



**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
School Board Rep David Freeman**

Wednesday, February 19, 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.

Call to Order and Pledge of Allegiance

Chair Davis called the February 19, 2020 Planning and Land Development Regulation Board (PLDRB) meeting to order at 5:30PM.

Roll Call and Determination of a Quorum

Present and responding to roll call were:

*Chair Davis
Vice Chair Smith
Mr. Dolney
Mr. Scully
Mr. Lemon
Mr. DeMaria*

*Excused were:
Mr. Freeman
Ms. Nicholson*

*Absent were:
Mrs. Lucas*

Approval of Meeting Minutes

1 MEETING MINUTES OF THE JANUARY 15, 2020 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, Board Member Charles Lemon

Public Hearings

2 ORDINANCE 2020-XX, A ZONING MAP AMENDMENT FOR A 786+/- ACRE SUBJECT PROPERTY FROM FLAGLER COUNTY DESIGNATION OF AGRICULTURE TO CITY OF PALM COAST DESIGNATION OF MASTER PLANNED DEVELOPMENT ALONG WITH A DEVELOPMENT AGREEMENT

Board Member Lucas arrived at 5:32PM.

Mr. Michael Chiumento III representing the applicant requested via email a continuance of this item to date certain of March 18, 2020 @ 5:30PM here at City Hall, a copy of this email is attached to these minutes. Mr. Ray Tyner, Deputy Chief Development Officer read the email for the PLDRB members.

Pass

Motion made to continue until date certain of March 18, 2020 starting @ 5:30PM here in the Community Wing of City Hall by Board Member DeMaria and seconded by Vice Chair Smith

Approved - 7 - 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 Member Charles Lemon

3 ORDINANCE 2020-XX ESTABLISHING A TEMPORARY MORATORIUM ON REVIEW AND CONSIDERATION OF APPLICATIONS FOR APPROVAL OF SMALL BOX DISCOUNT STORES

Mr. Tyner introduced this item along with Katie Reischmann, City Counsel, who gave background information on this item.

Mr. Scully, questioned whether or not a COM-2 designation would be looked at for this carve out of these small box discount stores? Mr. Tyner, the idea is to give staff an opportunity to look into this issue including compatibility of use within the zoning districts, proliferation of this type of use, and maybe some distant between these locations. Mr. Tyner explained the use of a moratorium that is it gives staff time to investigate the issue. Mr. Tyner also informed the PLDRB members that currently there are no pending applications for small box discount stores.

Mr. DeMaria questioned why the City is looking into this issue, is it related to safety, are there public health issues related to the small box retail stores. Mr. Tyner indicated that is something that will be looked into during the moratorium.

Mrs. Lucas asked how many complaints or concerns has the City received about the small box retail stores. She also discussed her experience with small box retail stores when they are prolific in an area, they can, in her experience, crowd out other higher end stores.

Discussion ensued between PLDRB members regarding the need of a moratorium to investigate this issue.

Chair Davis opened this item to public comment at 5:54PM.

Mr. Toby Tobin, addressed the PLDRB members, and was not in favor of this item, as he doesn't see the need.

Chair Davis closed this item to public comment at 5:57PM.

Mr. Scully questioned the need for this moratorium for this specific land use vs. looking at all the uses within the various zoning districts within the Land Development Code (LDC).

Mrs. Lucas made a motion to approve as presented this item and it was not seconded.

Discussion continued amongst the PLDRB members about the use of a moratorium to look at small box discount stores and the impact of this moratorium on staff's time and workload.

Ms. Reischmann clarified that the PLDRB member's motion should be worded in the affirmative, to avoid any confusion in the voting process of the PLDRB members.

Pass

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

Approved - 4 - Board Member Jake Scully, Vice Chair Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon

Denied - 3 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria

Board Discussion and Staff Issues

Adjournment

Motion made that the meeting be adjourned by Mr. Dolney and the motion was seconded by Mr. DeMaria. The meeting was adjourned at 6:06 PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

ATTACHMENTS