



**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 Charles Lemon
Board Member Hung Hilton
Board Member Suzanne Nicholson
Alternate Board Member Sybil
Dodson-Lucas
Alternate Board Member Larry
Gross
School Board Rep Kory Bush**

Wednesday, February 15, 2023

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 February 15, 2023 Planning and 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
Ms. Nicholson
Mr. Lemon
Mr. Albano
Mr. Hilton
Mr. Gross

Excused:
Mrs. Lucas

Absent:
Mr. Bush

C Approval of Meeting Minutes

1 MEETING MINUTES OF THE JANUARY 18, 2023 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Pass

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

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

D Public Hearing

2 VARIANCE – 16 ROUND TABLE LANE – REDUCE THE MINIMUM LOT SIZE REQUIRED FOR SFR-3 ZONED PROPERTY, APPLICATION # 5290

Mr. Ray Tyner, Deputy Chief Development Officer, gave a history of the unique nature of this variance application. He also introduced Ms. Estelle Lens, AICP, Planner, who gave a presentation which is attached to this record.

Mr. Dennis Bayer, Flagler Beach, attorney for the applicant, addressed the PLDRB members regarding the history and the intent of this application.

Mr. Albano asked about adding wording to the Development Order to hold the City harmless in the future regarding the reduced lot size. Ms. Reischmann stated that she doesn't believe that this is necessary, in this situation, due to the amount of the documentation that exists.

Ms. Nicholson asked about having the lots jog, to ensure both lots 16 & 18 be of equal size (i.e., taking the 364 ft. back.) Discussion of this suggestion ensued; however, the concern would be the effect of this change on the setbacks (width). Ms. Reischmann suggested granting the variance but requesting Ms. Nicholson's suggestion be investigated.

Chair Smith asked about how this happened. Ms. Lens stated that the original #18 survey shows it smack in the middle of the lot, not encroaching onto #16. However, that is not where the home was placed.

Chair Smith opened this item to public comment @5:54pm and seeing no one approach the podium he closed this item to public comment @5:55pm.

Pass

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

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

3 PALM COAST SEASCAPE SUBDIVISION MASTER PLAN - TIER 2, APPLICATION # 5201

Mr. Ray Tyner, Deputy Chief Development Officer, gave the next steps involved in this application if approved by the PLDRB this evening, next step Subdivision Master Plan (along with Construction Plans - PLDRB), Preliminary Plat (staff review) and then Final Plat (City Council). He also introduced Ms. Jordan Myers, CFM, Environmental Planner, who gave a presentation which is attached to this record.

Ms. Michell Widick, Zev Cohen and Associates, Inc., Engineer and Project Manager for the applicant, addressed the PLDRB members regarding this project.

Mr. Gross asked if the project will be gated. Ms. Widick stated no it will not be gated. All streets will be public and dedicated to the City. Mr. Gross asked about the pricing of the homes and Ms. Widick stated it will be based on market demand. Mr. Gross asked if this project will be similar to the developer's Jacksonville project. Mr. Gillian, Toll Brothers, pricing will be similar to The Gables at Town Center, affordable luxury price point.

Mr. Albano questioned the placement of the garage on the site plan, asking if the property line goes right to the edge of pavement. His concern is a large car may hang out into the right of way. Ms. Widick and Mr. Smith discussed that there is space to the right of way (50' easement).

Chair Smith asked if there is connectivity throughout the project to Town Center. Ms. Widick stated yes. Mr. Tyner also commented on the side walk interconnectivity includes a public multi-purpose trail around the lake to eventually connect to the "Rails to Trails" on Colbert Lane.

Mr. Albano asked about the timing of school concurrency. Mr. Tyner stated that this project is part of the Town Center Development of Regional Impact (DRI) and is exempt from school concurrency.

Mr. Albano questioned the connectivity for Limestone Avenue. Ms. Widick stated that to the north Limestone Avenue will connect to the Coastal Gables apartments and to the south The Haven apartments. Ms. Myers stated that eventually the road will go all the way to Imagine School. Mr. Albano asked if the Gables is working on their portion of the road. Ms. Myers stated that they are working on phase 1, which to her knowledge does not include the road connectivity. Discussion of the three connections that the Haven will provide for the interconnectivity to Limestone Avenue.

Chair Smith opened this item to public comment @6:08pm and seeing no one approach the podium he closed this item to public comment @6:09pm.

Pass

Motion made to approve as presented as this application is in compliance with the Comprehensive Plan by Vice Chairman Shank and seconded by Board Member Hilton

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

E Board Discussion and Staff Issues

None

F Adjournment

Pass

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

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

Motion made that the meeting be adjourned by Mr. Albano and the motion was seconded by Ms. Nicholson. The meeting was adjourned at 6:10pm.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*