



**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
Board Member Christopher Gabriel
Alternate Board Member Hung
Hilton
Alternate Board Member Suzanne
Nicholson
School Board Rep Patty Bott***

Wednesday, March 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 March 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
Mrs. Lucas
Ms. Nicholson
Mr. Albano
Mr. Hilton
Mr. Gabriel
Ms. Bott*

*Excused:
Vice Chair Shank
Mr. Scully
Mr. Lemon*

Approval of Meeting Minutes

1 MEETING MINUTES OF THE FEBRUARY 16, 2022 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Pass

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

Approved - 6 - Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Suzanne Nicholson, Board Member James Albano, Board Member Hung Hilton, Board Member Christopher Gabriel

Public Hearing

2 HSC PALM COAST US 1, LLC, DOLLAR GENERAL SPECIAL EXCEPTION, APPLICATION # 5044

Mr. Bill Hoover, Senior Planner, AICP, introduced this agenda item and explained the need for the Special Exception application as this project is within 500 ft. of residentially zoned properties. Mr. Hoover also introduced Ms. Estelle Lens, Planner, AICP, who gave a presentation which is attached to this record.

Ms. Linda Biro, Project Coordinator from the Hix Snedeker Companies, representing the developer introduced herself and was available to answer any questions. Mrs. Lucas asked Ms. Biro if they had experience running this type of store in other communities and Ms. Biro stated yes she worked on the store on Matanzas Woods Pkwy. for Dollar General with Mr. Hoover. She stated that Hix Snedeker has worked on sites for this client in 6 other states. Ms. Biro stated that she personally has 17 projects that she is overseeing currently.

Mr. Hilton asked about the concept of a "food desert" created by small box stores that cater to people with lower income and/or less mobility, he asked

about any plans for other grocery stores in this area. Mr. Hoover mentioned that there have been talks with someone to put a grocery store in at Seminole Woods Blvd. and US 1, and that there are negotiations with a shopping center developer who is working on this plan.

Chair Smith asked about this site being previously approved for a Roto-Rooter franchise. Ms. Lens did not recall however Chair Smith clarified that his point was to show that this site is a commercial site surrounded by industrial sites with the exception of the Multi-Family Residential (MFR-2) approved property behind this site.

Ms. Biro stated that this site will be comprised of a 12,480 ft. market store which will offer fresh produce and it will have more fresh items and selections to offer to the people.

Chair Smith asked the size of the Dollar General on Matanzas Woods Pkwy. and Ms. Biro stated that it was 10,640 ft. Mrs. Lucas stated she was pleased to hear about the fresh offerings.

Chair Smith opened this item to public comment at 5:45pm and seeing no one approach the podium he closed this item to public comment at 5:46pm.

Pass

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

Approved - 6 - Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Suzanne Nicholson, Board Member James Albano, Board Member Hung Hilton, Board Member Christopher Gabriel

3 SOMERSET AT PALM COAST PARK SUBDIVISION MASTER PLAN, APPLICATION # 4988.

Chair Smith stated that at a previous PLDRB meeting for an application involving Palm Coast Park there was some concern about Chair Smith's working for the Palm Coast Park Community Development District (CDD) and so he wished to disclose that to date this development nor this developer have approached the Palm Coast Park CDD about maintaining anything, so Chair Smith discussed with Ms. Katie Reischmann, Legal Counsel, this issue and he and Ms. Reischmann believe he is on firm ground to participate in the vote on this item.

Mr. Hoover introduced this agenda item and gave a brief description of this project located at the Palm Coast Park DRI/MPD, he also introduced Ms. Estelle Lens, Planner, AICP, who gave a presentation which is attached to this record.

Mr. Fred "Rudd" Jones, Matthews Design Group, approached the podium and stated he is present to answer any PLDRB members' questions.

Mr. Albano asked about the rationale of the product mix of the 40' and 50' lots. Mr. Jones stated that it was requested by the developer. Chair Smith asked about the placement of the lots on the plan (being intermingled). Mr. Jones stated that he wasn't aware of the marketing analysis that led to that discussion

however it may be something that has worked for them in the past. Mr. Albano asked if any renderings or elevations were available for the proposed housing product. Mr. Jones stated that he didn't have any renderings at this time. Mr. Gabriel asked if there was any information on the minimum square footage on these houses. Mr. Jones stated that he didn't have that information. Ms. Nicholson asked, in regard to the traffic study, if there had been any consideration given to any impacts onto the feeder roads onto US 1 with regard to the traffic once they leave US 1. Mr. Jones stated that the traffic analysis takes that all into consideration. Ms. Nicholson asked for clarification that the traffic analysis takes into account the traffic impacts once it leaves US 1. Mr. Jones stated that the report does include US 1 and includes movements onto and off of those adjacent roadways (Matanzas Woods Pkwy., Belle Terre Pkwy.). Chair Smith stated that a traffic study usually includes impacts to the entire "roadway" area. Mr. Albano asked what qualifies the property as a Master Planned Development (MPD). Mr. Hoover stated that the property is associated with a Development of Regional Impact (DRI) and the associated MPD sits below the DRI. The Palm Coast Park DRI developer spent a large amount of money on the required public benefit such as the multi-use path along US 1. They also have spent millions of dollars on the improvements on Matanzas Woods Pkwy. going towards the interstate interchange. They also have donated lands for school sites and recreation areas. Mr. Hoover stated that the utility staff is comfortable with 40' lots. Mr. Albano asked about the setbacks for these 40' lots. Mr. Hoover quoted from the staff report which are listed as: side yard setbacks 5', front 20' and rear 10'.

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

Mrs. Lucas asked Mr. Albano about his concerns about the size of the 40' lots. Mr. Albano stated his concern is that the increase in the number of MPDs being approved with narrower lots, and because the MPD have amenities the price of the home will be driven up. He also has noticed smaller homes being put on the larger 80' (ITT) lots throughout Palm Coast because these MPDs are driving out the lower priced homes. He is concerned about seeing a lot of smaller, non-descript homes in Palm Coast because of the lack of other opportunities to locate smaller homes. Mr. Albano stated that the smaller homes also effects the architectural details since it is hard to add a lot of detail to a 30' wide home.

Pass

Motion made to approve as project is consistent with the City's Comprehensive Plan, the Land Development Code and the Palm Coast Park DRI/MPD including the following conditions:

- 1. During the Preliminary Plat the applicant shall enter into agreements with the City, in a form acceptable to the City, to allow cross access and construction of a road with associated stormwater facilities on City property,**
- 2. During the Preliminary Plat the applicant shall update the traffic impact analysis and reach agreement with the City Traffic Engineer and FDOT on needed improvements including turn lanes that will be required to be provided by the applicant, by Board Member Hilton and seconded by Board Member Albano**

**Approved - 5 - Chairman Clinton Smith, Board Member Suzanne Nicholson,
Board Member James Albano, Board Member Hung Hilton, Board Member
Christopher Gabriel**

Denied - 1 - Board Member Sybil Dodson-Lucas

During the vote: Ms. Nicholson voted yes but stated that she was disappointed in the presentation as she feels that they didn't have enough information to try to make this decision. It has a feeling that it may not necessarily be a good product for our community but it falls within the guidelines of what we as PLDRB members have to approve.

Mr. Albano stated that he concurred. Chair Smith also concurred with the thought that the presentation could have been better.

Board Discussion and Staff Issues

Mr. Albano recommended to staff that we start to look at better products. Mr. Hoover stated that the time to address the lot sizes is during the rezoning application, which occurred for this property a few years ago. He also stated that it is difficult during the Master Site Plan application, which does not require elevations, when the project meets the property's zoning requirements to question the size of the property.

Mr. Hilton informed the PLDRB members that he applied for the open City Council seat and the members wished him luck.

Mr. Albano again wished Mr. Hoover a great retirement.

Adjournment

Motion made that the meeting be adjourned by Mr. Albano and the motion was seconded by Mr. Hilton. The meeting was adjourned at 6:09PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

Pass

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

**Approved - 5 - Chairman Clinton Smith, Board Member Sybil Dodson-Lucas,
Board Member Suzanne Nicholson, Board Member James Albano, Board
Member Hung Hilton**