



**City of Palm Coast
Minutes
CMT/Virtual Hybrid
Planning and Land
Development Regulation
Board Special Meeting**

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

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

Wednesday, November 4, 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.

>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 Smith called the meeting of the November 4, 2020 Planning and Land Development (PLDRB) to order at 5:30PM and read into the record the CMT/Virtual Hybrid notice.

B Roll Call and Determination of a Quorum

Present and responding to roll call were:

Chair Smith

Mrs. Lucas

Mr. Albano

Mr. Scully

Ms. Shank

Mr. Lemon

Mr. Hilton

Ms. Nicholson

Excused:

Ms. Bott

Vice Chair DeMaria

C Approval of Meeting Minutes

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

Pass

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

Approved - 7 - Board Member Jake Scully, Vice Chair Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member Sandra Shank, Board Member James Albano, Board Member Hung Hilton

D Public Hearings

2 APPROVAL OF SOUTH PALM COAST PARK MASTER PLANNED DEVELOPMENT-DEVELOPMENT AGREEMENT

We were informed that the audio was not being heard on the ZOOM application by the applicants. Therefore, Chair Smith recessed the meeting at 5:35PM to allow time to fix the issue. Chair Smith reconvened at 5:43PM.

Mr. Tyner gave the history of this item involving the request for a development agreement for this property and introduced Mr. Jose Papa, Senior Planner, who gave a presentation which is attached to these minutes.

Mr. Michael Chiumento, representing the applicant, addressed the PLDRB, indicating that he was available to answer any questions from the PLDRB members.

Mrs. Lucas requested an explanation of jobs that may be created by this project. Mr. Chiumento mentioned that he could not provide details as there are contract issues. He did state that the development would be a campus format, which would include educational and medical uses.

Mr. Albano asked about the presentation which shows the property being used as a sheriff's office or a medical center. Mr. Chiumento clarified that there are no

discussions with the sheriff's office about a sheriff's operation center being housed at this site. Mr. Tyner clarified that the PowerPoint presentation will be updated to reflect institutional uses and the reference to the sheriff's operation center will be removed.

Mr. Hilton asked if the Palm Coast Pkwy. would be extended to Hargrove Grade by this development. Mr. Chiumento stated that no, there is no planned extension of Hargrove Grade, although that may be a good idea in the future.

Chair Smith opened this item to public comment at 5:55PM and having no one approach the podium or on the call in phone line, Chair Smith closed this item to public comment at 5:56PM.

Pass

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

Approved - 7 - Board Member Jake Scully, Vice Chair Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member Sandra Shank, Board Member James Albano, Board Member Hung Hilton

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

Mr. Ray Tyner, explained the application and the limitations of the lot to accommodate the landscape requirement of the Land Development Code (LDC). He also introduced Mr. Bill Hoover, Senior Planner, who gave a presentation which is attached to these minutes.

Amir Malek, representing the applicant, gave a presentation which is attached to these minutes.

Mr. Scully questioned the state of the sidewalk in front of this development, where the bench will be located, he stated that the pavement is being raised by the roots of the trees. Mr. Tyner mentioned that the City Arborist will take a look at the sidewalk as this would fall to the City to maintain the right of way area.

Chair Smith questioned if this plan takes into account the City's plans to widen Old Kings Road. Mr. Tyner, clarified that the review of the project takes into account the City's plans to widen Old Kings Road.

Mrs. Lucas asked what the proposed timeline for the construction to start on this project Mr. Malek stated that the goal is to start construction in the beginning of the (new) year.

Chair Smith opened this item to public comment at 6:16PM and having no one approach the podium or on the call in phone line, Chair Smith closed this item to public comment at 6:17PM.

Pass

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

Approved - 7 - Board Member Jake Scully, Vice Chair Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member Sandra Shank, Board Member James Albano, Board Member Hung Hilton

E Board Discussion and Staff Issues

F Adjournment

The meeting was adjourned @ 6:20PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

Pass

Motion made to approve by Board Member Scully and seconded by Board Member Shank

Approved - 7 - Board Member Jake Scully, Vice Chair Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member Sandra Shank, Board Member James Albano, Board Member Hung Hilton