



**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, July 17, 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 July 17, 2019 Planning and Land Development Regulation Board (PLDRB) meeting to order at 5:30PM.

Roll Call and Determination of a Quorum

Irene Schaefer, Recording Secretary, called the roll. Present and answer the roll call were:

Chair Davis
Vice Chair Smith
Mrs. Lucas
Mr. Scully
Mr. Dolney
Mr. DeMaria

Absent:
Mr. Freeman
Mr. Lehnertz

Approval of Meeting Minutes

1 MEETING MINUTES OF THE JUNE 12, 2019 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Pass

Motion made to approve as amended with regard to agenda item #4 and #5 on the listing of approving members to remove Mr. DeMaria and add Mrs. Lucas as an approver 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, Board Member Sybil Dodson-Lucas

Public Hearings

2 ORDINANCE XX-2019 AMENDMENT TO GRAND LANDINGS MASTER PLANNED DEVELOPMENT (MPD)

Mr. Ray Tyner, Deputy Chief Development Officer, gave some background on this item including that this item was first heard during the May 15, 2019 PLDRB meeting and after two neighborhood meetings, the developer has made some changes to the Master Planned Development (MPD). The applicant removed some of the recently annexed properties which were part of the May 15, 2019 agenda item. Mr. Tyner introduced Mr. Bill Hoover, Senior Planner, who gave a presentation which is attached to these minutes.

Mr. Jeff Douglas, representing JTL Grand Landings Development, LLC and Mr. Michael Chiumento, attorney, who is the official agent for the applicant were identified as being present to address any questions from the PLDRB members.

Chair Davis asked for clarification on the number of units that are being added. Mr. Tyner indicated that yes, the applicant is asking for an increase in the total

number of units for the project. Mr. Hoover explained that a portion of the commercial units would be allocated for multifamily units (MFR-2 zoning).

Mr. Smith questioned that the site development criteria in the table in the agenda packet was lacking a mention of the standard. Mr. Tyner agreed to amend the table to show that the project meets the the Land Development Code (LDC) standards for the MFR-2 zoning district.

Mr. DeMaria questioned if the Police and Fire reviewed this development for impact. Mr. Hoover, clarified for the PLDRB members that these concurrency items would be addressed at the time of plat submittal. And for commercial portion they would be addressed at the time of technical site plan (submittal). Mr. Tyner further added that the zoning review is like a 35,000 foot review and when they get to the plat review qualified and licensed city staff looks at things like fire safety from the ground level.

Mr. DeMaria asked to clarify at the May 12, 2019 that the PLDRB members added a condition that a ssperate school bus stop was added as well as an additional construction gate. The school bus stop is still included in the proposed MPD agreement. However, since the additional lands are not included in the proposed MPD agreement there is not a requirement for an additional construction gate.

Mr. Dolney asked to staff clarify what the allocation for units will be for commercial density. Mr. Hoover clarified that the density will be based on the acreage used for residential.

Mr. Scully asked for clarification on where the additional multi-family units are coming from with this application. Mr. Hoover explained that the developers are using the same acreage just the lot sizes will be smaller.

Mr. Hoover clarified for Mrs. Lucas that the Flagler School Board representative has already reviewed the proposed changes and weighed in on them.

Chair Davis reviewed the changes with Mr. Hoover from the May 12, 2019 PLDRB meeting.

Mr. Chiumento, attorney for the applicant, addressed the PLDRB members to clarify the differences between the May 12, 2019 PLDRB meeting and the current proposed MPD. Ms. Reischmann clarified that the additional two parcels that were requested to be added to the MPD at the May 12th meeting have been removed from this agenda item tonight. Mr. Tyner further clarified the difference between the May 12th PLDRB agenda item that was approved by the PLDRB members and the agenda item tonight.

Mr. Chiumento clarified that the other change in tonight's agenda item is to include the 26 acre commercial tracts in the MPD agreement.

Chair Davis asked Mr. Chiumento to clarify the construction entry was also addressed in the new agreement. Mr. Chiumento said that they have an obligation to use the construction entrance.

Chair Davis opened this agenda item to the public at 6:10PM.

Mr. John Johnson, 121 S. Hummingbird Pl., he addressed the PLDRB members and is not in favor of this agenda item until the flooding issues are addressed in the existing phase. Also he questioned the use of french drains without community approval.

Mr. Myers, addressed the PLDRB members and is not in favor of this agenda item as the MPD proposal will change the character of the community. In addition, the lack of a commitment to expand the capacity at the amenity center and the lack of a commitment from the developer that there will not be any 5 story buildings added to the community.

Mr. George Schattel, 111 S, Coopershawk Way; addressed the PLDRB members and is not in favor of this agenda item due to character of change and is requesting that the development is limited below 5 story high buildings. In addition, he wishes that the existing construction trucks entrance is enforced by the developer.

Mr. Jeff Baker, 109 Spoonville Dr., addressed the PLDRB members and is not in favor due of this agenda item due to the impact to the roads from the additional construction vehicles (new phase) and lack of enforcement of the construction gate. He is requested a separate construction gate closer to the proposed location of the new phase and if this is not possible he is requested a bond be setup to be used once construction is completed to repair the existing roads.

Mr. Jack Howell, City Council Member, fact finding mission on both sides of the issues, He is aware that this item will come before him eventually.

Ms. Sharon Bignotti, 107 Spoonville Dr., addressed the PLDRB members and is not opposed to taking some of the commercial property and replacing it with multi-family homes. However, she would like the new properties that are proposed to be based on the Master Planned Development Agreements, i.e. tree lined streets and color coordination. She does want commercial traffic kept off her street during construction.

Ms. Carolyn Sierra, 131 S. Coopershawk Way, addressed the PLDRB members and is not in favor of multi-family apts. being added to the community.

Mr. Dave Robinson, 119 Crype Myrtle, addressed the PLDRB members and is asking for an assurance that the previously discussed construction entrance requirement be enforced off Citation Blvd.

Ms. Katheen Allen, 106 North Starling Dr., addressed the PLDRB members and is asking for the location of the new apartments. That information was provided to her and she sat down.

Mr. John Johnson, 121 S. Hummingbird, addressed the PLDRB again and added to his prior comments regarding the flooding on his street was due to the elimination the cul de sac on his street.

Mr. Chris McKee- 135 North Starling Dr., addressed the PLDRB members and is not in favor of multi-family units being added to the development.

Chair Davis closed this item to public comment at 6:29PM.

Chair Davis asked Mr. Douglas if these additional units will be part of the existing Home Owners' Association (HOA). Mr. Jeff Douglas clarified the history of the property and that these new units will be part of the Master HOA. Mr. Douglas clarified the declarant rights that apply to adding these homes to the existing HOA. Mr. Douglas clarified for Chair Davis the developer's relationship with the HOA and as issues are reported they respond. However, the flooding he hadn't heard of this issue previously. In regard to the road conditions when they are made aware of patches in the road system which are troublesome they address it.

Mr. Jeff Douglas clarified that the developer will agree to the height restrictions on the multi-family housing (4 feet height restrictions-12 UA. Again Mr. Douglas stated that he is looking to the HOA to approve the language that was provided to them by the developer to enforce the construction gate use.

Mr. Jeff Douglas commented on phases 4, 5 and 6 will be built off of Citation Blvd. and use this gated entrance.

Ms. Reischmann asked that Mr. Douglas clarify for the MPD what the agreed to height limitation will be. Mr. Douglas stated 3 stories - 35 feet added to the MPD - and the front entrance apartments will not be part of the HOA, they will be not part of the existing amenities nor part of the gated community (they will be outside of the gate).

Mr. Tyner commented that a number of the issues brought up tonight as not zoning issues and he already mentioned to the neighbors that on behalf of the City he would assist them to identify and work through those that are HOA related and those that are City related.

Pass

Motion made to approve as amended with regard to a 35' height limitation and a separate construction gate off Citation Blvd. once construction of phase 4 commences by Board Member Dolney and seconded by Board Member Dodson-Lucas

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

Board Discussion and Staff Issues

Irene Schaefer, Recording Secretary, reminded the PLDRB members that the September 2019 meeting will be held on Tuesday, September 17th @ 5:30PM not Wednesday, September 18th due to a City Council Special Budget Meeting.

Adjournment

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

The meeting was adjourned at 6:47PM.

Respectfully Submitted by:

Irene Schaefer, Recording Secretary

ATTACHMENT