



**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
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, May 19, 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.

Call to Order and Pledge of Allegiance

Ms. Katie Reischmann, legal counsel to the PLDRB, conducted a training on the subject of what is considered competent evidence in a Quasi-Judicial hearing with the Planning and Land Development Regulations Board (PLDRB) members at 4:30pm, copy of the training is attached to this record.

Chair Smith called the meeting to order at 5:30PM by reading into the record the hybrid meeting notice.

Roll Call and Determination of a Quorum

Present and responding to roll call were:

Chair Smith

Mr. Lemon

Mr. Scully

Ms. Nicholson

Ms. Shank

Mr. Hilton

Mr. Albano

Excused:

Mrs. Lucas

Ms. Bott

Approval of Meeting Minutes

1 MINUTES OF THE APRIL 21, 2021 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Pass

Motion made to approve as presented by Board Member Shank and seconded by Alternate Board Member Nicholson

Approved - 7 - Board Member Jake Scully, Chairman Clinton Smith, Board Member Charles Lemon, Board Member Suzanne Nicholson, Board Member Sandra Shank, Board Member James Albano, Board Member Hung Hilton

Public Hearings

2 A ZONING MAP AMENDMENT FROM LIGHT INDUSTRIAL (IND-1) TO HIGH INTENSITY COMMERCIAL (COM-3) FOR A 10+/- ACRE PARCEL LOCATED 1800' NORTH OF WHITEVIEW PARKWAY ON THE EASTSIDE OF US-1 (THE PROPERTY IS MORE COMMONLY KNOWN AS THE ALAMO BUSINESS CENTER)

Mr. Ray Tyner, Deputy Chief Development Officer, introduced this item along with Mr. Jose Papa, Senior Planner, AICP, who gave a presentation which is attached to this record.

Chair Smith opened this item to public comment at 5:43pm and seeing no one approach the podium or raise their hand on line, Chair Smith closed this item to public comment at 5:44pm.

Pass

Motion made to Recommend Approval and finding the application is consistent with the Comprehensive Plan by Board Member Scully and seconded by Board Member Albano

Approved - 7 - Board Member Jake Scully, Chairman Clinton Smith, Board Member Charles Lemon, Board Member Suzanne Nicholson, Board Member Sandra Shank, Board Member James Albano, Board Member Hung Hilton

3 THE TRIBUTE REZONING - APPLICATION # 4738

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

Mr. Charlie Faulkner, applicant, addressed the PLDRB members and gave a PowerPoint presentation which is attached to this record. Mr. Neel Stacy, developer, addressed the PLDRB members regarding the history of the property in question. Mr. Jay Livingston, representing the land owner, addressed the PLDRB members and discussed the Old Kings Rd. agreement and the concept of the "village centers".

Mr. Albano stated to Ms. Reischmann, City Counsel that he believes he has a voting conflict as the current property owner is a relative of his, specifically his brother-in-law. Mr. Albano recused himself from voting and was informed that he needed to complete a Form 8B, MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS, this completed form is included in this record. Ms. Nicholson asked how the balance of Tract 4 would be developed. Mr. Livingston mentioned that this tract will retain its COM-3 zoning designation, and that no specific uses were being considered but the used would be anything compatible with this property's use that is permitted in a COM-3 zoning district.

Chair Smith opened this item to public comment at 6:28pm and seeing no one approach the podium or raise their hand on line, Chair Smith closed this item to public comment at 6:29pm.

Both Ms. Nicholson and Ms. Shank complimented the staff and applicant on their presentations.

Pass

Motion made to Recommend Approval and finding the application is consistent with the Comprehensive Plan by Board Member Shank and seconded by Board Member Scully

Approved - 6 - Board Member Jake Scully, Chairman Clinton Smith, Board Member Charles Lemon, Alternate Board Member Suzanne Nicholson, Board Member Sandra Shank, Board Member Hung Hilton

Board Discussion and Staff Issues

Irene Schaefer, Recording Secretary, reminded the PLDRB members that on Wednesday, May 26th @ 5:30pm here at Council Chambers, there is a scheduled Citizens' Advisory Task Force meeting.

Adjournment

Motion made that the meeting be adjourned by Mr. Scully and the motion was seconded by Mr. Albano. The meeting was adjourned at 6:32PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

Pass

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

Approved - 7 - Board Member Jake Scully, Chairman Clinton Smith, Board Member Charles Lemon, Board Member Suzanne Nicholson, Board Member Sandra Shank, Board Member James Albano, Board Member Hung Hilton