



**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  
Board Member David Ferguson  
Alternate Board Member Sybil  
Dodson-Lucas  
Alternate Board Member Larry  
Gross  
School Board Rep William Whitson***

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**Wednesday, August 16, 2023**

**5:30 PM**

**City Hall - Community Wing**

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- 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 August 16, 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  
Mr. Gross*

Mrs. Lucas  
Mr. Lemon  
Mr. Whitson

*Excused were:*

Mr. Ferguson  
Ms. Nicholson  
Mr. Albano  
Mr. Hilton

## **C Approval of Meeting Minutes**

### **1 MEETING MINUTES OF THE JULY 19, 2023 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING**

**Pass**

**Motion made to approve as presented by Vice Chairman Shank and seconded by Alternate Board Member Dodson-Lucas**

**Approved - 5 - Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Vice Chairman Sandra Shank, Board Member Larry Gross**

## **D Public Hearing**

### **2 COMPREHENSIVE PLAN AMENDMENT CHANGING FLUM FROM COUNTY DESIGNATION OF RESIDENTIAL LOW DENSITY/RURAL ESTATE AND CONSERVATION TO CITY OF PALM COAST DESIGNATION OF RESIDENTIAL AND CONSERVATION WITH POLICY TO LIMIT DEVELOPMENT TO 850 DWELLING UNITS**

*Mr. Ray Tyner, Deputy Chief Development Officer, introduced this item and requested that there be one presentation for both agenda items #2 and #3. He also introduced Mr. Jose Papa, AICP, Senior Planner, who gave the Future Land Use (FLUM) presentation which is attached to this record.*

*Mt. Bill Hoover, AICP, Senior Planner, gave the re-zoning portion of the presentation and as stated above the presentation is attached to this record.*

*Mr. Michael Chiumento, representative for applicants addressed the PLDRB members about the history of this application.*

*Mrs. Lucas asked about wildlife disruption. Mr. Chiumento stated that both the State and the City have groups that address the environmental impacts, Environmental Assessment Board and Wildlife Assessment Board and he stated that these studies will be presented during the Final Plat or the Subdivision Master Plan process for this project.*

*Mr. Whitson asked and Mr. Chiumento confirmed that the cap of 850 units includes both the single family and multifamily units.*

*Chair Smith opened this item to public comment at 5:56pm.*

*Ms. Renee Newton - 2 Slipper Orchid Trail West, has an open swale request with the City which to date has not been addressed and is questioning how the City will keep up with the swale issues with an additional 850 residential units.*

*Ms. Sandra Ostrowski - 8 Slipper Rock Place, is concerned about the additional multi-family and its proximity to her home along Seminole Woods Blvd.*

*Chair Smith closed this item to public comment at 5:59pm.*

*Mr. Tyner stated that the new development will not have swales but will be of a curb and gutter design. He also stated that today's stormwater standards set by the City as well as St. Johns River Water Management District (SJRWMD) regulates water pre and post construction, for example any existing run off from the property pre-construction cannot be increased post-construction. Mr. Tyner stated that the buffer is in excess of 25', due to a road Right of Way (ROW) plus and existing easement, plus the building setbacks which will leave approximately 200' from the multi-family development to the back of the single family homes. Mr. Chiumento stated that the property will also have landscape buffers including tree buffers between the proposed apartments and the existing residential homes.*

*Vice Chair Shank questioned the increased impacts to the wetlands and the existing gopher tortoise based on the increase to the number of homes. She further questioned the likelihood of the proposed density being approved by SJRWMD. Mr. Chiumento stated that more than likely SJRWMD will approve this application, he further explained that the 850 was a random number and it may be less. Mr. Tyner stated that a full environmental survey regarding the gopher tortoise impacts would be required to be addressed via state regulations and if gopher tortoises are found, relocation would be required per the state guidelines.*

*Vice Chair Shank discussed the significant increase in the number of the units and whether or not they would be part of the upcoming Comprehensive Plan update. Mr. Papa stated that these units would be outside of the update to the Comprehensive Plan.*

*Discussion ensued between Vice Chair Shank and the other PLDRB members about the proposed 850 units and their impact on the City's infrastructure. Vice Chair Shank further suggested that the number of units be limited to 710.*

*Chair Smith clarified along with Ms. Katie Reischmann that the time to limit the units is prior to City Council 2nd reading. Mr. Tyner suggested that Mr. Papa explain to the PLDRB members the analysis that was done for this Comprehensive Plan Amendment. Mr. Papa explained the analysis that is done at the time of a Comprehensive Plan Amendment and how the recommendation in the agenda packet was arrived at to the PLDRB members. He gave an example using 434 single family homes being added and the impact on the public facilities (water, sewer, solid waste, schools, etc.). Mr. Tyner stated that*

*at this FLUM application that this review is high level and we have capacities at this time however the facility test will be done at the time of final plat or subdivision. Mr. Tyner and Chair Smith suggested caution if the PLDRB members reduced the number of the units as that would be go against Staff's analysis, where staff is stating that the Comprehensive Plan has been met and the results may be problematic.*

**Pass**

**Motion made to Recommend Approval for application #5109 as it is found to be consistent with the Comprehensive Plan and recommend that City Council approve the FLUM amendment from Residential Low Density/Rural Estate & Conservation (Flagler County designations) to Residential & Conservation (City of Palm Coast designations). Along with a site specific policy to limit development on the subject area to 850 dwelling units by Board Member Gross and seconded by Board Member Dodson-Lucas.**

**Approved - 4 - Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Board Member Larry Gross**

**Denied - 1 - Vice Chairman Sandra Shank**

**3 THE CASCADES REZONING - APPLICATION # 5107**

*This item's staff's and applicant's presentations was addressed under agenda item #2.*

*Chair Smith opened this item to public comment at 6:17pm and seeing no one approach the podium, he closed this item's public comment at 6:18pm.*

**Pass**

**Motion made to Recommend Approval for application No. 5107 as it is found to be consistent with the Comprehensive Plan and recommend approval to City Council to rezone 375 +/- acres from the PUD and NRC Zoning Districts to the SFR-1, MFR-2 and PRS Zoning Districts by Board Member Gross and seconded by Board Member Dodson-Lucas**

**Approved - 5 - Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Vice Chairman Sandra Shank, Board Member Larry Gross**

**4 THE LEGACY at PALM COAST A TECHNICAL SITE PLAN – TIER 3, APPLICATION No. 5304**

*Mr. Ray Tyner gave some information of the location of this project within Town Center. He also introduced Mr. Phong Nguyen, Senior Planner, who gave a presentation which is attached to this record.*

*Mr. Adam Oestman, EI, Civil Engineer with Alliant Engineering, representing the applicant, gave a presentation which is attached to this record.*

*Mr. Whitson asked if the property would be gated. Mr. Oestman stated yes. Mr. Whitson requested that the Technical Site Plan include a bus location with adequate turning radii for a bus. Mr. Tyner clarified that when the Technical Site Plan comes in for review that staff will review the plans to ensure the City's largest fire truck can turn through the property without the needing to backup. If this vehicle can make the turns than a school bus can. Mr. Nguyen clarified for Mr. Whitson that this site is part of the Town Center Development of Regional Impact (DRI).*

*Chair Smith asked if staff was comfortable with the reduced parking. Mr. Nguyen stated yes, he is comfortable and he compared with the Institute of Transportation Engineers (ITE) Parking Generation and they recommending 1.36 parking spots and this project is higher at 1.73 parking spots.*

*Vice Chair Shank asked about on-site property management and Mr. Oestman stated that he believed there would be full-time on-site management. Mr. Oestman clarified for the PLDRB members that these will be apartments.*

*Mr. Whitson asked about a preliminary proposal for another development across the street and Mr. Nguyen stated that it was preliminary and not submitted at this time.*

*Chair Smith questioned the northbound entrance at Lake Avenue and Mr. Nguyen clarified the location.*

*Mr. Gross asked to clarify the location of the mailboxes at the oval shown on the aerial map.*

*Chair Smith opened this item to public comment at 6:37pm and seeing no one approach the podium, he closed this item's public comment at 6:38pm.*

*Mrs. Lucas asked what the rental range would be and Mr. Oestman stated he did not know but ventured a guess of \$2,000.00 (per month) for the 3 bedroom units.*

*Mr. Gross questioned the feasibility of high-end apartment units based on our population. Chair Smith stated that if it were not feasible than the developers would not be proposing them. He further stated that there is a need for affordable housing in Palm Coast but every time they are proposed various people object to them. Discussion ensued between the PLDRB members on the history of high-end apartment units in Palm Coast. Mr. Tyner clarified that although housing stock is not under review for this project, he did reference the Comprehensive Plan review which is upcoming and those questions regarding housing stock will be addressed in that review.*

*Vice Chair Shank asked if the affordable incentives are communicated to developers when they present their projects to staff. Mr. Nguyen stated that this agent (Alliant) for the applicant does do a lot of projects within the City and they are aware of those incentives.*

*Mr. Nguyen provided his insight to the rental market based on his experiences in other municipalities within Florida.*

**Pass**

**Motion made to Recommend Approval as this project is found to be in compliance with the Comprehensive Plan and recommends approval to City Council for the Legacy at Palm Coast, a Technical Site Plan Tier 3, Application No. 5304 by Board Member Dodson-Lucas and seconded by Board Member Lemon**

**Approved - 5 - Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Vice Chairman Sandra Shank, Board Member Larry Gross**

**E Board Discussion and Staff Issues**

*Chair Smith and Ms. Irene Schaefer, Recording Secretary, clarified that the September meeting will be held on Tuesday, September 19, 2023 @ 5:30pm here at the Community Wing of City Hall.*

**F Adjournment**

*Motion made that the meeting be adjourned by Mrs. Lucas and the motion was seconded by Mr. Lemon. The meeting was adjourned at 6:20pm.*

*Respectfully Submitted by:  
Irene Schaefer, Recording Secretary*

**Pass**

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

**Approved - 5 - Chairman Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon, Vice Chairman Sandra Shank, Board Member Larry Gross**