



**City of Palm Coast
Minutes
CMT/VIRTUAL 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, June 17, 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

Acting Chair Smith called the June 17, 2020 Planning and Land Development Regulations Board (PLDRB) meeting to order at 5:30PM and read the Virtual/CMT introduction into the record.

Roll Call and Determination of a Quorum

*Present and responding to roll call were:
Acting Chair Smith*

Mr. DeMaria
Mr. Lemon
Mr. Dolney
Mr. Freeman
Ms. Bott (Flagler Schools)

Excused were:
Chair Davis
Mrs. Lucas
Mr. Scully

Absent:
Ms. Nicholson

Approval of Meeting Minutes

1 MEETING MINUTES OF THE MAY 20, 2020 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Pass

Motion made to approve as presented by Board Member DeMaria and seconded by Board Member Dolney

Approved - 4 - Board Member Christopher Dolney, Board Member Robert DeMaria, Acting Chair Clinton Smith, Board Member Charles Lemon

Public Hearings

2 PALM COAST STORAGE ON SR 100 TECHNICAL SITE PLAN - TIER 3, APPLICATION # 4011

Mr. Ray Tyner, Deputy Chief Development Officer, introduced this item along with Mr. Bill Hoover, Senior Planner, who gave a presentation which is attached to these minutes.

The applicant's representative, John Abi-Aoun PE, VP of Florida Engineering Group, gave a presentation which is attached to these minutes.

Mr. DeMaria questioned the hours of operation for this facility. Mr. Mike Stewart, developer's representative, clarified the hours of operation would be from 9AM-5PM, 7 days per week, and access via pass to the facility by unit renters from 6AM-midnight is proposed. Mr. Stewart also clarified for the Board Members that no work on vehicles would be allowed on their premises.

Acting Chair Smith opened this item to public comment at 5:50PM and no one indicated via method identified at beginning of meeting any interest in speaking and therefore Acting Chair Smith closed this item to public comment at 5:51PM.

Pass

Motion made to approve as presented finding that the project is in compliance with the Comprehensive Plan and the Land Development Code by Board Member DeMaria and seconded by Board Member Dolney

Approved - 4 - Board Member Christopher Dolney, Board Member Robert DeMaria, Acting Chair Clinton Smith, Board Member Charles Lemon

3 SPRING LAKE AT PALM COAST PARK SUBDIVISION MASTER PLAN - TIER 2, APPLICATION # 4253

Acting Chair Smith declared a conflict and recused himself from participating in any discussion about this item as well as voting on this item. He filed the required form 8B with the recording secretary.

Mr. Ray Tyner introduced this item including its history with being a part of the Palm Coast Park Development of Regional Impact (DRI) and Master Planned Development (MPD). He also introduced Mr. Bill Hoover, who gave a presentation which is attached to these minutes.

Mr. DeMaria asked if there were any plans for sidewalks on both sides of this project. Mr. Ken Belshe, representative for the developer indicated yes sidewalks on both sides of street are planned. Mr. DeMaria asked if the property would be a gated community, age restricted, and what is the price range on the homes. Mr. Belshe stated that the project will not be age restricted, it will be gated, however the gate will be a "soft" gate due to Community Development District (CDD) monies being used for the infrastructure, and the pricing of homes would be in the \$300,000 to \$450,000 range.

Mr. DeMaria inquired about the buffers being used to shield the property from the major roads of RT. 95 and US 1. Mr. Belshe clarified that the property is quite a distance west of RT 95, so he addressed this question as it pertains to the buffers along US 1 indicating that there will be landscaping along the far eastside of the property that will buffer the road noise.

Mr. Dave Freeman asked about whether or not the roads will be public or private as it relates to school buses coming into the neighborhood. Mr. Belshe answered that the roads would be owned by the CDD and therefore would be public however accommodations would be made to allow access for the school buses.

Acting Chair Smith opened this item to public comment at 6:06PM and no one indicated via method identified at beginning of meeting any interest in speaking and therefore Acting Chair Smith closed this item to public comment at 6:07PM.

Pass

Motion made to approve as presented by Board Member DeMaria and seconded by Board Member Dolney

Approved - 3 - Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Charles Lemon

Board Discussion and Staff Issues

Mr. Tyner discussed that at this time the July 15, 2020 PLDRB meeting will be an in person meeting using all the Centers for Disease Control (CDC) guidelines including social distancing, use of face coverings (masks) and limiting the number of people within the facility.

Adjournment

The meeting was adjourned at 6:09 PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

Pass

Motion made to approve by Board Member DeMaria and seconded by Board Member Dolney

Approved - 4 - Board Member Christopher Dolney, Board Member Robert DeMaria, Acting Chair Clinton Smith, Board Member Charles Lemon