



REVISED A G E N D A
Planning and Land Development Regulation Board (PLDRB)
Wednesday, April, 13, 2005 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.
- Prior to speaking, members of the public shall state their name and address for the public record.
- 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.
- All pagers and cell phones shall remain OFF while the PLDRB is in session.

1. Call to order and Pledge of Allegiance.
2. Roll Call and Determination of Quorum.
3. Approval of the March 9, 2005 PLDRB minutes

4. **CONSENT AGENDA**

- a. **SE-HOC-05-121**–Special exception in the R-1B zoning district for a Home Occupation (OFFICE FOR A CLEANING SERVICE); 70 Berkshire Lane; (Section 11, Block 2, Lot 65); Owner/Applicant- Marie Cable
- b. **SE-HOC-05-122**- Special exception in the R-2 zoning district for a Home Occupation; (OFFICE FOR A TAXI SERVICE); 82 Providence Lane; (Section 24, Block 52, Lot 34); Owner/Applicant- John Sanchez
- c. **SE-HOC-05-123**-Special exception in the R-1B zoning district for a Home Occupation (OFFICE FOR A WINDOW CLEANING BUSINESS); 23 Faith Lane; (Section 1, Block 2, Lot 26); Owner(s)- David/Cindy Rostron; Applicant(s)- David Rostron
- d. **SE-HOC-05-125**- Special exception in the R-2 zoning district for a Home Occupation (OFFICE FOR A CONSTRUCTION BUSINESS); 23 Wellwood Lane; (Section 21, Block 1, Lot 7); Owner/Applicant- Andrus Poder

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- e. **SE-HOC-05-126**- Special exception in the R-1B zoning district for a Home Occupation; (OFFICE FOR A PAVER INSTALLATION BUSINESS); 37 Pine Crest Lane; (Section 26, Block 27, Lot 1); Owner-Heather Browning; Applicant- Mark Spurlock
- f. **SE-HOC-05-127**-Special exception in the R-1B zoning district for a Home Occupation (OFFICE FOR A CONSTRUCTION MANAGEMENT BUSINESS); 160 Bayside Drive; (Section 12, Block 3, Lot 57); Owner/Applicant- Carlos Dias
- g. **SE-HOC-05-128**- Special exception in the R-1B zoning district for a Home Occupation (OFFICE FOR A FLOORING INSTALLATION BUSINESS); 6 Poppy Lane; (Section 25, Block 16, Lot 32); Owner/Applicant- Mykola Udych
- h. **SE-HOC-05-129**- Special exception in the R-1B zoning district for a Home Occupation; (OFFICE FOR A TAXI SERVICE); 5 Burning Wick Place; (Section 35, Block 30, Lot 15); Owner(s)- William & Roberta Burgenstock; Applicant- William Burgenstock
- i. **SE-HOC-05-130**-Special exception in the R-1B zoning district for a Home Occupation (OFFICE FOR A HANDYMAN BUSINESS); 31 Farmdale Lane; (Section 9, Block 50, Lot 11); Owner(s)- Antonio & Ruth Grau; Applicant(s)- Antonio Grau
- j. **SE-HOC-05-131**-Special exception in the R-1B zoning district for a Home Occupation (OFFICE FOR A HOUSE CLEANING BUSINESS); (Section 63, Block 61, Lot 18); Owner(s)/Applicant(s)- Rita & Joe Lodi
- k. **SE-HOC-05-132**-Special exception in the R-1B zoning district for a Home Occupation OFFICE FOR A FLOORING INSTALLATION BUSINESS); 67 Furness Place; (Section 7, Block 41, Lot 20); Owner/Applicant- Diane Springthorpe
- l. **SE-HOC-05-133**-Special exception in the R-1B zoning district for a Home Occupation (OFFICE FOR A HANDYMAN BUSINESS); 17 Russman Lane; (Section 32, Block 39, Lot 19); Owner(s)- Yaroslav & Galyna Zvarch; Applicant-Yaroslav Zvarch
- m. **SE-HOC-05-134**- Special exception in the R-1B zoning district for a Home Occupation (OFFICE FOR A LANDSCAPING BUSINESS); 18 Reine Place; (Section 33, Block 2, Lot 1); Owner-Jodi Gore; Applicant- Warren Gore
- n. **SE-HOC-05-135**- Special exception in the R-1B zoning district for a Home Occupation (OFFICE FOR A INSTALLATION OF IRRIGATION SYSTEMS business); 47 Comanche Court; (Section 15m Block 3, Lot 96; Owner(s)- Sergio & Guiana Bordoni; Applicant- Russell Pollock
- o. **SE-HOC-05-136**-Special exception in the R-1B zoning district for a Home Occupation; (OFFICE FOR A PHOTOGRAPHY BUSINESS); 6 Fenwick Lane; (Section 9 Block 34, Lot 3); Owner(s)- Kenneth/Sandra May; Applicant(s)- Kenneth May
- p. **SE-HOC-05-137**-Special exception in the R-1B zoning district for a Home Occupation; (OFFICE FOR A CONCRETE FINISHING BUSINESS); 20 Palm Lane; (Section 25, Block 72, Lot 19); Owner-Aneta Zhilstova; Applicant- Laletha Adams
- q. **SE-HOC-05-138**-Special exception in the R-1B zoning district for a Home Occupation; (OFFICE FOR A SCREEN REPAIR BUSINESS); 196 Bird of Paradise Drive; (Section 35, Block 126, Lot 13); Owner/Applicant- Robert Rohm
- r. **SE-HOC-05-139**-Special exception in the R-1B zoning district for a Home Occupation; (OFFICE FOR A LAWN SERVICE BUSINESS); 96 Ferndale Lane; (Section 10, Block 1, Lot 20); Owner- Mary Crockett; Applicant- Robert Brooks

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- s. **SE-HOC-05-140**-Special exception in the R-1B zoning district for a Home Occupation; (OFFICE FOR A WALLPAPER & PAINTING SERVICE); 22 Central Place; (Section 14, Block 3, Lot 13); Owner(s)- John / Lisa Jenness; Applicant-John Jenness
- t. **SE-HOC-05-141**-Special exception in the R-2 zoning district for a Home Occupation; (OFFICE FOR A DRYWALL FINISHING BUSINESS); 16 Serenity Place; (Section 58, Block 27, Lot 2); Owner(s)/Applicant(s)- Enrico Pitino & Carol Hurd
- u. **SE-HOC-05-142**-Special exception in the R-1B zoning district for a Home Occupation (OFFICE FOR A TRIM CARPENTER BUSINESS); 35 Llewellyn Trail; (Section 64, Block 38, Lot 4); Owner-Christopher Ringler; Applicant- Eric Cooke
- v. **SE-HOC-05-143**- Special exception in the R-1B zoning district for a Home Occupation (OFFICE FOR A MASONARY BUSINESS); 21 Sea Board Court; (Section 59, Block 97, Lot 23); Owner(s)- Kevin & Tricia Fuller; Applicant- Kevin Fuller
- w. **SE-HOC-05-144**-Special exception in the R-1B zoning district for a Home Occupation (OFFICE FOR A DELIVERY SERVICE BUSINESS); 60 Ramblewood Drive; (Section 30, Block 74, Lot 9); Owner(s)- Aleksandr/Tamara Bolchunas; Applicant- Aleksandr Bolchunas
- x. **SE-HOC-05-145**-Special Exception in the R-1B zoning district for a Home Occupation (OFFICE FOR A TRIM CARPENTER BUSINESS); 41 Pheasant Drive; (Section 28, Block 6, Lot 6); Owner(s)- Richard Beauchamp/Rosemary Marsi
- y. **SE-HOC-05-146**- Special exception in the R-2 zoning district for a Home Occupation (OFFICE FOR A LAWN CARE BUSINESS); 40A Pine Haven Drive; (Section 26, Block 3, Lot 39); Owner- Luyando Alejano; Applicant- William Depierro
- z. **SE-HOC-05-147**-Special Exception in the R-1B zoning district for a Home Occupation (OFFICE FOR A HANDYMAN BUSINESS); 7 Wedge Lane; (Section 20, Block 11, Lot 2); Owner/Applicant- John Wilson
- aa. **SE-HOC-05-148**-Special Exception in the R-1B zoning district for a Home Occupation (OFFICE FOR A COMPUTER REPAIR BUSINESS); 41 Ryder Drive; (Section 29, Block 31, Lot 3); Owner(s)- Kenneth & Sharon Fleck; Applicant- Kenneth Fleck
- bb. **SE-HOC-05-149**-Special Exception in the R-1B zoning district for a Home Occupation (OFFICE FOR A COMMERCIAL CLEANING BUSINESS); 7 Barkwood Lane; (Section 12, Block 18, Lot 28); Owner(S)- Kenneth & Mary Ellen Webster; Applicant- Kenneth Webster

THIS CONCLUDES THE PLDRB 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 | |

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5. **Application #VR-OTH-05-03**-Request to place a 31.86 square foot non-illuminated ground sign within the 10 foot setback for the Lohman Palm Coast Funeral Home, Palm Coast Parkway eastbound, west of the St Joe Shopping Plaza. Applicant - Lowell Lohman ; Owner-Lohman Palm Coast Funeral Home.
6. **Continuation of Application # VR-OTH-05-01**-Request for relief of 5 feet from the required 10 foot rear yard setback for swimming pool/enclosure at 16 Woodford Lane; Applicant/Owner - Dale Stevenson
7. **Continuation of Application # VR-SBK-05-02**- Request a variance for relief of 5 feet from the required 10 foot rear yard setback for swimming pool/enclosure at 7 Burnet Place; Applicant - Jochen Tobeck; Owner - Pool contractor Pool's and Spas
8. **Application # RZ-PUD-05-06**- Rezoning of 17.64 acres located on Palm Harbor Parkway at Clubhouse Drive, west of the Intracoastal Waterway from C-1 General Commercial to PUD Planned Unit Development to redevelop the Harborside Inn and Marina; Applicant - Robert Devore; Owner-Lowe Palm Coast, Inc., Property Owners
9. **Application # RZ-PUD-05-07**- Rezoning of 165+/- acres located south and east of Clubhouse Drive and north of Palm Coast Parkway which is the Palm Harbor Golf Course to redevelop the course's clubhouse, construct 158 golf villa condominiums, 6 single family lots; Applicant - Robert Devore; President for Commonwealth Palm Coast Corporation, Property Owners
10. **Application #AX-VOL-2005-06** – Voluntary annexation into the City of Palm Coast of property located west of the City's western boundary and fronting US Highway #1 on the east; the north parcel is adjacent to the Division of Forestry on the south, the south parcel is adjacent to the Division of Forestry on the north, fronting on US Highway #1 on the east; Catherine Hahm representing Owner(s) John Scelfo, Raccoon Realty

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11. **Colbert Lane Mixed Use Annexations:**

- a) Application #AX-VOL-2005-01 – Voluntary annexation into the City of Palm Coast of property located east of the City's eastern boundary and fronting SR 100 on the south and Graham Swamp on the north. Owner(s) - Florida Department of Transportation (FDOT), District Five.
- b) Application #AX-VOL-2005-02 – Voluntary annexation into the City of Palm Coast of property located to the north of SR 100 and west of Colbert Lane; Owner(s) – Vince Visconi, Manager, Colbert Lane, LLC.
- c) Application #AX-VOL-2005-03 – Voluntary annexation into the City of Palm Coast of property located east of the City's eastern boundary and fronting SR 100 to the south and the Colbert Lane, LLC property on the north; Owner(s) – Michael Dillard, President, PADCO Corporation.
- d) Application #AX-VOL-2005-04 – Voluntary annexation in the City of Palm Coast of property located east of the City's eastern boundary and fronting SR 100 on the south and the Colbert Lane, LLC property on the north; Owner(s) - Michael Dillard, President, PADCO Corporation.
- e) Application #AX-VOL-2005-05 – Voluntary annexation in the City of Palm Coast of property located east of the City's eastern boundary and fronting SR 100 on the south; Owner(s) – John H. Trescot, Jr., General Partner, PSB Group, LTD.

12. **Application # RZ-PUD-05-08**- Rezoning of 156.60+/- acres located on the west side of Colbert Lane, east of Graham Swamp and north of SR 100 from Flagler County Zoning AG-Agricultural to Planned Unit Development (PUD) to develop a single family development along Colbert Lane; Applicant- Gary Davenport P.A. for Colbert Lane LLC, Property Owners

13. **Application # SP-MOD-04-04** - Modification to Final Site Plan Development Order; ROMA COURT; 515 Palm Coast Parkway SW; St. Joe Corporate Park Subdivision, Lots 8 and 9; Parcel # 14-11-30-5538-00000-0080; Owner – Joseph L. DeLucia, Trustee; Agent - Stanley Szarapka; Engineer - CPH Engineers.

14. Board Discussion and Staff Issues

15. Adjournment

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