an update on the Land Development Code sign code chapter review meetings to start this month along with the PLDRB's representative Mr, Scully attending these meetings with stake holders.

Mr. Tyner also informed the PDLRB members of a pending Ordinance with City Council to add two alternates to the PLDRB membership. In the case of a voting member being absent from a meeting the alternate would vote in that case. He also encouraged members of the audience who might be interested in being on the PLDRB to apply.

F Adjournment

Motion made that the meeting be adjourned by Mr. DeMaria and the motion was seconded by Mr. Lehnertz.

The meeting was adjourned at 7:01PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

10 ATTACHMENTS