



**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, August 17, 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.

Call to Order and Pledge of Allegiance

Chair Smith called the August 17, 2022 Planning and Land Development Regulation Board (PLDRB) meeting to order @ 5:30pm.

Roll Call and Determination of a Quorum

Present and responding to roll call were:

Chair Smith

Vice Chair Shank

Mr. Scully

Mr. Gabriel

Mr. Albano

Ms. Nicholson

Excused were:

Mr. Hilton

Ms. Bott

Mrs. Lucas

Approval of Meeting Minutes

1 MEETING MINUTES OF THE JUNE 15, 2022 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Pass

Motion made to approve as presented by Board Member Scully 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 Christopher Gabriel

Public Hearing

2 KINGS CROSSING STORAGE FACILITY RE-ESTABLISHED SPECIAL EXCEPTION, APPLICATION # 5173

Mr. Ray Tyner, Deputy Chief Development Officer, addressed the PLDRB members about the history of this project which received a development order on October 16, 2019, which expired due to extensive design and construction delays in order to meet the conditions of this development order. This application is to extend that development order for an additional 3 years. Mr. Tyner stated that all the conditions associated with the development order approved in October 2019 have been met with the applicant's submittal of their technical site plan. He also introduced Ms. Estelle Lens, Planner, AICP who gave a presentation which is attached to this record. Ms. Lens referenced the previously approved special exception development order signed on October 16, 2019 and stated that all but 1 of the conditions on this development order have been addressed via the Technical Site Plan. Mr. Tyner explained that the October 2019 special exception showed RV and boat outside storage however the approved technical site plan did not show RV and boat outside storage. Hence the following condition has been added to tonight's development order:

1. Where boats or recreational vehicles are commercially stored outside, they shall only be stored on pavement located behind buildings or preserved wooded

areas, so they are generally hidden from the public rights-of-way, unless specifically permitted by code. This condition would trigger a new site plan depicting the outside storage and this site plan would be reviewed by the PLDRB in the future should the developer wish to add this feature to the site.

Mr. Dan Wilcox, Engineer of Record for the project, addressed the PLDRB members regarding this application. Mr. Albano asked what is the time frame to break ground on this project? Mr. Wilcox stated that no timeframe is available at this time however the most pressing item is getting the finances in order. Mr. Tyner explained the 3-year period on the Development Order is to keep in line with the 3-year period on the approved Technical Site Plan Development Order. Mr. Scully asked if a statement can be added to the motion that if the technical site plan for outside RV/Boat storage comes in in the future that the site plan will come back to the PLDRB for approval

Chair Smith opened this item to public comment @5:44pm and seeing no one approached the podium he closed this item @ 5:45pm.

Pass

Motion made to approve as amended The Planning and Land Development Regulation Board (PLDRB) finds this request in compliance with the Land Development Code and Comprehensive plan and approve application No. 5173 to approve the Special Exception for three years subject to the following condition:

1. Where boats or recreational vehicles are commercially stored outside, they shall only be stored on pavement located behind buildings or preserved wooded areas so they are generally hidden from the public rights-of-way and subject to the PLDRB approval of the site plan by Board Member Scully and seconded by Board Member Gabriel

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 Christopher Gabriel

3 PALM COST PARK – LOT 4, PARCEL 4 STORAGE FACILITY, A TECHNICAL SITE PLAN, APPLICATION # 4862

Mr. Ray Tyner, Deputy Chief Development Officer, addressed the PLDRB members about the history of this application which is located within the Palm Coast Park DRI/MPD and he stated that this use is allowed by right on this parcel. He also introduced Ms. Estelle Lens, Planner, AICP who gave a presentation which is attached to this record.

Mr. Brett Markovitz, CPH, Engineer on the project, addressed the PLDRB about the history of this project and was available to answer any questions from the PLDRB members.

Chair Smith opened this item to public comment @5:55pm and seeing no one approached the podium he closed this item @ 5:56pm.

Pass

Motion made to approve as amended The Planning and Land Development Regulation Board (PLDRB) finds this project in compliance with the Comprehensive Plan, the Land Development Code, and the Palm Coast Park MPD and approve Palm Coast Park Lot 4, Parcel 4 Storage Facility, Technical Site Plan Tier 2, Application No. 4862 by Vice Chairman Shank and seconded by Board Member Lemon

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 Christopher Gabriel

4 BROWARD-PALM COAST STORAGE FACILITY, A TECHNICAL SITE PLAN, APPLICATION # 5077

Mr. Ray Tyner, Deputy Chief Development Officer, addressed the PLDRB members about the history of this application which is located on Old Kings Road, and he stated that this use is allowed by right on this parcel. He also introduced Ms. Estelle Lens, Planner, AICP who gave a presentation which is attached to this record.

Mr. Wesley Mills, of Mills, Short and Associates, Engineer of this project addressed the PLDRB members and was available to answer any questions from the PLDRB members.

Mr. Albano asked how far is this site from the previously approved Old Kings Road storage facility which is in the vicinity of Toscana and Hidden Lakes properties. Ms. Lens stated that this site is further north closer to Palm Coast Parkway. Discussion ensued regarding the number of storage facilities approved within the last 2 years. Mr. Scully stated that this is an allowable use on this parcel, and we are not here to judge the market.

Chair Smith opened this item to public comment @6:09pm and seeing no one approached the podium he closed this item @ 6:10pm.

Pass

Motion made to approve as amended Staff recommends the Planning and Land Development Regulation Board (PLDRB) find the project in compliance with the Land Development Code and the Comprehensive Plan; and approve the Technical Site Plan – Tier 2 for Broward-Palm Coast Storage, Application No. 5077, subject to the following condition:

1.A Certificate of Occupancy will not be issued until the following item is addressed and satisfied:

A Right of Way Deed and Easement Agreement for the widening of Old Kings Road as depicted on the Site Plan are required prior to issuance of a Certificate of Occupancy. by Board Member Scully and seconded by Board Member Lemon

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 Christopher Gabriel

Board Discussion and Staff Issues

Chair Smith thanked Mr. Scully for his 6-year service to the PLDRB as he is retiring after tonight's meeting.

Mr. Tyner informed the PLDRB members that the City Council has set a goal to update the Comprehensive Plan and that review will start during FY'23 and will involve the PLDRB members.

Ms. Schaefer reminded the PLDRB members that the September meeting has been moved to Tuesday, September 20th @ 5:30pm due to a conflict with a City Council Special Budget meeting.

Mr. Albano inquired when Old Kings Road will be widened, and Mr. Tyner stated there isn't a time frame as it is tied to the Old Kings Road Special Assessment District.

Chair Smith reminded the members that their FORM 1s are due prior to September when fines will commence if these forms are not completed and returned to the Supervisor of Elections.

Adjournment

Motion made that the meeting be adjourned by Vice Chair Shank and the motion was seconded by Mr. Gabriel. The meeting was adjourned at 6:13PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

Pass

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

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 Christopher Gabriel