



**City of Palm Coast
Minutes
Planning and Land
Development Regulation
Board**

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, February 17, 2021

5:30 PM

Hybrid

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

Acting Chair DeMaria called the February 17, 2021 Planning and Land Development Regulation Board (PLDRB) meeting to order at 5:30PM and read into the record the Hybrid Meeting Notice.

B Roll Call and Determination of a Quorum

Present and answering the roll call:

Acting Chair DeMaria

Mrs. Lucas

Mr. Albano

Mr. Scully

Ms. Shank

Mr. Lemon

Ms. Nicholson

Ms. Bott

Excused:

Chair Smith

Mr. Hilton

C Approval of Meeting Minutes

1 MEETING MINUTES OF THE DECEMBER 16, 2020 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Pass

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

Approved - 7 - Board Member Robert DeMaria, Board Member Jake Scully, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Alternate Board Member Suzanne Nicholson, Board Member Sandra Shank, Board Member James Albano

D Public Hearings

2 PINEAPPLE INK TATTOO SHOP SPECIAL EXCEPTION - APPLICATION # 4611

Ray Tyner, Deputy Chief Development Officer, gave a brief explanation of why this item is being handled as a special exception application. He also introduced Mr. Bill Hoover, Senior Planner, who gave a presentation which is attached to this record.

Acting Chair DeMaria opened this item to public comment at 5:50PM and having no one approach the podium or address the PLDRB members via phone, Acting Chair DeMaria closed this item to public comment at 5:51PM.

Mrs. Lucas asked the applicant about her prior experience running a tattoo business. Star Sak stated that she did operator a business in South Florida 10 to 13 years ago and that it closed due to the economy.

After the PLDRB members approved the application Ms. Sak mentioned that her shop would not be performing any body piercings. Mr. Tyner replied we understand but that is just the category (tattooing and body art) that we lump the application into within our Land Development Code (LDC).

Pass

Motion made to approve as presented by Board Member Scully and seconded by Board Member Lemon

Approved - 7 - Board Member Robert DeMaria, Board Member Jake Scully, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Alternate Board Member Suzanne Nicholson, Board Member Sandra Shank, Board Member James Albano

3 COLBERT LANDINGS NORTH PARCEL REZONING - APPLICATION # 4610

Mr. Ray Tyner, gave a brief history of agenda items #3 and #4 (proposed rezoning) which the City Attorney requested be voted on separately due to a binding lot agreement which has not been processed yet. However, agenda items #3 and #4 will be presented together and will require two separate votes. Mr. Tyner also introduced Mr. Bill Hoover who gave a presentation which is attached to this record.

Mr. Matt Lahiti, representative for the applicant, addressed the PLDRB members and gave a PowerPoint presentation which is attached to this record.

Acting Chair DeMaria asked if there is an age restriction and a Home Owners' Association (HOA) for this development.

Mr. Lahiti: At this time there are no plans to be age restricted, the applicant is proceeding with school concurrency. There will be an HOA responsible for maintenance of the common areas and the stormwater systems.

Acting Chair DeMaria asked if the property would be gated.

Mr. Lahiti: Not gated at this time.

Discussion of the location being a dumping ground ensued. Mr. Lahiti clarified the location and stated that the area has been cleaned up in the recent past.

Acting Chair DeMaria opened this item to public comment at 6:02PM and having no one approach the podium or address the PLDRB members via phone, Acting Chair DeMaria closed this item to public comment at 6:03PM.

At the request of the legal counsel the motion was amended as stated in the revised motion to indicate the application is consistent with the Comprehensive Plan.

Pass

Motion made to approve as presented The PLDRB finds this rezoning in compliance with the Comprehensive Plan and the LDC and recommends to City Council to approve the rezoning from Master Planned Development (MPD) to SFR-1 and Preservation (PRS) for Colbert Landings North application # 4610 by Board Member Scully and seconded by Board Member Dodson-Lucas

Approved - 7 - Board Member Robert DeMaria, Board Member Jake Scully, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Alternate Board Member Suzanne Nicholson, Board Member Sandra Shank, Board Member James Albano

4 COLBERT LANDINGS SOUTH PARCEL REZONING - APPLICATION # 4610

This item was presented with agenda item #3.

Acting Chair DeMaria opened this item to public comment at 6:07PM and having no one approach the podium or address the PLDRB members via phone, Acting Chair DeMaria closed this item to public comment at 6:08PM.

Pass

Motion made to approve as presented The PLDRB finds this rezoning consistent with the Comprehensive Plan and the LDC and recommends to City Council to approve the rezoning from Single Family Residential -1 (SFR 1) to SFR-1 and Preservation (PRS) for Colbert Landings South application # 4610 by Board Member Scully and seconded by Board Member Shank

Approved - 7 - Board Member Robert DeMaria, Board Member Jake Scully, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Alternate Board Member Suzanne Nicholson, Board Member Sandra Shank, Board Member James Albano

5 PRESENTATION - PALM COAST COMMUNITY OUTREACH, FLAGLER COUNTY-WIDE APPROACH TO RESILIENCE

Mr. Ray Tyner introduced this item along with Margot Moerhing, Northeast Regional Council who gave a presentation on resiliency attached to this record.

6:10PM Ms. Patty Bott left the meeting.

Ms. Shank questioned is there a benefit to Palm Coast complying with the coastal high hazard area. Mr. Tyner answer the question for Ms. Moering due to audio issues Ms. Moering was experiencing. He explained that critical facilities are out of the high hazard area and using the new maps working with PLDRB to update our Comprehensive Plan will further protect our community.

Ms. Shank asked if not updating the Comprehensive Plan for the high hazard area would hurt us with funding from, for example FEMA or the State. Mr. Tyner said that the Comprehensive plan policy can't hurt you, but they can help you with funding.

Mrs. Lucas asked if there is there any impact on purchasing flood insurance. Mr. Tyner mentioned that some areas that may flood, such as Long Creek, are already in a preservation area in our Comprehensive Plan. And that some of these areas that are not in a preservation area that are low may already fall into our existing Flood Plain and thereby fall into the flood plain protections.

Received and Filed

E Board Discussion and Staff Issues

Deputy Chief DeMaria questioned the Week In Review (WIR) that was previously sent to the PLDRB members and has ceased since COVID-19. Mr. Tyner said the WIR was replaced with an on-line development map and he asked that Irene (Recording Secretary) send the link to the PLDRB members.

F Adjournment

The meeting was adjourned @ 6:30 PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

Pass

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

Approved - 7 - Board Member Robert DeMaria, Board Member Jake Scully, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Alternate Board Member Suzanne Nicholson, Board Member Sandra Shank, Board Member James Albano