



**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 Jake Scully
Board Member Charles Lemon
Alternate Board Member Suzanne
Nicholson
Alternate Board Member Thomas
Oelsner
School Board Rep David Freeman**

Wednesday, January 15, 2020

5:30 PM

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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>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 15, 2020 meeting of the Planning and Land Development Regulation Board (PLDRB) to order at 5:30PM.

B Roll Call and Determination of a Quorum

Present and responding to roll call were:

Vice Chair Smith
Mrs. Lucas
Mr. DeMaria
Mr. Scully
Chair Davis
Mr. Lemon
Mr. Oelsner
Ms. Nicholson

Excused were:
Mr. Dolney
Mr. Freeman

C Approval of Meeting Minutes

1 MEETING MINUTES OF THE DECEMBER 4, 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 - 7 - Chair Glenn Davis, Board Member Robert DeMaria, Board Member Jake Scully, Vice Chair Clinton Smith, Board Member Sybil Dodson-Lucas, Alternate Board Member Thomas Oelsner, Board Member Charles Lemon

D Public Hearings

2 PRESENTATION - CLIMATE CHANGE AND SEA LEVEL RISE

Mr. Ray Tyner, Deputy Chief Development Officer, gave an introduction of this item to the PLDRB members and the public explaining the creation of the Beautification and Environmental Advisory Committee (BEAC) and their mission. He introduced Ms. Beth Dawson, Landscape Architect (liaison to the BEAC), who introduced the chair of the BEAC, Jeffrey Seib, who gave a presentation which is attached to these minutes.

Mr. Scully questioned Mr. Seib on the solutions presented for protection to the roads. Mr. Seib indicated that the studies suggest that raising the road base up higher in flood prone areas (known as road hardening) would minimize the effects of rising waters.

Mr. Oelsner indicated that he felt the 10 year time frame to implement solar is too far out. He recommended high use City owned buildings like City Hall and the waste water facilities move to solar as soon as feasible.

Mr. Lemon questioned the current City Council agenda regarding the recommended waste water plant upgrade and whether that plan includes any of

the recommendation included in Mr. Seib's presentation. Mr. Tyner clarified that when it comes to waste water the City is regulated by the Department of Environment Protection (EPA), and by working with St. Johns River Water Management District (SJRWMD) and the EPA on the City's consumptive use we are very agreeable with our reuse program (used for irrigation).

Mrs. Lucas questioned the recommended "retrofitting" for home owners. Ms. Denise Bevan, City Administrator Coordinator, referenced the City's Green Incentives including Green Building Incentives and PACE (property assessed clean energy - through the County). Ms. Bevan also clarified that the City Hall building is Leadership in Energy and Environmental Design (LEED) certified by the US Green Building Council. In addition the City of Palm Coast is certified at the Gold Level by the Florida Green Building Coalition.

Chair Davis mentioned that these issues involve building code, drainage systems, utilities, and wetland mitigation, therefore he recommended stringent policy changes for the City to enact.

Mrs. Lucas questioned what public education is happening within the City of Palm Coast.

Chair Davis opened this agenda item to public comment at 6:01PM.

Mr. Beier (member of the BEAC) addressed the PLDRB members and is in favor of implementing the recommendations as outlined by this presentation. He recommended the City implement more educational programs about what programs the City offers to address these concerns and he recommends that the City lead on these measures not just follow other (cities).

Chair Davis closed the public comment on this agenda item at 6:03PM.

Ms. Bevan addressed the PLDRB members about the Governor's recommendation for sea level rise introduced to the Florida Senate on the 13th, her understanding of the bill includes a concept of forming a task force as well as appointing a Resilience Office to address Sea Level Rise research. Mr. Tyner also added that Ms. Bevan has been involved with the Northeast Florida Planning Council on this same issue.

Mr. Tyner addressed the PLDRB members with the measures taken within the City of Palm Coast to modify our floodplain regulations (Ordinance) which looks to protect our floodplains. He further mentioned that the City of Palm Coast has one of the highest ISO standards within the State of Florida for our floodplain program which results in significant flood insurance savings for our residents. He also commented on the City's Land Development Code (LDC) regulations that prevent a "critical facility" (i.e. fire station) being located in a floodplain. He also referenced that the City's Comprehensive Plan also looks to protect our conservation areas which includes floodplain areas. Mr. Tyner also commented on the recent implementation of the State's stormwater regulations referred to as MS4.

Mr. Tyner asked the BEAC members to look into specific recommendations to address Climate Change and Sea Level rise within the City with regard to the LDC and the Comprehensive plan. He further asked them to look into educational opportunities about existing and proposed initiatives.

Mr. Scully questioned the City's involvment in aggressively pursuing grant monies. Mr. Tyner, explained historically the City had hired a Grant writting person unfortunately they did not have expertise in each City department (i.e. stormwater) so what the City now does is that the experts within each division now writes their own grant requests. Mr. Scully suggested that the City publicise that the City does agreesively pursues grant funding.

Chair Davis thanked the BEAC members for their presenation and welcomed them back in the future.

Received and Filed

E Board Discussion and Staff Issues

*Chair Davis welcomed and thanked the new PLDRB members:
Board Member Mr. Charles Lemon and Alternate Board Member Ms. Suzanne Nicholson.*

F Adjournment

Motion made that the meeting be adjourned by Mr. DeMaria and the motion was seconded by Mrs. Lucas. The meeting was adjourned at 6:15 PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*