



**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
Alternate Board Member Charles
Lemon
Alternate Board Thomas Oelsner
School Board Rep David Freeman***

Wednesday, November 20, 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.

Call to Order and Pledge of Allegiance

Chair Davis called the November 20, 2019 meeting of the Planning and Land Development Regulation Board (PLDRB) to order at 5:30PM.

Roll Call and Determination of a Quorum

Approval of Meeting Minutes

1 MEETING MINUTES OF THE OCTOBER 16, 2019 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Pass

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

Approved - 6 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Jake Scully, Vice Chair Clinton Smith, Alternate Board Member Charles Lemon

Public Hearings

2 ELECTION OF THE CHAIR AND THE VICE CHAIR TO THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD

Pass

Motion made to approve Mr. DeMaria made a motion to have Chair Glenn Davis continue as Chair to the PLDRB. This motion was seconded by Mr, Smith. The motion was approved by a vote of 6-0.

Mr. Dolney made a motion to have Vice Chair Clint Smith continue as Vice Chair to the PLDRB. This motion was seconded by Mr. Scully. The motion was approved by a vote of 6-0. by Board Member Dolney and seconded by Vice Chair Smith

Approved - 6 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Jake Scully, Vice Chair Clinton Smith, Alternate Board Member Charles Lemon

Mr. DeMaria made a motion to have Chair Glenn Davis continue as Chair to the PLDRB. This motion was seconded by Mr, Smith. The motion was approved by a vote of 6-0.

Mr. Dolney made a motion to have Vice Chair Clint Smith continue as Vice Chair to the PLDRB. This motion was seconded by Mr. Scully. The motion was approved by a vote of 6-0.

3 REQUEST FOR VARIANCE FOR 59 FAWN LANE APPLICATION #4157

Mr. Tyner, Deputy Chief Development Officer, informed the PLDRB members that the applicant requested that this item be continued to a date certain of December 4, 2019 @ 6:30PM.

Pass

Motion made to continue to date certain of December 4, 2019 @ 6:30PM by Board Member DeMaria and seconded by Board Member Dolney

Approved - 6 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Jake Scully, Vice Chair Clinton Smith, Alternate Board Member Charles Lemon

4 REQUEST FOR SIGN VARIANCE FOR COASTAL REHAB AND SPORTS MEDICINE - APPLICATION # 4175

Mr. Ray Tyner, introduced this agenda item along with Beth Dawson, Landscape Architect, who gave a presentation which is attached to these minutes. Applicant's representative, Ms. Suzanne Sibille introduced herself to the PLDRB members and gave some personal background on this project.

Chair Davis opened this agenda item to public comment at 5:44PM. Seeing no one approach the podium, Chair Davis closed this agenda item to public comment at 5:45PM.

Pass

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

Approved - 6 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Jake Scully, Vice Chair Clinton Smith, Alternate Board Member Charles Lemon

5 MATANZAS WEST MULTI-FAMILY MASTER SITE PLAN, APPLICATION # 4128

Mr. Ray Tyner introduced this item along with giving some information on the Palm Coast Park development which is a Development of Regional Impact (DRI) along with this DRI's history. He also introduced Mr. Bill Hoover, Senior Planner, who gave a presentation which is attached to these minutes.

Mr. Curt Wimpee, project engineer from Alliant Engineering, introduced himself to the PLDRB members and was available for any questions.

Mr. Hoover clarified the Land Development Code (LDC) parking requirements for 1, 2, and or 3 bedroom apartments.

Chair Davis opened this agenda item to public comment at 5:59PM.

Mr. Rick Lees addressed the PLDRB members and questioned if anyone thought about the lack of employment for these new tenants as well as questioned whether this development would be low income. He also indicated he did not receive a neighborhood meeting notification from the developer/applicant.

Chair Davis closed this agenda item to public comment at 6:00PM.

Mr. Scully asked if any of the entitlements changed with regard to this development regarding density. Mr. Hoover confirmed that this item would appear before both the PLDRB and City Council.

Mr. Smith asked Mr. Hoover if notification requirements from the LDC were copied for this agenda item (referring to the LDC requirement that neighboring parcel owners, within 300 feet of the subject parcel, are notified in writing 14 days before the neighborhood meeting). Mr. Hoover said yes the LDC requirements were followed.

Mr. DeMaria asked that the developer's representative (Mr. Wimpee) clarify the unit mix. Mr. Wimpee indicated that there is a mix of 1, 2 and 3 bedroom units. Mr. DeMaria also asked that Mr. Wimpee clarify the required number of parking spaces. Mr. Wimpee clarified that 1.5 parking spaces per unit is typical for multi-family. Most units only have 1 car, even though you have a mix of bedroom units, the .5 car compensates for that mix. Mr. DeMaria questioned whether this development is age restricted. Mr. Wimpee indicated he didn't believe so. Mr. DeMaria also questioned whether or not the property would be gated and Mr. Wimpee indicated that it will be gated. Mr. DeMaria questioned whether the sewage department had looked at this plan. Mr. Tyner said yes, and that occurred during the DRI (in 2004) and that the Utility Department works along with Planning Division to review each project. They are part of the process from beginning to the end. Mr. Tyner clarified that the site plan doesn't come back to the PLDRB - City Council would approve and that the Site plan must follow LDC.

Paul Sacks, President Lyndon Development, addressed Mr. Lees questions during the public comment portion of this agenda item, the units would be market rate and the development would be a gated community. Mr. Sacks, indicated that a market study was done prior to the submittal of their application and that market study indicated that apartment units were needed in the City of Palm Coast. He also agreed to speak with Mr. Lees after the meeting to answer any other questions.

Mr. Freeman questioned the timeline for this project. Mr. Sacks indicated that they hoped to break ground end of 1st quarter, beginning of 2nd quarter 2020.

Pass

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

Approved - 6 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Jake Scully, Vice Chair Clinton Smith, Alternate Board Member Charles Lemon

6 SAWMILL BRANCH AT PALM COAST PARK, A SUBDIVISION MASTER PLAN, APPLICATION # 3930

Mr. Tyner gave the introduction on this agenda item, 2nd phase of the Sawmill Branch, which is part of the Palm Coast Park DRI. Mr. Tyner also introduced Mr. Bill Hoover, Senior Planner, who gave a presentation which is attached to these minutes.

Mr. William Schaefer, project engineer with Dominion Engineering, addressed the PLDRB members regarding this agenda item.

Chair Davis opened this agenda item to public comment at 6:15PM and seeing no one approaching the podium, Chair Davis closed this agenda item to public comment at 6:16PM.

Chair Davis questioned the lot size for this Master Planned Development (MPD), Mr. Hoover clarified that the lot size of 40 sq. foot wide lot is in the Saw Mill Creek Master Planned Development (MPD). Mr. Tyner clarified that the 40 foot is the minimum width allowed per this MPD.

Mr. DeMaria questioned whether or not there would be a property owners associatiion (HOA) in this development. Mr. Schaefer, clarified that St. Johns River Water Management District stormwater permits requires an HOA to oversee the maintenance of the stormwater system. Mr. DeMaria asked if this would be a gated property and Mr. Schaefer indicated no. Mr. DeMaria asked if this would be an age restricted property and Mr. Schaefer indicated no.

Pass

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

Approved - 6 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Jake Scully, Vice Chair Clinton Smith, Alternate Board Member Charles Lemon

Board Discussion and Staff Issues

Chair Davis read a letter regarding PLDRB members attendance and advance notice to the Recording Secretary, Irene Schaefer. Chair Davis requested that this letter be emailed to all members. Letter is attached to these minutes.

Chair Davis brought up the situation about the trees that were damaged due to FP&L trimming. Mr. Tyner will review with the City Arborist, however, he did

clarify that FP&L does have an easement to maintain the area around their power lines, in order to maintain health and safety.

Mr. DeMaria asked for clarification that the sewage availability be included in the agenda packet. Mr. Tyner clarified that the City Planning Division would not recommend approval for any application where the project did not meet level of service thresholds.

Chair Davis requested information on the FDOT roundabout being constructed on Route 1, the Recording Secretary, Irene Schaefer, will send information to all the PLDRB members about this project.

Irene Schaefer reminded the PLDRB members of the December 4th, Citizens' Advisory Task Force Meeting at 5:30PM followed by the PLDRB special meeting at 6:30PM.

Adjournment

*Motion made that the meeting be adjourned by Mr. Dolney and the motion was seconded by Mr. DeMaria.
The meeting was adjourned at 5:28PM.*

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

ATTACHMENTS