

CITY OF PALM COAST
NOTICE OF VIRTUAL HYBRID PUBLIC MEETING

Notice is hereby given that the City of Palm Coast will hold a CMT/Virtual Hybrid Planning and Land Development Board (PLDRB) public special meeting at 5:30 PM Wednesday, November 4, 2020, The CMT/Virtual Hybrid meeting agenda is shown below. Due to the current threat of COVID-19, the Planning and Land Development Regulation Board will be meeting in person but limiting the in-person attendance in any one room as outlined by the Centers for Disease Control (CDC). The meeting will also be held via a CMT/Virtual meeting. Pursuant to Governor DeSantis' Executive Order Number 20-69 issued on March 20, 2020, "Local government bodies may utilize communications media technology (CMT), such as telephonic and video conferencing, as provided in Section 120.54(5)(b)2. Florida Statutes." This order was extended by Order Number 20-246.

Access to this meeting is being provided via livestream on the City's website at www.palmcoastgov.com and as described below. This meeting will be audio recorded, as usual. To listen to the meeting recording after the meeting, please visit the City's website. The audio will be posted in accordance with City policy.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation for this proceeding should contact the City Clerk by Monday, November 2, 2020 by noon.

INSTRUCTIONS FOR LISTENING AND PROVIDING PUBLIC COMMENT:

The November 4, 2020, City of Palm Coast CMT/Virtual Hybrid PLDRB special meeting will be both an in-person meeting and a video conference conducted electronically (or "virtually") via the ZOOM platform with the ability to dial in via telephone. The meeting will be held in the Community Wing located at 160 Lake Ave., and will be limited to 40 persons in physical attendance in dais chambers and an additional 20 seats will be available in the workshop room, on a first serve basis. Members of the public must comply with City of Palm Coast Resolution 2020-71, which requires all wear masks. Temperatures will be checked upon arrival and standard COVID-19 questions shall be answered. If you are not wearing a mask, you will be asked to attend the meeting virtually from another location.

Members of the public may make comments during the public comment portion of the meeting by dialing 386-223-1690. Please be advised that public comment will only be permitted during the public comment portions of the agenda at the times indicated by the Chair during the meeting. Public comment by phone can be made by dialing *9.

Any documents or information the public would like to submit to the record pertaining to a particular case on the agenda needs to be provided to the Administrative Manager - Planning via email at PLDRB@palmcoastgov.com by 5:00PM on November 3, 2020. All pertinent information received by this deadline will be available to the public and the PLDRB. All other PLDRB Policy and Procedures will remain in full force and effect during this virtual public hearing.

A person who decides to appeal any decision made by the PLDRB with respect to any matter considered at its meeting or hearing, will need a record of proceedings. Such persons may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based (Section 286.0105, Florida Statutes).

Should you have any questions, require additional information regarding the virtual meeting, or experience any difficulty connecting to the meeting, please call 386-986-2391. There will be someone available to assist you. If you do not reach someone, please leave a message and they will get back to you as soon as possible.

City of Palm Coast
PLANNING AND LAND DEVELOPMENT REGULATION BOARD
City Hall
160 Lake Avenue
Palm Coast, FL 32164
Wednesday, November 4, 2020
5:30 p.m.

Vice Chair Clinton Smith
Board Member Robert J. DeMaria
Board Member Sybil Dodson-Lucas
Board Member Charles Lemon
Board Member Jake Scully
Board Member Sandra Shank
Board Member James Albano
Alternate Board Member Suzanne Nicholson
Alternate Board Member Hung Hilton
School Board Rep Patty Bott

AGENDA

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

ROLL CALL AND DETERMINATION OF A QUORUM

APPROVAL OF MEETING MINUTES

1. MINUTES OF THE OCTOBER 21, 2020 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

PUBLIC HEARING

2. APPROVAL OF SOUTH PALM COAST PARK MASTER PLANNED DEVELOPMENT- DEVELOPMENT AGREEMENT, APPLICATION # 4440

The South Palm Coast Park Master Planned Development is an 88.6+/- acre area located at the western terminus of Palm Coast Parkway on the westside of US-1. The property was previously zoned Industrial at the time of the City's incorporation in 1999, the zoning was changed to Village Center 2 during the Citywide rezoning in 2005 and finally, Master Planned Development (MPD) during the 2008 Citywide rezoning. Parcels zoned MPD need a Development Agreement (DA) which will regulate the uses, development standards and other conditions for developing the property. The subject 88.6+/- acre parcel does not have an approved DA. This agenda item seeks the approval of DA for the parcel. The proposed DA for the subject parcel establishes the following:

- Permitted Uses – Consistent with General Commercial (COM-2) zoning district, which includes retail, office, institutional uses including: Medical Campus (hospital, medical offices, ancillary retail & restaurant uses and/or Sheriff's Operations Center,
- Development Standards (height, setbacks, minimum lot size, etc.) consistent with General Commercial (COM-2) zoning district, Internal Pedestrian Circulation,
- Sidewalk/crosswalk on US-1, Two access drives to US-1 (req. FDOT approval),
- Low Impact Development (LID) Practice which may include water conservation (type of landscaping material, limited use of turf grass & irrigation design), BearSmart principles,
- Traffic Concurrency at Site plan phase, Comply with City, State, and Federal Regulations,
- LDC – Architectural standards, Lighting, Parking, Floodplain Management, Stormwater, State and Federal – Stormwater, Floodplain management, wetlands

3. CHECKERS LANDSCAPE BETTERMENT PLAN AND TECHNICAL SITE PLAN – TIER 1, APPLICATION # 4479

The applicant (Bingham Realty, Inc.) has submitted a Technical Site Plan application for a drive-through restaurant with a Landscape Betterment Plan. The project is proposed on a vacant 0.66 +/- acre of land located at 16 Old Kings Road North that is located west of the Island Walk Shopping Center. The project's Technical Site Plan shows it to be comprised of a 954 sq. ft. restaurant with a drive-through lane and outdoor seating. The project is considered a "Minor" (Tier 1) development, but based on the project's Landscape Betterment

Plan it requires review and recommendation by City staff followed by review and determination by the Planning and Land Development Regulation Board (PLDRB).

Old Kings, LLC purchased Lots 3 and 4 in 2003, and later sold off Lot 4 and the westerly 17' of Lot 3 so the Dollar General could be developed in 2016. The balance of Lot 3 is about 114' wide and about 250' deep and about 0.66 +/- acre. This is on the small side for a commercial project and the site is also encumbered by two cross-access easements to serve Dollar General and other parcels to the west. The site's small size and the driveway encumbrances are the main reasons the applicant is proposing a Landscape Betterment Plan so the project can be viable.

Analysis: To be eligible for an Alternative Landscape Betterment Plan, the applicant must propose a landscape plan with at least the same quality of required plants and the same amount of landscaped area, but in a revised location or design layout. Staff has determined the small site and the two cross access easements are making it very difficult to fit even this small restaurant and required location of landscaping onto the site. The applicant's landscape architect has shifted required landscaped buffers some and relocated some of the required foundation plantings to other areas. The proposed project has the required number of plantings and planting areas, based on Landscape Architect Beth Dawson's review, but just in revised locations. The Alternative Landscape Betterment Plan shall also provide at least two landscape hardscape features not otherwise required that are pedestrian friendly, such as fountains, benches or art work. The applicant is proposing a bench and planter that would be located close to Old Kings Road. This location would serve both customers and pedestrians traveling along the sidewalk located east of the Old Kings Road pavement. After review and evaluation of the proposed project for conformance with the requirements of the City of Palm Coast Land Development Code (LDC) and Comprehensive Plan, staff finds that the proposed development complies with all such requirements.

BOARD DISCUSSION AND STAFF ISSUES

ADJOURNMENT