



**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 Patty Bott**

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**Wednesday, August 19, 2020**

**5:30 PM**

**City Hall**

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**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 to order the August 19, 2020 meeting of the Planning and Land Development Regulation Board (PLDRB) at 5:30PM. Mr. Doug Atkins, Director of Information Technologies, read into the record the announcement regarding the format of this meeting and of the CMT/Virtual instructions for public comment.*

**Roll Call and Determination of a Quorum**

## Approval of Meeting Minutes

### 1 MEETING MINUTES OF THE JULY 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 - 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**

## Public Hearings

### 2 AVIARA OF PALM COAST MASTER SITE PLAN, APPLICATION # 4252

*Mr. Ray Tyner, Deputy Chief Development Officer, gave a brief description of the project and introduced Mr. Bill Hoover, Senior Planner, who gave a presentation which is attached to this meeting record.*

*John Horan, representing the applicant, addressed the PLDRB and introduced Mr. Joe Pasquale, Architect and Site Plan Designer, who gave a presentation which is attached to this meeting record. Also available, representing the applicant, were Brett Markovitz and Jason Kellogg from CPH Engineering, as well as Mr. Hanna, owner of Mad Realty and Development and Tom Harry, Director of Construction.*

*Mr. DeMaria inquired if the sewer line connections will be paid for by the developer. Mr. Hoover said yes the developer will pay for their own sewer system and the connection will be run out to Rt. 1.*

*Mr. DeMaria inquired if the development would be market rate apartments and not tax credited housing. Mr. Pasquale answered they will be market rate apartments.*

*Mr. Lemon inquired about Ms. Scardigno's letter (which was part of the agenda package) regarding 3 lots that are closest to the property line for this project. Mr. Pasquale said the applicant spoke to the 3 property owners referenced in Ms. Scardigno's letter and discussed the berm and the setbacks. Mr. John Horan spoke to the residents and clarified the distance from the property line (to their property) and also pointed out the addition of a berm and that the existing vegetation is dense, which will provide some shielding of their view of the project. After this was pointed out to the residents by Mr. Horan, he indicated the residents were no longer concerned about the proximity to their property of the project. Mr. Ray Tyner also added that the applicant is exceeding the minimum Land Development Code (LDC) buffer requirements of this project, even on that side of the property that Ms. Scardigno's letter referenced.*

*Chair Davis asked if the electrical on this project is proposed to be underground. Mr. Pasquale said all electrical will be underground. Chair Davis inquired about street lighting. Mr. Horan indicated that they will follow all City codes for lighting.*

*Chair Davis opened this agenda item to public comment @ 6:09PM and having no one on the phone, Chair Davis closed this agenda item to public comment @ 6:10PM.*

**Pass**

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

**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 THE TRAILS TOWNHOMES SUBDIVISION MASTER PLAN, APPLICATION # 4410**

*Mr. Ray Tyner, Deputy Chief Development Officer, gave a brief description of the project, which is part of the Palm Coast Park and is a Development of Regional Impact (DRI), and he introduced Mr. Bill Hoover, Senior Planner, who gave a presentation which is attached to this meeting record.*

*Curt Wimpée, Alliant Engineering, Inc., Project Engineer for this application was present to answer any questions of the PLDRB members.*

*Chair Davis questioned the number of conditions on the approval of the application and Mr. Wimpée stated that it was a matter of coordinating the updates on the application in time for the PLDRB agenda packet submittal. Mr. Dolney offered his experience with his clients and that he regards the eight conditions of approval on this application as similar to his clients' submittals that are offered to meet a submittal deadline and any/all outstanding issues will be cleaned up by staff afterwards.*

*Mr. DeMaria questioned the connections to the sewer line being paid for by the developer. Mr. Hoover confirmed the developer would pay for all sewer connections. Mr. DeMaria also questioned the availability of streetlights for this project - are they being provided? Mr. Wimpée mentioned that the streetlights are unknown at this time. However, the buildings and garages will have lighting and that may create enough ambient lighting for the project. He further stated there may be a few streetlights but don't anticipate streetlights throughout the development. Mr. DeMaria asked if this project is a gated community. Mr. Wimpée answered yes, it is a gated community.*

*Chair Davis asked Mr. Tyner to explain why the PLDRB members are seeing an incomplete application. Mr. Tyner clarified that this application is part of a three tiered step project, a master plan followed by the preliminary plat, and then followed by the final plat. Staff is very comfortable conditioning these items on the approval because they are not done yet, and the applicant will have to address (these items) when submitting the construction plans and will provide more details at the time of those future submittals. It is not unusual to have*

*conditions on a master plan and all City (reviewing) staff are comfortable with the state of this application.*

*Mr. Anthony Sharpe, DR Horton, commented on the state of the application indicating that they now have renderings for the sides and the rear of the property available however they did not have them available at the time of the application submittal. He also stated the project will include street lighting.*

*Chair Davis asked if this item will come back to the PLDRB for review at the next stage. Mr. Tyner answered that the preliminary plat will not be reviewed by the PLDRB members.*

*Chair Davis opened this agenda item to public comment @ 6:30PM and having no one on the phone, Chair Davis closed this agenda item to public comment @ 6:31PM.*

**Pass**

**Motion made to approve as presented with staff eight conditions by Board Member Dolney and seconded by Board Member DeMaria**

**Approved - 6 - 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**

**Denied - 1 - Chair Glenn Davis**

**4 FLAGLER HEALTH + VILLAGE NON-RESIDENTIAL CONTROLLING MASTER SITE PLAN, APPLICATION # 4436**

*Mr. Ray Tyner, Deputy Chief Development Officer, gave a brief description of the project and introduced Mr. Bill Hoover, Senior Planner, who gave a presentation which is attached to this meeting record. Ms. Shannon Acevedo, Matthews Design Group, representing the applicant, gave a presentation which is attached to this meeting recording.*

*Mrs. Lucas questioned if the sidewalk treatments will meet the Americans with Disabilities Act (ADA) compliance throughout the site. Ms. Acevedo, demonstrated using her PowerPoint presentation, the sidewalk interconnectivity. Mrs. Lucas questioned if these sidewalks will be wheelchair accessible. Ms. Acevedo answered yes, they will be wheelchair accessible. Mr. Chris Buttermore, Matthews Design Group, project engineer, stated that the sidewalks will comply with all ADA standards including the slopes, and the type of surface will be met, and that all walkways on site will certainly meet with the ADA standards.*

*Chair Davis opened this agenda item to public comment @ 6:59PM and having no one on the phone, Chair Davis closed this agenda item to public comment @ 7:00PM.*

**Pass**

**Motion made to approve as presented with staff's three conditions by Board Member DeMaria and seconded by Board Member Dodson-Lucas**

**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**

**Board Discussion and Staff Issues**

**Adjournment**

*The meeting was adjourned at 7:02PM.*

*Respectfully Submitted by:  
Irene Schaefer, Recording Secretary*

**Pass**

**Motion made to approve by Board Member Dolney and seconded by Board Member Scully**

**Approved - 8 - Chair Glenn Davis, Board Member Christopher Dolney, Alternate Board Member Suzanne Nicholson, Board Member Robert DeMaria, Board Member Jake Scully, Vice Chair Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon**