



**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, February 16, 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.

Call to Order and Pledge of Allegiance

Chair Smith called the February 16, 2022 Planning and Land Development Regulation Board (PLDRB) meeting to order at 5:30pm.

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
Ms. Nicholson
Mr. Hilton
Ms. Bott

Excused:
Mrs. Lucas

Approval of Meeting Minutes

1 MEETING MINUTES OF THE JANUARY 19, 2022 PLANNING AND LAND DEVELOPMENT REGULATIONS BOARD MEETING

Pass

Motion made to approve as amended with corrections on page 6 as outlined here: correct spelling to dialogue, led and though by Board Member Albano and seconded by Vice Chairman Shank

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

Public Hearing

2 TAKE 5 EXPRESS CAR WASH SPECIAL EXCEPTION - APPLICATION # 5017

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

Mr. Jason Sheridan, Pennoni Associates representing the developer, addressed the PLDRB members and gave a presentation which is attached to this record.

Mr. Albano asked if the car wash will offer full service services or express service only. Mr. Sheridan stated that this facility is express only.

Vice Chair Shank asked about impact on the internal traffic circulation on the site. Mr. Sheridan stated that during the pre-application meeting with the City's traffic engineer it was stated that both the initial traffic impact study and the Culver's traffic memo showed that a car wash site would not add any capacity issues. Mr. Tyner stated that during the City's review staff was focused on the stacking plan and staff worked with the applicant to ensure that stacking was not impacting traffic flow causing traffic backing onto the roadway. Mr. Sheridan also stated that a review of the trips generated from a car wash vs. the original planned Gate gas station was not altered (a car wash did not increase the

number of trips from the original plan for the overall site). Mr. Tyner also stated that the overall trips generated from this car wash is less than those originally approved for the Gate gas station. Vice Chair Shank asked about the average length of time it would take a vehicle to move through the car wash. Mr. Sheridan said a couple minutes for the car wash only with a few more minutes for the vacuum. Mr. Sheridan explained that they do have 12 stacking spaces in front of the kiosk in the three lanes to the north as well as stacking down the entire driveway length, about 150 ft. of driveway, before the cars start stacking into the common driveway. Vice Chair Shank asked hours of operation for the car wash. Mr. Sheridan stated that it probably be 7am-7pm. Vice Chair Shank asked if the car wash would be manned during all operating hours. Mr. Sheridan stated that he believed there would be at least one person during all operating hours. Mr. Tyner clarified that this application is for a special exception not a site plan however, he stated that if there are concerns the PLDRB may add conditions to the Development Order. Mr. Tyner also stated that currently staff is reviewing the Technical Site Plan for this car wash, a Development Order for the Technical Site Plan can't be issued until the Special Exception is approved, but some of the stacking concerns and staffing issues are the same concerns that staff is addressing with the applicant during the site plan review.

Mr. Albano asked what is the quality of the water going into the stormwater. Mr. Sheridan stated that there is treatment of the water inside the building and that treated water runs to the recycle tanks and in the event the recycle tanks go over capacity they will discharge to the sand filter and then into the sanitary sewer system, not into the stormwater system.

Chair Smith opened this item to public comment at 5:52pm and seeing no one approach the podium he closed this item to public comment at 5:53pm.

Pass

Motion made to approve as the item is consistent with the City Comprehensive Plan and Land Development Code (LDC) by Board Member Scully and seconded by Board Member Hilton

Approved - 6 - Board Member Jake Scully, Chairman Clinton Smith, Board Member Charles Lemon, Board Member Suzanne Nicholson, Board Member James Albano, Board Member Hung Hilton
Denied - 1 - Vice Chairman Sandra Shank

3 KING'S CROSSING STORAGE TECHNICAL SITE PLAN - TIER 2, APPLICATION # 4394

Mr. Ray Tyner, Deputy Chief Development Officer, who gave the history of this property including its prior Special Exception in 2019 approved by the PLDRB and the uniqueness of the site for development due to its wetlands. Mr. Tyner also introduced Mr. Bill Hoover, Senior Planner, AICP, who gave a presentation which is attached to this record.

Mr. Scully inquired if this Technical Site Plan review by the PLDRB was a condition of the 2019 Special Exception. Mr. Tyner stated that it was not a condition of the Special Exception but it is before the PLDRB members because of its size - Tier 2 Technical Site Plan requires PLDRB approval. Mr. Scully

asked how the compensatory storage is created and maintained. Ms. Jordan Myers, Environmental Planner/Floodplain Manager, responded that compensatory storage is based on a required stormwater modeling that the applicant's team would perform to show how much their plans are filling in or impacting the floodplain and then once determined the developer would have to offset their impact by compensatory storage. The developer would be required to provide an area that allows for the floodplain storage that they are offsetting. Ms. Myers explained that the modeling is done by an engineer who demonstrates the amount of impact and the required compensatory storage required on the project. Ms. Myers also stated that the culverts that are driven over are studied and engineered to ensure they stay clear so that the water can continuously move.

Ms. Nicholson asked how the applicant plans to protect the site and its sensitive areas during development. Mr. Dan Wilcox, Engineer of Record on the project, stated that the major areas of concern, the stormwater compensation and runoff from the site, were addressed by sculpting out within the adjacent upland area the volume that was offset by any portion of the construction into the wetlands or into the floodplain. The developer will protect the buffers by using silt barriers also St. Johns River Water Management District (SJRWMD) has a requirement to establish physical barriers (i.e. fences and borders) to ensure that in the future no encroachment into the wetlands occurs. Mr. Wilcox also stated that the stormwater (ponds) were positioned along the edge of the wetlands to ensure no future encroachment occurs. Mr. Tyner stated that during the site plan review staff requires a stormwater pollution plan, which is required in our Land Development Code (LDC) and reviewed by staff. Once the plan is approved we also have a site inspector who verifies on a daily basis that the developer is complying with the plan during horizontal construction.

Ms. Nicholson asked who is the proposed client for this project. Mr. Wilcox said it would be residential customers storing household goods. Ms. Nicholson asked if there would be any restrictions on what may be stored at the facility. Mr. Anthony Kostantinidis, representing the operator, stated household goods and/or small commercial business items would be stored at the facility. Ms. Nicholson asked if boats and recreational vehicles (RV) may be stored at this site. Mr. Kostantinidis stated boats and RVs will be allowed. Ms. Nicholson asked if there is a program to ensure no hazardous materials are stored on site. Mr. Kostantinidis stated that the renters' sign a contract whereby they agree to abide by the rules including not storing hazardous materials at the site. Ms. Nicholson questioned if the heaviest fire truck would be equal to the heaviest vehicle which may cross the bridge (as referenced in the agreement). Mr. Kostantinidis stated that the fire vehicle would be the heaviest vehicle.

Mr. Lemon asked about access hours to the facility. Mr. Kostantinidis stated that the facility will be open during the day but there is a gate code with limited night access hours. It is not open 24 hours.

Mr. Scully asked for clarification about RV and boat storage at this facility. Mr. Kostantinidis stated that any RV and boat storage is to the back of the facility and is not visible from the road.

Vice Chair Shank read from the staff report that states that the applicant has submitted a Technical Site Plan application for an enclosed self-storage facility without the outside storage of boats and recreational vehicles.

Mr. Hoover stated that the storage would be inside. Mr. Kostantinidis stated that there is a drive through inside the building for storage (boat and RV) however there are some parking spaces in the back of the building that was planned (for boat and RV storage) which is not viewable from adjacent properties.

Chair Smith requested that the site plan be shown on the screen and discussion ensued about whether outdoor storage was part of this Technical Site Plan. Mr. Kostantinidis stated that the project was being built in phases and phase I was all indoor storage and phase II had some covered spots for boats and RVs storage outside hidden from view. Mr. Tyner stated that condition 19 only clarifies that if outdoor storage is allowed it must be hidden from view. Vice Chair Shank asked for clarification if this plan includes boat and RV storage outside. Mr. Hoover and Mr. Tyner stated no the plan in front of the PLDRB does not include outdoor storage. Mr. Tyner stated that if the applicant wants to modify their Technical Site Plan in the future to include outdoor storage they are free to do so, but that is not the plan in front of the PLDRB members now.

Mr. Kostantinidis asked if they PLDRB members could vote to include outdoor boat and RV storage on this application. Vice Chair Shank stated that would not be possible since they don't have the authority to do that since the review process with staff has not occurred due to the application submitted not including outdoor storage.

Chair Smith opened this item to public comment at 6:30pm and seeing no one approach the podium he closed this item to public comment at 6:31pm.

Pass

Motion made to approve as amended with no outside RV and/or boat storage by Vice Chairman Shank and seconded by Board Member Albano

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

4 THE TRIBUTE MULTI-FAMILY MASTER SITE PLAN – TIER 3, APPLICATION # 4999

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

Mr. Neel Stacy, representing the applicant, gave a presentation which is attached to this record.

Vice Chair Shank asked about who will be responsible for paying for the 6 Electric Vehicle (EV) charging stations and if the tenants be responsible for paying. Mr. Stacy stated that the decision hasn't been made yet. Chair Shank referenced a group called Heritage Crossroads a group of local historians who have a wealth of knowledge related to Old Kings Rd. and suggested that they may be helpful to Mr. Stacy and his development. Vice Chair Shank asked staff to clarify the required parking spaces for this project - the staff report shows required 454 parking spaces which includes the garages. Mr. Hoover explained

that the garage spaces are included in the requirement and are counted as a parking space.

Chair Smith opened this item to public comment at 7:07pm and seeing no one approach the podium he closed this item to public comment at 7:08pm

Pass

Motion made to Recommend Approval including all staff conditions by Board Member Albano and seconded by Board Member Nicholson

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

Board Discussion and Staff Issues

Chair Smith introduced Mr. Christopher Gabriel as the newest PLDRB member who will be sworn in and participate with next month's meeting on March 16, 2022.

Ms. Katie Reischmann, Legal Counsel, asked the PLDRB members if they were all accepting of the clarification that Mr. Scully had requested i.e. if the motion is in the affirmative it doesn't necessarily mean that the PLDRB is in favor of the particular item.

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 7:10PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

Pass

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

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