



Absent  
Board Member: Jake Scully  
Hung Hilton  
Also Present:  
School Board Representative: Patty Bott

### **Roll Call and Determination of a Quorum**

*Chair Smith called the September 15, 2021 Planning and Land Development Regulation Board (PLDRB) meeting to order at 5:30PM.*

### **Approval of Meeting Minutes**

**1 MEETING MINUTES OF THE AUGUST 18, 2021 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING**

**Pass**

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

**Approved - 6 - Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member Suzanne Nicholson, Board Member Sandra Shank, Board Member James Albano**

### **Public Hearings**

**2 AMENDMENT TO THE TOWN CENTER DEVELOPMENT OF REGIONAL IMPACT - DEVELOPMENT ORDER**

*Chair Smith opened this item due to statutory advertisement requirements and the application has been withdrawn.*

**Motion made to withdraw**

**3 AMENDMENT TO THE TOWN CENTER PUD-AGREEMENT**

*Chair Smith opened this item due to statutory advertisement requirements and the application has been withdrawn.*

**Motion made to withdraw by**

**4 SPECIAL EXCEPTION VEDIC MOONS – METAPHYSICAL & SPIRITUAL WELLNESS SHOP SPECIAL EXCEPTION - APPLICATION # 4845**

*Mr. Ray Tyner, Deputy Chief Development Officer provided background regarding the special exception and introduced Ms. Estelle Lens, Planner who gave a presentation which is attached to this record.*

*The applicant Erica Bautista addressed the PLDRB members regarding her proposed business plans.*

*Mrs. Lucas inquired about any types of training that would be necessary for Ms. Bautista to operate the requested services. Ms. Bautista stated that the training for tartot readings consist of 300 hours working one on one with other people.*

*Chair Smith opened this item to public comment at 5:40PM and seeing no one approach the podium, he closed this item to public comment at 5:41PM.*

**Pass**

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

**Approved - 6 - Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member Suzanne Nicholson, Board Member Sandra Shank, Board Member James Albano**

**5 TECHNICAL SITE PLAN STORAGE KING USA - TECHNICAL SITE PLAN TIER 2 - APPLICATION # 4662**

*Mr. Ray Tyner, Deputy Chief Development Officer provided information on the background of the Development of Regional Impact (DRI) for the Town Center and introduced Ms. Estelle Lens, Planner who gave a presentation which is attached to this record.*

*Mr. Brett Turner, CPH Engineers, representing the owner gave a presentation which is attached to this record. Mr. Tyner added that he wanted to commend the applicant for working with the adjacent property owner to make the joint stormwater pond and access between parcels work for this development and the future application from the adjacent property owner.*

*Chair Smith opened this item to public comment at 5:55PM and seeing no one approach the podium, he closed this item to public comment at 5:56PM.*

*Mr. Tyner mentioned for clarification to the PLDRB members that the architectural condition would be removed from the Development Order as the Town Center Architectural Review Committee had approved the plan. Only the access easement would remain as a condition on the Development Order for this project.*

**Pass**

**Motion made to approve as presented by Board Member Shank and seconded by Board Member Albano**

**Approved - 6 - Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member Suzanne Nicholson, Board Member Sandra Shank, Board Member James Albano**

**6 SUBDIVISION MASTER PLAN SAWMILL BRANCH @PALM COAST PARK PHASE 7, A SUBDIVISION MASTER PLAN, APPLICATION # 4798**

*Mr. Ray Tyner, Deputy Chief Development Officer, provided background on the steps in the platting process including the Subdivision Master Plan being step 1, followed by a Preliminary Plat which are reviewed by PLDRB and finally a Final Plat which would be reviewed by City Council. He also introduced Ms. Estelle Lens, Planner who gave a presentation which is attached to this record.*

*Mr. William Schaefer, representing the applicant, addressed the PLDRB with regard to the construction and phasing plans for this proposed adult community.*

*Mr. Albano asked about a traffic light being added at the Old Kings Rd. and US #1 intersection. Mr. Schaefer stated that an access management plan was reviewed with the Florida Department of Transportation (FDOT) and a fully signalized intersection at that location is planned. The engineering plans for the access management plan along US #1 is currently under review with FDOT in order for the development to be issued the permits they will need. Mr. Schaefer discussed that the project is an active adult community - over age 55 and the plans for the proposed 30 acre school site.*

*Ms. Nicholson asked about the price range of the units. Mr. Schaefer stated he did not know however that the units would be very similar to the product built at Sawmill Creek. Mr. Lemon asked about the density for the overall project and Mr. Schaefer mentioned that the phase 7 is single family development but phase 6 is a multifamily development. Mr. Albano questioned that phase 7 would include an amenity center and Mr. Schaefer indicated yes and described the proposed amenities. Ms. Nicholson asked about the age restrictions on the entire development with the exception of the townhomes and Mr. Schaefer stated that phase 7 will be age restricted and it was not clear about the plans for phase 6 at this time.*

*Chair Smith opened this item to public comment at 6:08PM. Ms. Bonnie Pennington, 75 Lake Success Drive addressed the PLDRB regarding Chair Smith's relationship as a consultant to the management company of the Town Center DRI and the Palm Coast Park DRI and asked Chair Smith and the City Attorney, Katie Reischmann to address her questions regarding appropriateness of that relationship as it relates to voting matters for projects involving these two sites. Chair Smith stated that he does not work for this developer and has no financial relationship with the developer. Chair Smith stated that he does work for the Palm Coast Park CDD which maintains some of the infrastructure out there (Palm Coast Park). Ms. Reischmann addressed Ms. Pennington's question by stating that the law requires all board members to vote on every matter, unless that board member has a pecuniary gain or lost to the vote in question. It is very specifically defined in the statute. Mr. Albano made a comment that he has known Chair Smith for 35 years and he would be the first person to recuse himself if he needed to (do that). Seeing no one else approach the podium, Chair Smith closed this item to public comment at 6:12PM.*

**Pass**

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

**Approved - 6 - Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member Suzanne Nicholson, Board Member Sandra Shank, Board Member James Albano**

**7 ORDINANCE 2021-XX AMENDING THE FUTURE LAND USE MAP DESIGNATION FOR 37.7+/- ACRES OF PROPERTY FROM MIXED USE AND UNDESIGNATED TO RESIDENTIAL AND SITE SPECIFIC POLICY TO LIMIT DEVELOPMENT TO 3 DWELLING UNITS/ACRE**

*Mr. Ray Tyner, Deputy Community Development Officer requested permission to present agenda items #7 and #8 together as companion items. Chair Smith agreed however two separate votes would be required. Mr. Tyner gave a background on this project regarding the public private partnership (City is a joint applicant) involved in this project to extend Citation Blvd. through the property, which will address public safety improvements. Mr. Tyner also introduced Mr. Jose Papa, Senior Planner, who gave a presentation which is attached to this record.*

*Mr. Jay Livingston, representing the applicant, addressed the PLDRB and gave a presentation which is attached to this record. Mr. Tyner addressed the stormwater ponds that are part of the project which gives the City potential additional capacity and the design solutions used by the developer to give each parcel their own backyard.*

*Ms. Bott asked the applicant to add a provision for a bus stop and Mr. Livingston stated that there is a provision in the Master Planned Development (MPD) agreement to work with Flagler Schools to determine the best location for a school bus stop.*

*Mr. Albano inquired about the timing on Phase 1A and 1B. Mr. Livingston stated that phase 1A will start in the July 2022 timeframe, it is depended on getting the base flood elevation determined and getting the roadway design done and bid out. Phase 1B is based on Citation Blvd. being in place, as it gives access to Phase 1B homesites.*

*Chair Smith asked about the rendering for the lot sizes which may not match the color chart (colors are backwards). Mr. Livingston mentioned that the rendering is a place holder. Chair Smith asked about construction to Citation Blvd. to the southwest continuing and Mr. Livingston stated that construction would stop at this owners' property line. Mr. Livingston stated that the City is in negotiations with that property owner and if the Right of Way (ROW) is available it will be built at the same time as the road.*

*Ms. Shank asked if the project would be age restricted and Mr. Livingston stated that it would not, in addition Mr. Livingston added that the applicant has submitted their impact determination for all the units to the Flagler School Board. Ms. Shank asked about the diversity of homes types and choices. Mr.*

*Livingston mentioned that the reason that they are asking for an MPD is to allow for the 40 foot lot option which would not be available under the City's straight zoning. In addition, the project is providing a townhouse hybrid multifamily option. Ms. Shank asked if the project will be workforce housing. Mr. Livingston stated this project is in the zoning phase and that the pricing strategy would be market driven. Mr. Albano asked about the square footage of the homes, and Mr. Livingston stated the minimum is 1,200 feet. The final product type has not been determined yet. Mr. Albano asked if the Land Development Code (LDC) allows a 20 ft. wide home. Mr. Papa stated that the LDC limits the wide to 25 ft. however as an MPD the developer may create their own standard.*

*Chair Smith opened this item to public comment at 6:50PM and seeing no one approach the podium, he closed this item to public comment at 6:51PM.*

**Pass**

**Motion made to Recommend Approval including the 3 dwelling units per acre limitation requested by staff by Board Member Albano and seconded by Board Member Nicholson**

**Approved - 6 - Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member Suzanne Nicholson, Board Member Sandra Shank, Board Member James Albano**

**8     **ORDINANCE 2021-XX AMENDING THE ZONING MAP DESIGNATION FOR 239.6+/- ACRES FROM SINGLE-FAMILY RESIDENTIAL-1, GENERAL COMMERCIAL (COM-2, PUBLIC/SEMIPUBLIC (PSP) TO MASTER PLANNED DEVELOPMENT (MPD)****

*This item was presented under agenda item #7 by Mr. Jose Papa, Senior Planner.*

*Chair Smith opened this item to public comment at 6:52PM and seeing no one approach the podium, he closed this item to public comment at 6:53PM.*

**Pass**

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

**Approved - 6 - Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member Suzanne Nicholson, Board Member Sandra Shank, Board Member James Albano**

**Board Discussion and Staff Issues**

*Mr. Albano inquired about the logo on the staff's PowerPoint presentation. Mr. Tyner stated that he is not aware that it is the new City logo but it will be the one used for staff's PowerPoint presentations.*

*Chair Smith questioned the status of filling the open position on the PLDRB. Mr. Tyner mentioned that they did receive some applications but are limited to the voting district of the applicant in regard to the PLDRB ordinance requiring all voting districts by represented. Mr. Tyner stated that they would be again*

*advertising the opening and informing all our Citizen Academy Alumnae of this opening.*

*Chair Smith mentioned that he would not be here for the November PLDRB meeting and Mr. Tyner suggested we add the election of a Vice Chair person to the October PLDRB meeting.*

## **Adjournment**

*Motion made that the meeting be adjourned by Ms. Shank and the motion was seconded by Mrs. Lucas. The meeting was adjourned at 6:55PM.*

*Respectfully Submitted by:  
Irene Schaefer & Jacqueline Gonzalez  
Recording Secretary*

## **Pass**

**Motion made to approve by Board Member Shank and seconded by Board Member Dodson-Lucas**

**Approved - 6 - Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member Suzanne Nicholson, Board Member Sandra Shank, Board Member James Albano**