



A G E N D A
Planning and Land Development Regulation Board (PLDRB)
Wednesday, October 08, 2003 at 6:30 p.m.
PALM COAST COMMUNITY CENTER
305 PALM COAST PARKWAY, PALM COAST FLORIDA 32137

RULES OF CONDUCT FOR PUBLIC MEETINGS

- All speakers – whether they are PLDRB members, City staff, the applicant, or the public – must first be recognized by the PLDRB Chair unless the Chair states that the floor is open for direct interaction.
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- Public comments on agenda items and other issues shall be limited to 3 minutes. Individuals are not permitted to speak multiple times on the same agenda item or issue unless authorized by the Chair.
- 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.
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1. Call to order and Pledge of Allegiance.
2. Roll Call and Determination of Quorum.
3. Approval of the September 10, 2003 PLDRB minutes
4. **CONSENT AGENDA**
 - a. Application #SE-HOC-03-155 – Special Exception in the R-2 District for Home Occupation (Pressure Washing Contractor); 4A Wheaton Lane (Section 23, Block 61, Lot 16); Owner(s)-Applicant(s) – Angelo Frodella (PLDRB)
 - b. Application #SE-HOC-03-156 – Special Exception in the R-1B District for Home Occupation (Database using Internet); 10 Farrington lane (Section 1, Block 1, Lot 10); Owner(s) – Robin Lahiri and Amita Banerjee; Applicant(s) – Robin Lahiri (PLDRB)
 - c. Application #SE-HOC-03-157 – Special Exception in the R-1B District for Home Occupation (Taxi and Shuttle Service); 24 Barbera Lane (Section 12, Block 14, Lot 11); Owner(s)/Applicant(s) – Marilyn Calderano (PLDRB)
 - d. Application #SE-HOC-03-158 – Special Exception in the R-1B District for Home Occupation (Counter Top and Cabinets Surface Restoring); 98 Pin Oak Drive (Section 26, Block 67, Lot 9); Owner(s) – A. Paul and Inge M. Tonini; Applicant(s) – A. Paul tonini (PLDRB)

In accordance with the American Disabilities Act, persons needing assistance to participate in any of these proceedings should contact Carol Hamilton, Senior Staff Assistant, Development Services Division, at 386-447-4255, ext. 125, at least 48 hours prior to the meeting, or visit Palm Coast City Hall, 264 Palm Coast Parkway Northeast.

If you should decide to appeal any decision made by the Planning and Land Development Regulation Board regarding any matter at this meeting, you will need a record of the proceedings, and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which should include the testimony and evidence upon which the appeal is based. The City of Palm Coast is not responsible for any mechanical failure of recording equipment.

- e. Application #SE-HOC-03-159 – Special Exception in the R-1B District for Home Occupation (Handyman); 94 Blare Castle Drive (Section 81, Block 97, Lot 1); Owner(s) – Thomas and Carin Kukitz; Applicant(s) – Thomas Kukitz (PLDRB)
- f. Application #SE-HOC-03-160 – Special Exception in the R-1B District for Home Occupation (Trucking); 41 Belleaire Drive (Section 11, Block 5, Lot 3); Owner(s) – Eduardo and Marjorie Hidalgo; Applicant(s) – Eduardo Hidalgo, Manager – Costa Rica Trucking (PLDRB)
- g. Application #SE-HOC-03-161 – Special Exception in the R-1B District for Home Occupation (New Construction Clean-Up); 40 Barrister Lane (Section 12, Block 19, Lot 50); Owner(s)/Applicant(s) – Cynthia Schiavone (PLDRB)
- h. Application #SE-HOC-03-162 – Special Exception in the R-1B District for Home Occupation (Contractor Office); 88 Fenimore Lane (Section 9, Block 45, Lot 5); Owner(s) – Glen and Krista Minehart; Applicant(s) – Glen F. Minehart (PLDRB)
- i. Application #SE-HOC-03-163 – Special Exception in the R-1B District for Home Occupation (Home Inspections); 5 Buffalo Bill Place (Section 35, Block 93, Lot 29); Owner(s) – Susan and Thomas Killian; Applicant(s) – Susan Killian (PLDRB)
- j. Application #SE-HOC-03-164 – Special Exception in the R-1B District for Home Occupation (Painting); 8 Wood Aspen Lane (Section 27, Block 54, Lot 17); Owner(s) – Ronald M. Fuller; Applicant(s) – Casey Lowry (PLDRB)
- k. Application #SE-HOC-03-165 – Special Exception in the R-1B District for Home Occupation (Power Washing); 2 Pinto Lane (Section 26, Block 64, Lot 19); Owner(s) – Kimberly A. Dobrosky; Applicant(s) – Peter Scott (PLDRB)
- l. Application #SE-HOC-03-166 – Special Exception in the R-1B District for Home Occupation (Internet Retail); 13 Wallstone Place (Section 19, Block 35, Lot 14); Owner(s) – Cynthia and Marshall Bargar; Applicant(s) – Cynthia Bargar (PLDRB)
- m. Application #SE-HOC-03-167 – Special Exception in the R-1B District for Home Occupation (Errand Service); 64 Leaver Drive (Section 37, Block 153, Lot 6); Owner(s) – Kevin and Candi Howell; Applicant(s) – Candi Howell (PLDRB)
- n. Application #SE-HOC-03-168 – Special Exception in the R-1B District for Home Occupation (Scrapbook Consulting and Instruction); 32 Pinto Lane (Section 26, Block 64, Lot 4); Owner(s)/Applicant(s) – Jolene Rosamonda (PLDRB)
- o. Application #SE-HOC-03-169 – Special Exception in the R-1B District for Home Occupation (Painting); 23 Pacific Drive (Section 25, Block 48, Lot 19); Owner(s) – Tatyana Goryunova; Applicant(s) – Jean Louis-Jeune (PLDRB)
- p. Application #SE-HOC-03-170 – Special Exception in the R-1B District for Home Occupation (Janitorial Service); 80 Brooklyn Lane (Section 13, Block 30, Lot 2); Owner(s) – David and Natalie Kalyuzhnov; Applicant(s) – David Kalyuzhnov (PLDRB)
- q. Application #SE-HOC-03-172 – Special Exception in the R-1B District for Home Occupation (Copier, fax and printer repair); 100 Beacon Mill Lane (Section 11, Block 12, Lot 29); Owner(s) – Joy and Bruce Wynne; Applicant(s) – Joy Wynne (PLDRB)
- r. Application #SE-HOC-03-173 – Special Exception in the R-1B District for Home Occupation (Framing Contractor); 13 Wedge Lane (Section 20, Block 11, Lot 4); Owner(s) – Kristen Raby; Applicant(s) – Jason Trifone (PLDRB)

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- s. Application #SE-HOC-03-174 – Special Exception in the R-1B District for Home Occupation (Handyman); 8 Rycarr Place (Section 29, Block 2, Lot 1); Owner(s) – Edward and Elizabeth Carbone; Applicant(s) – Christopher Carbone (PLDRB)
- t. Application #SE-HOC-03-175 – Special Exception in the R-1B District for Home Occupation (Sale and Marketing Consulting Service); 52 Bayside Drive (Section 12, Block 3, Lot 30); Owner(s)/Applicant(s) – Brenda Pinkelton (PLDRB)

THIS CONCLUDES THE CONSENT AGENDA -- ORDER OF BUSINESS FOR PUBLIC HEARINGS:

- | | |
|--------------------------------|------------------------|
| ❖ OPEN PUBLIC HEARING | ❖ PUBLIC COMMENTS |
| ❖ STAFF PRESENTATION | ❖ CLOSE PUBLIC HEARING |
| ❖ BOARD QUESTIONS OF STAFF | ❖ BOARD DISCUSSION |
| ❖ APPLICANT PRESENTATION | ❖ BOARD ACTION |
| ❖ BOARD QUESTIONS OF APPLICANT | |

- 5. Application #VR-SBK-03-18 – Request for a 5-foot variance from the required rear yard setback of 10’ to accommodate a pool and enclosure at 43 Whitcock Lane; Applicant(s) – Hector and Ester Davila, Property Owners (PLDRB)
- 6. Application #VR-SBK-03-19 – Request for a 2-foot variance from the required rear yard setback of 20’ to accommodate a single-family residence at 31 Wellshire Lane; Applicant(s) – David and Jan Doak, Property Owners (PLDRB)
- 7. Application #VR-SBK-03-20-a and Application #VR-SBK-03-21-b- Request for a 6-foot variance from the required side yard setback of 25’ on a corner lot at 28 Princess Luise Lane; and Request for a 6-foot variance from the required side yard setback of 25’ on a corner lot for a completed pool at 28 Princess Luise Lane; Applicant(s) – Antonio Amaral, Amaral Custom Homes, Inc. Agent for Robert and Margo Sedgley, Property Owners (PLDRB)
- 8. Application No. VR-OTH-03-04 – Request for 2 variances: 1) to permit a dwelling with a 3/12 pitch roof and 2) variance from the landscape; Applicant(s) – Lind B. Weaver (PLDRB)
- 9. Transmittal Hearing - City of Palm Comprehensive Plan 2020 – Public Hearing and Recommendations to City Council on Transmittal of the City’s new Comprehensive Plan to the Department of Community Affairs including the new Future Land Use Map. (PLDRB - CC)
- 10. Application #RZ-PUD-03-05 – Approval of a PUD Agreement with Grand Haven governing development within Grand Haven DRI which includes 1478 acres currently zoned as Agricultural and Planned Unit Development (PUD) (PLDRB - CC)

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11. Demonstration of the City's Proposed Electronic, Zoning and Mapping System by Dennis McGregor, GIS/CAD Technician
12. Board Discussion
13. Adjournment

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AGENDA ADDENDUM

14. Application # VR-OTH-03-05; Wetland Variance for the Shepherd of the Coast Lutheran Church Expansion; 10.55-acre site between US 1 and Interstate 95, south of St. Joe Road, on the west side of Pine Lakes Parkway (101 Pine Lakes Parkway); Applicant(s) – Mr. Chris Schumacher representing the Shepherd of Lutheran Church