



**City of Palm Coast  
Minutes  
PLANNING AND LAND  
DEVELOPMENT  
REGULATION BOARD**

City Hall  
160 Lake Avenue  
Palm Coast, FL 32164  
www.palmcoastgov.com

**Chair James A. Jones  
Vice Chair Glenn Davis  
Board Member Sybil Dodson-Lucas  
Board Member Christopher Dolney  
Board Member Pete Lehnertz  
Board Member Jake Scully  
Board Member Clinton Smith  
School Board Rep David Freeman**

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**Wednesday, November 15, 2017**

**5:30 PM**

**COMMUNITY WING OF CITY HALL**

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**RULES OF CONDUCT:**

>Public comment will be allowed consistent with Senate Bill 50, codified at the laws of Florida, 2013 – 227, creating Section 286.0114, Fla. Stat. (with an effective date of October 1, 2013). The public will be given a reasonable opportunity to be heard on a proposition before the City's Planning & Land Development Regulation Board, subject to the exceptions provided in §286.0114(3), Fla. Stat.

>Public comment on issues on the agenda or public participation shall be limited to 3 minutes.

> 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.

>If any person decides to appeal a decision made by the Planning and Land Development Regulation Board with respect to any matter considered at such meeting or hearing, he/she may want a record of the proceedings, including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made.

>If you wish to obtain more information regarding Planning and Land Development Regulation's Agenda, please contact the Community Development Department at 386-986-3736.

>In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-986-3713 at least 48 hours prior to the meeting.

>The City of Palm Coast is not responsible for any mechanical failure of recording equipment

>All pagers and cell phones are to remain OFF while the Planning and Land Development Regulation Board is in session.

**A Call to Order and Pledge of Allegiance**

*Chair Jones called the November 15, 2017 meeting of the Planning and Land Development Regulation Board (PLDRB) to order @ 5:30PM.*

**B Roll Call and Determination of a Quorum**

*Recording Secretary Irene Schaefer called the roll. Mrs. Lucas and Mr. Dolney were excused.*

**C Approval of Meeting Minutes**

**Pass**

**Motion made to approve as presented made by Board Member Smith and seconded by Vice Chair Davis**

**Approved - 5 - Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith, Vice Chair Glenn Davis**

**D Public Hearings**

**2 COMPREHENSIVE PLAN AMENDMENT FOR A 196+/- ACRE PARCEL FROM FLAGLER COUNTY DESIGNATIONS OF MIXED USE HIGH INTENSITY AND INDUSTRIAL TO CITY OF PALM COAST DESIGNATION OF MIXED USE ALONG WITH A POLICY TO LIMIT DEVELOPMENT ON PORTIONS OF THE SUBJECT AREA**

*Board Member Smith recused himself from voting on agenda items #2 through #5 as he had a prior relationship with the former owner and currently works for the current owner. Four sets of Form 8B are attached to these minutes.*

*Mr. Ray Tyner, Planning Manager introduced this item and informed the Board Members and the public that agenda items #2 through #5 would be presented together as they are related. Mr. Tyner also introduced Mr. Jose Papa, Senior Planner, who gave a presentation which is attached to these minutes.*

*Chair Jones: So all parcels are owned by the same owner - correct?*

*ANS: Mr. Papa: Yes.*

*School Board Representative Freeman: I don't have any questions at this time. I think where I would come in is when we develop a site plan, is that correct, Jose?*

*ANS: Mr. Papa: Yes, sir.*

*Chair Jones: These reds (referring to the PowerPoint presentation) are multi-family dwellings?*

*ANS: Mr. Papa: Yes, they are. Yes, sir.*

*Chair Jones: So, there are no single family dwellings being shown on this map?*

*ANS: Mr. Papa: Under this conceptual development plan there are not. At the time they come in for their subdivision master plan, that flexibility will be moved off the table and there will be some commitments made as to the unit types that will be proposed on site. As I mentioned the 1500 is more of a cap on the number of units that they will have.*

*Chair Jones: A dwelling unit? A dwelling unit can either be a single family or an apartment?*

*ANS: Mr. Papa: Yes, sir.*

*Chair Jones: The area on the curve on Roberts Road as you approach Colbert (Lane) they are commercial buildings?*

*ANS: Mr. Papa: They will either be light industrial or general commercial area. Again, the applicant has proposed a 400 space storage site for RVs and boats and they would be up in that area, too. Yes, sir.*

*At 5:56PM Chair Jones opened the meeting to public comment on this item. Mr. James Smith, 557 N. Beach St., Ormond, FL. one of the owner of the two commercial buildings in question on the 10 acres. My main question are why are we changing the zoning on these two buildings only? We have been promised no zoning changes if we annexed into the City of Palm Coast. He also questioned the size of the buffer between his business and neighbors.*

*At 5:58PM Seeing no other parties approach the podium, Chair Jones closed the meeting to public comment on this item.*

*Mr. Papa clarified for Mr. Smith the reason for the proposed zoning stating that is because where the property was part of incorporated Flagler County. Once it is annexed into the City we need to update these parcels with designations that belong to the City. So that rules that are applied to them (parcels) have been adopted by the City. We don't deal with the Flagler County Land Development Code or Zoning Code, we are the City of Palm Coast. That is why whenever you annex a parcel, or areas, or lands, you need to change the zoning from the County to the City of Palm Coast designations.*

*Mr. Tyner also clarified the City's annexation process which tries to match the parcel's existing County zoning to the City's proposed zoning. He also reminded the Board members that there are two City Council readings after this meeting (if approved). In the meanwhile staff will meet with the land owner to discuss the situation prior to City Council.*

**Pass**

**Motion made to approve as presented made by Board Member Scully and seconded by Board Member Lehnertz**

**Approved - 4 - Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Vice Chair Glenn Davis**

**3 A ZONING MAP AMENDMENT FROM INDUSTRIAL (FLAGLER COUNTY DESIGNATION) TO GENERAL COMMERCIAL (COM-2) FOR A 2+/- ACRE PARCEL LOCATED AT THE SOUTHEAST CORNER OF COLBERT LANE AND ROBERTS ROAD**

*This item was discussed along with item number 2.*

**Pass**

**Motion made to approve as presented made by Vice Chair Davis and seconded by Board Member Scully**

**Approved - 4 - Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Vice Chair Glenn Davis**

- 4 A ZONING MAP AMENDMENT FROM INDUSTRIAL (FLAGLER COUNTY DESIGNATION) TO LIGHT INDUSTRIAL (IND-1) FOR A 10+/- ACRE PARCEL LOCATED AT 465 AND 551 ROBERTS ROAD**

*This item was discussed along with item number 2.*

**Pass**

**Motion made to approve as presented made by Board Member Scully and seconded by Vice Chair Davis**

**Approved - 4 - Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Vice Chair Glenn Davis**

- 5 ORDINANCE 2017-XX ZONING MAP AMENDMENT FOR 184+/- ACRE PARCEL FROM MIXED USE HIGH: PLANNED UNIT DEVELOPMENT (PUD) (FLAGLER COUNTY DESIGNATION) TO MASTER PLANNED DEVELOPMENT (MPD) (CITY OF PALM COAST DESIGNATION)**

*This item was discussed along with item number 2.*

**Pass**

**Motion made to approve as presented made by Vice Chair Davis and seconded by Board Member Scully**

**Approved - 4 - Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Vice Chair Glenn Davis**

- 6 APPROVAL OF A MASTER SUBDIVISION PLAN REFERRED TO AS APPLICATION 3398 AMERICAN VILLAGE**

*Mr. Ray Tyner introduced this item along with Ms. Ida Meehan, Senior Planner who gave a presentation which is attached to these minutes.*

*Chair Jones: Will the other phases of this project come back to this board?*

*ANS: Mr. Tyner: Yes, with the intensity of the multi-family, yes sir.*

*Mr. Scully suggested staff prepare a graphical presentation of where we are on the project (stage), that it may be helpful to see a timeline.*

*Chair Jones: Sorry Ida, those are SFR 1 (single family residential 1 zoning)?*

*ANS: Ms. Meehan: Correct, that is what the Land Development Code are for those two zoning districts.*

*Mr. Mike Beebe, representative for the applicant addressed the board members. Mr. Beebe did not have a presentation, but informed the Board Members that the applicant's project Landscape Architect and Traffic Engineer are present to answer any questions.*

*Chair Jones: At another phase of this project we will get into the nitty gritty of the traffic and sanitary, water, and all the other things we usually do. Is it too early to get into those things now? Is that right?*

*ANS: Ms. Meehan: This (application) is to demonstrate the conceptual feasibility of the project.*

*Mr. Smith: I have two questions, first I wanted to make sure the traffic study that we in there included the multi-family, it looked like it did?*

*ANS: Ms. Meehan: Yes.*

*Mr. Smith: The other thing is you flashed up the setbacks for the single family, I was under the impression that if the back of the house faced the road right of way you had an additional setback that wasn't ten feet?*

*ANS: Ms. Meehan: If it was on a major (road) like a collector there is an additional street setback.*

*ANS: Mr. Beebe: We actually show a fifteen foot setback on those vs. ten.*

**Pass**

**Motion made to approve as presented made by Vice Chair Davis and seconded by Board Member Smith**

**Approved - 5 - Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith, Vice Chair Glenn Davis**

**E Board Discussion and Staff Issues**

**F Adjournment**

*This meeting was adjourned at 6:22 PM.*

*Respectfully Submitted by:*

*Irene Schaefer  
Recording Secretary*

**Pass**

**Motion made to approve Adjourned made by Vice Chair Davis and seconded by Board Member Smith**

**Approved - 5 - Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith, Vice Chair Glenn Davis**

**Attachments to Minutes**

**ATTACHMENTS TO MINUTES**