



**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 Chairman Sandra Shank
Board Member James Albano
Board Member Sybil Dodson-
Lucas
Board Member Jake Scully
Board Member Charles Lemon
Alternate Board Member Hung
Hilton
Alternate Board Member Suzanne
Nicholson
School Board Rep Patty Bott***

Wednesday, January 19, 2022

5:30 PM

City Hall- 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.

A Call to Order and Pledge of Allegiance

Chair Smith called the Planning and Land Development Regulation Board (PLDRB) January 19, 2022 meeting to order at 5:30pm.

B Roll Call and Determination of a Quorum

Present and responding to roll call were:

*Chair Smith
Vice Chair Shank
Mr. Albano
Mr. Scully
Mr. Lemon
Mr. Hilton*

Excused were:

*Mrs. Lucas
Ms. Nicholson
Ms. Bott*

C Approval of Meeting Minutes

**1 MEETING MINUTES OF THE PLANNING AND LAND DEVELOPMENT
REGULATION BOARD DECEMBER 15, 2021 MEETING**

Pass

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

**Approved - 6 - Board Member Jake Scully, Chairman Clinton Smith, Board
Member Charles Lemon, Vice Chairman Sandra Shank, Board Member James
Albano, Board Member Hung Hilton**

D Public Hearing

2 RF2 STORAGE SPECIAL EXCEPTION - APPLICATION # 4965

*Chair Smith stated that he did work for an adjacent property owner in the past,
the parcel he worked on was a few miles north of this subject property, he stated
that he does not have an ongoing relationship with that property owner and that
history will not taint his view of this project. He also spoke to Ms. Katie
Reischmann, City Attorney, and was instructed that there is not a conflict for
Chair Smith.*

*Mr. Ray Tyner, Deputy Chief Development Officer, introduced this Special
Exception, Ms. Estelle Lens, Planner, AICP gave a presentation which is
attached to this record.*

*Mr. Walker Douglas, Douglas Properties, representing the owner, gave a
presentation which is attached to this record.*

*Mr. Scully asked how many storage units will be at this location. Ms. Lens stated
698 indoor (10x10 units) and 127 RV/Boat storage based on the current plan but
it is not finalized. Mr. Scully commented that the trips seemed high for a storage*

facility. Mr. Douglas stated that is the calculation that came out of the Institute of Transportation Engineers (ITE) manual and it did seem to be very conservative.

Chair Smith questioned the 650 ft. buffer to the east and if that property is owned by a residential Home Owners' Association (HOA). Ms. Lens stated yes the HOA is for Toscana. Mr. Tyner stated that the Toscana Home Owners' Association was notified via certified mail regarding this meeting.

Chair Smith opened this item to public comment at 5:49pm, seeing no one approach the podium, he closed this item to public comment at 5:50pm.

Ms. Katie Reischmann, City Attorney, left the meeting at 5:51PM.

Pass

Motion made to approve as presented with staff conditions by Board Member Lemon and seconded by Board Member Hilton

Approved - 6 - Board Member Jake Scully, Chairman Clinton Smith, Board Member Charles Lemon, Vice Chairman Sandra Shank, Board Member James Albano, Board Member Hung Hilton

3 AN AMENDMENT TO THE COMPREHENSIVE PLAN BASED ON THE EVALUATION AND APPRAISAL PROCESS

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

Mr. Lemon asked what a charrette is (referencing a term Mr. Papa used in his presentation). Mr. Papa explained the meaning of the word charrette; that it is a term that refers to a workshop where different participants (stakeholders) in a project attempt to resolve conflicts and map solutions.

Mr. Scully asked who runs the show for coordinating the community outreach and input, is it the Planning Division? Mr. Papa stated that the Planning Division staff would organize and they would hire a consulting firm to help run the meetings and the consultant would assist with the dialogue with the residents as well as compiling the responses from the public. Mr. Tyner added that it is a staff led function but the Planning Board is involved with the Land Development Code (LDC) chapter reviews.

Vice Chair Shank asked if the City's current consultant would be used for this project. Mr. Papa said it would go out through the City's Request for Quote (RFQ) process based on the specific needs for this program and based on the specific skill sets of the particular vendors who would participate in this program. Vice Chair Shank stated her concern about the marketing and outreach for the Charrette. Vice Chair Shank stated that the communications path would need to be very diverse to reach our citizens. Mr. Papa stated that maybe we have a public outreach plan prior to starting this program. Mr. Tyner added that the review of the Comprehensive Plan is very difficult process and the work will start ahead of time even though the consultant may not be hired till next fiscal year.

Chair Smith opened this item to public comment at 6:01pm, seeing no one approach the podium, he closed it at 6:02pm.

Pass

Motion made to Recommend Approval by Board Member Scully and seconded by Vice Chairman Shank

Approved - 6 - Board Member Jake Scully, Chairman Clinton Smith, Board Member Charles Lemon, Vice Chairman Sandra Shank, Board Member James Albano, Board Member Hung Hilton

4 PRESENTATION BY THE BEAUTIFICATION AND ENVIRONMENTAL ADVISORY COMMITTEE CHAIR PERSON ON THE CITY'S GREEN BUILDING INCENTIVE PROGRAM

Mr. Ray Tyner introduced this item along with the history of the involvement of the Beautification and Environmental Advisory Committee (BEAC) with regard to the Green Building Incentive. Mr. Tyner also introduced Ms. Jordan Myers, Environmental Planner, who also acts as the staff liaison to the BEAC. Ms. Myers introduced Mr. Jeffrey Seib, Chair of the BEAC, who gave a presentation which is attached to this record.

Mr. Albano thanked Mr. Seib for his presentation, and made comments about his personal experience as a general contractor in the City with experience in building and receiving LEED certification on his projects. He would like to see Green Incentives further along with the state involvement as well with involvement FP&L on new construction projects.

Chair Smith asked about the exclusion of the LEED incentive for single family homes. Mr. Tyner stated that we do (Revenue) REV Grant for businesses for 5 year deferment of City taxes. Mr. Tyner stated that the impact for REV Grant needs to be reviewed by various departments for a new green building program involving multi-family and businesses. Chair Smith also inquired about who would get the revenue from a EV charging station. Mr. Dylan Long, student from Flagler Palm Coast High School who assisted the BEAC in providing information on EV charging stations, addressed the PLDRB members stating that usually the electric charges get passed through on the electric bill (FP&L). Mr. Long also stated that depending on who is providing the EV charging station it is possible that they could add an additional fee which they would retain after paying the electric bill.

Mr. Lemon asked who gets the incentive money for element 1 proposal on the presentation - LEED certified building. Chair Smith said that the owner would get benefit of the tax incentive, he added if that also saved the owner some money hopefully they would pass that savings along to their residents' rent fee.

Mr. Albano stated that Tesla installed the EV charging units at WAWA and on the turnpike for no cost, but FP&L collects the revenue and the owners pay the electric company for the electricity used. However, with the newer Tesla installation there is a revenue share program available. Ms. Myers stated that if the City of Palm Coast wanted to start charging at the EV station in front of City Hall we could because we own the charging station. Chair Smith stated that he

believes the fees are market driven and Mr. Albano related to his experiences with charging his vehicle at various locations (his home, and charging stations where he was charged a fee).

Vice Chair Shank commented that this is a wonderful presentation, she asked if Chair Seib were familiar with Babcock Ranch which is a completely green community located on the West Coast of Florida. She also commented on Climate Gentrification - people moving off the coast inland leading to homeless in various areas. Vice Chair Shank suggested looking into Florida Housing Green Building Incentive and incorporate into the Comprehensive Plan rewrite.

Mr. Scully stated that there is a need for overreaching grant incentive for the City as a whole.

Ms. Myers clarified that the current Green Building Incentive does allow for retrofitting of existing residential homes and businesses.

Mr. Dylan Long addressed the PLDRB as he wanted to clarify the incentives: Multifamily housing for tax deduction of 5% off taxes based on the number of EV chargers installed. Mr. Long stated that hotels should be looked at to be included in this incentive. Also suggested installing a 240-volt outlet in a residential homes and allowing an incentive for this option. He also clarified level 1 & 2 charging is what is being discussed in these incentives discussed tonight. Level 3 charging is much more expensive. Mr. Long suggested keeping the current Green Building incentives for residential properties, which including reimbursement for permit fees, expedited permit reviews and to highlight these projects on the City of Palm Coast website.

Chair Smith opened this item to public comment at 6:53pm.

Mr. Edward Beier, Vice Chair of the BEAC, stated how gratefully he and the other BEAC members are for Mr. Dylan Long's involvement in the BEAC meetings with his focus on the EV charging stations.

Chair Smith closed this item to public comment at 6:54pm.

Mr. Ray Tyner addressed the PLDRB regarding the proposed incentives presented. He suggested that the next steps maybe to have the BEAC and City Staff look at the City's code to find ways to incentivize multifamily developers to include EV charging stations at their new developments.

Mr. Albano discussed an incentive involving the bed tax at hotels as a way to promote the installation of EV charging stations at hotels.

Received and Filed

E Board Discussion and Staff Issues

Mr. Scully requested a discussion with the City Attorney about the procedure of making a motion in the affirmative and this process may be unclear to the public. Mr. Tyner stated that a meeting would be setup to discuss with Mr. Tyner, Mr. Scully and Ms. Reischmann this item and then it would be addressed during the next business meeting with the entire PLDRB.

Mr. Albano questioned what the PLDRB members are allowed to debate/vote on with regard to a Special Exception when presented to the board for example this is the third special exception involving storage facilities in recent months. Mr. Tyner stated that this will be discussed at the next business meeting when Ms. Reischmann is present.

F Adjournment

Motion made that the meeting be adjourned by Vice Chair Shank and the motion was seconded by Mr. Albano. The meeting was adjourned at 7:03PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

Pass

Motion made to approve by Vice Chairman Shank and seconded by Board Member Albano

Approved - 6 - Board Member Jake Scully, Chairman Clinton Smith, Board Member Charles Lemon, Vice Chairman Sandra Shank, Board Member James Albano, Board Member Hung Hilton