



**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, March 17, 2021

5:30 PM

Hybrid/Community Wing

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 Smith called the March 17, 2021 Planning and Land Development Regulation Board (PLDRB) meeting to order @ 5:30pm. At which time he read into the record the hybrid meeting instructions.

Roll Call and Determination of a Quorum

Present and responding to roll call were:

Chair Smith

Vice Chair DeMaria

Mrs. Lucas

Mr. Lemon

Mr. Hilton

Ms. Nicholson

Mr. Scully

Mr. Albano

Absent:

Ms. Shank

Ms. Bott

Approval of Meeting Minutes

1 MEETING MINUTES OF THE FEBRUARY 17, 2021 PLANNING AND LAND DEVELOPMENT REGULATIONS BOARD MEETING

Pass

Motion made to approve as presented by Vice Chair DeMaria and seconded by Board Member Dodson-Lucas

Approved - 7 – Vice Chair Robert DeMaria, Board Member Jake Scully, Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member James Albano, Board Member Hung Hilton

Public Hearings

2 OVERLORD TATTOO STUDIO SPECIAL EXCEPTION - APPLICATION # 4659

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

The applicant, Mr. Ettore Bechis, addressed the PLDRB members about his work experience.

Mrs. Lucas questioned the line item in the staff report that stated the proposed use would provide a personal service that is not overly abundant in Palm Coast. Mr. Hoover addressed this question by stating in the last several month's we have had 3 tattoo parlors approved however that is the total number of tattoo parlors open in the City of Palm Coast and there appears to be a high demand for these services. He further stated that this number of open tattoo parlors is small when compared to cities of a similar size. Mr. Scully clarified that one tattoo parlor that was approved a few years ago never opened.

Chair Smith opened this item to public comment at 5:39PM and seeing no one approach the podium nor raise their hand online, Chair Smith closed this item to public comment at 5:40PM.

Pass

Motion made to approve as presented by Vice Chair DeMaria and seconded by Board Member Dodson-Lucas

Approved - 7 – Vice Chair Robert DeMaria, Board Member Jake Scully, Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member James Albano, Board Member Hung Hilton

3 POINTE GRAND APARTMENTS MASTER SITE PLAN, APPLICATION # 4633

Mr. Ray Tyner introduced this item along with Mr. Bill Hoover who gave a presentation which is attached to this record.

Shannon Acevedo, Matthews Design Group, representing the applicant gave a presentation which is attached to this record.

Mrs. Lucas asked how many letters were mailed to the 300' neighboring properties. Mr. Hoover mentioned 30 letters were mailed and he answered in regard to Mrs. Lucas' next question, why it was no one attended the meeting, it was his opinion that because Pine Lakes Apartments is such a good neighbor in that community, that when the neighbors learned about another apartment community coming to their area, they were not concerned based on their experience with the existing Pine Lakes Apartments. In addition, the letter did mention that the apartments would be setback 400' back from the road.

Chair Smith asked about the commercial property would it come to the PLDRB for approval. Mr. Hoover mentioned that the commercial properties consists of 2 separate areas and if the two areas come in together and were over 40,000 sq. feet than that item would go to the PLDRB. Mr. Hoover further stated that if the properties came in over 100,000 sq. feet in addition to going to the PLDRB it would also go to the City Council for approval.

Mr. Albano asked if on the PowerPoint presentation there is an artificial line between the properties (between the MFR and the Commercial). Ms. Acevedo stated that the line is something that the applicant created and that the southern line follows the zoning district line. Mr. Tyner stated that the applicant has also submitted a lot split application.

Vice Chair DeMaria asked if the property would be gated. Ms. Acevedo and Mr. Chris Buttermore (Matthews Design Group) representing the applicant, stated that the gated question has not been discussed yet. Mr. DeMaria asked if the apartments will be age restricted. Mr. Buttermore stated they will not be age restricted. Mr. DeMaria asked if the rent will be market rate. Mr. Buttermore stated that it is his understanding from the developer that their intent is a workforce housing rate.

Mr. Scully questioned items #1 and #3 on the conditions for approval, as Mr. Scully believed these are normal conditions for all similiar developments during the technical site plan review. Mr. Hoover clarified that the vehicular use plan was missing from the master site plan and so it is a condition for the technical site plan submittal. The school concurrancy is requested to be put on as a

condition per the City Council as they are concerned about a large volume of upcoming residential developments and they want to make sure school concurrency is addressed.

Chair Smith opened this item to public comment at 6:04PM and seeing no one approach the podium nor raise their hand online, Chair Smith closed this item to public comment at 6:05PM.

Pass

Motion made to Recommend Approval by Board Member Charles Lemon and seconded by Board Member Jake Scully

Approved - 7 – Vice Chair Robert DeMaria, Board Member Jake Scully, Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member James Albano, Board Member Hung Hilton

4 A FUTURE LAND USE MAP AMENDMENT FOR 3.8+/- ACRES FROM FLAGLER COUNTY DESIGNATION OF COMMERCIAL: HIGH INTENSITY TO CITY OF PALM COAST DESIGNATION OF MIXED USE

Mr. Ray Tyner introduced this item and explained that this property was annexed into the City and we are now moving them to the City's equivalent zoning and comprehensive plan (future land use map FLUM). Mr. Tyner also introduced Mr. Jose Papa, Senior Planner, who gave a presentation which is attached to this record.

Chair Smith clarified that both agenda items #4 & #5 will be presented together however they will require separate votes.

Mr. Lemon asked who provides the sewer and water utilities for this property. Mr. Papa stated that water is provided by the City and sewer is provided by Flagler County. This is per the pre-annexation agreement agreed to by the City, the County and the developer.

Mr. Albano questioned the area that this parcel covers, how far west is this property from Airport Commons, does it go to Harbor Plumbing? Mr. Papa stated that it directly abuts that property - there is nothing between. Vice Chair DeMaria asked if this property is where Planet Fitness is located and Mr. Papa stated yes it is.

Chair Smith opened this item to public comment at 6:16PM and seeing no one approach the podium nor raise their hand online, Chair Smith closed this item to public comment at 6:17PM.

Pass

Motion made to Recommend Approval by Vice Chair Robert DeMaria and seconded by Board Members Sybil Dodson-Lucas

**Approved - 7 – Vice Chair Robert DeMaria, Board Member Jake Scully,
Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member
Charles Lemon, Board Member James Albano, Board Member Hung Hilton**

**5 A ZONING MAP AMENDMENT FROM FLAGLER COUNTY DESIGNATION OF
COMMERCIAL-2 TO CITY OF PALM COAST DESIGNATION OF GENERAL
COMMERCIAL (COM-2)**

This item was presented with agenda item #4.

*Chair Smith opened this item to public comment at 6:18PM and seeing no one
approach the podium nor raise their hand no online, Chair Smith closed this item
to public comment at 6:19PM.*

Pass

**Motion made to Recommend Approval by Board Member DeMaria and
seconded by Board Member Dodson-Lucas**

**Approved - 7 – Vice Chair Robert DeMaria, Board Member Jake Scully,
Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member
Charles Lemon, Board Member James Albano, Board Member Hung Hilton**

Board Discussion and Staff Issues

*Mr. Scully spoke on the Land Development Code (LDC) Section 3.03.04 Master
Planned Development Zoning District involving Section J regarding existing golf
course communities and he recommended that City staff address section J, which
lacks clarity regarding what is or was a golf course, in order to clarify for the
neighbors, developers and City staff. Mr. Tyner made a suggestion to appointment
Mr. Scully to act as a Planning Board liaison with staff on this process and in drafting
recommendations to update the LDC.*

Adjournment

The meeting was adjourned @ 6:20 PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

Pass

**Motion made to approve by Vice Chair DeMaria and seconded by Board
Member Dodson-Lucas**

**Approved - 7 – Vice Chair Robert DeMaria, Board Member Jake Scully,
Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member
Charles Lemon, Board Member James Albano, Board Member Hung Hilton**