



**City of Palm Coast
Minutes
Planning and Land
Development Regulation
Board**

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoastgov.com

***Chair Clinton Smith
Vice Chair 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, June 15, 2022

5:30 PM

City Hall- Community Wing

- Public Participation shall be in accordance with Section 286.0114 Florida Statutes.
- Public comment on issues on the agenda or public participation shall be limited to 3 minutes.
- Other matters of concern may be discussed as determined by Committee during the meeting.
- If you wish to obtain more information regarding the agenda, please contact the Community Development Department at 386-986-3736.
- In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a reasonable accommodation to participate in any of these proceedings or meeting should contact the City Clerk at 386-986-3713, at least 48 hours prior to the meeting.
- It is proper meeting etiquette to silence all electronic devices, including cell phones while meeting is in session.
- Any person who decides to appeal any decision with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

A Call to Order and Pledge of Allegiance

Chair Smith called the June 15, 2022 Planning Land Development Regulation Board (PLDRB) 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. Lemon
Mrs. Lucas*

Ms. Nicholson
Mr. Albano
Ms. Bott

Excused were:

Mr. Scully
Mr. Gabriel
Mr. Hilton

C Approval of Meeting Minutes

1 MEETING MINUTES OF THE MAY 18, 2022 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Pass

Motion made to approve as presented by Vice Chairman 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, Vice Chairman Sandra Shank, Board Member James Albano

D Public Hearing

2 GRAND RESERVE EAST, A SUBDIVISION MASTER PLAN, APPLICATION # 5097

Mr. Ray Tyner, Deputy Chief Development Officer, introduced this agenda item and the property's annexation, rezoning and FLUM history. Mr. Tyner also provided the PLDRB members with an explanation of a subdivision master plan, which he stated is generally a 35,000 ft. look at the project without all the technical details which will occur at the preliminary plat stage. The subdivision master plan is followed by a preliminary plat and then a final plat. He also introduced Ms. Estelle Lens, AICP, Planner, who gave a presentation which is attached to this record.

Mr. Alex Acree, Matthews Design Group, representing the applicant gave a presentation which is attached to this record.

Ms. Bott asked that the applicant include a school bus stop pad as they move forward with their project as there will be approximately 50 students added to the Flagler School System from this proposed development.

Chair Smith asked if the northern entrance lines up with the driveway on the other side of the street. Ms. Lens stated yes it looks like it does. Mr. Acree stated yes the entrance does line up with the driveway as depicted on the presentation.

Ms. Nicholson questioned the limited number of parking spaces for guests given the size of the development. She also asked where the parking will be located

for the recreation areas. Mr. Acree stated that there will be ample parking at the 3 acre amenity space. In regard to Ms. Nicholson's first question he stated that he will get with the developer and the home builder to see where they wish to put some additional parking throughout the site.

Mr. Lemon asked if this will be a gated community. Mr. Lance Jackson, Amherst Homes, answered no he doesn't think so.

Vice Chair Shank asked if the proposed development will be age restricted and Mr. Jackson answered no.

Mrs. Lucas asked if the project requires coordination with the City of Flagler Beach. Mr. Acree answered no coordination with Flagler Beach is required but it does require coordination with Flagler County.

Mr. Ken Atlee addressed the PLDRB regarding the design of the project, where he highlighted that the lots do not back up to other lots and he described the layout which includes preserves and wetlands.

Chair Smith opened this item to public comment at 5:56pm and seeing no one approach the podium he closed this item to public comment at 5:57pm.

Pass

Motion made to approve as presented with the Development Order conditions by Vice Chairman 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, Vice Chairman Sandra Shank, Board Member James Albano

3 SEMINOLE POINTE REZONING-APPLICATION #5064

Mr. Ray Tyner, Deputy Chief Development Officer, introduced this agenda item and the history of the rezoning on this property and he clarified that this zoning modification application is being presented to address lot lines to accommodate a potential shopping center. He also introduced Ms. Jordan Myers, CFM, Environmental Planner, who gave a presentation which is attached to this record.

Mr. Vincent Sullivan, Chiumento Law Firm, representing the applicant addressed the PLDRB members and gave a presentation which is attached to this record.

Mr. Albano asked if there will be an additional drive to the shopping center to augment the existing drive from Integra Woods which goes onto the property where the multifamily is proposed. Mr. Sullivan stated that the conceptual plan has two separate drives one for the commercial and one for the multifamily to avoid unnecessary trips onto US 1 or Seminole Woods Blvd.

Mr. Albano asked what is proposed to be developed first the multifamily or the commercial property. Mr. Sullivan stated that the multifamily would be

developed first and then once these homes are occupied that will draw in the commercial tenants.

Mrs. Lucas asked if there are plans to hire locally. Mr. Sullivan stated that he doesn't believe they have looked into who will be doing the construction for this project. Mrs. Lucas asked, if as a general rule, does the applicant advertise in the local area for professionals and construction works for their projects. Mr. Sullivan stated that we certainly can reach out to local contractors.

Vice Chair Shank asked if there will be any impacts to the wetlands located on this property. Mr. Sullivan stated that there will be some impacts to the wetlands. As the engineering for the project is still underway the amount and extent of those impacts has not yet been determined. Mr. Sullivan also stated that the applicant is working on a technical site plan at this time and they also have an environmental permit with St. Johns River Water Management District (SJRWMD).

Chair Smith asked to clarify that the multifamily will be developed first. Mr. Sullivan stated yes the multifamily that abuts to the Integra Woods Development will likely be the first portion to develop. Then the question will be will the commercial be developed there or on lot 2.

Chair Smith opened this item to public comment at 6:12pm and seeing no one approach the podium he closed this item to public comment at 6:13pm.

Pass

Motion made to Recommend Approval as it is consistent with the Comprehensive Plan 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, Vice Chairman Sandra Shank, Board Member James Albano

E Board Discussion and Staff Issues

Irene Schaefer, Recording Secretary, reminded the PLDRB members of the upcoming June 22, 2022 Citizen Advisory Task Force (CATF) meeting. Mr. Albano stated that he would not be able to make the CATF June 22nd meeting. Chair Smith stated that he will not be able to attend the July 20, 2022 PLDRB meeting.

F Adjournment

Motion made that the meeting be adjourned by Mr. Albano and the motion was seconded by Mrs. Lucas. The meeting was adjourned at 6:15PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

Pass

Motion made to approve by Board Member Albano 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, Vice Chairman Sandra Shank, Board Member James Albano