



City of Palm Coast

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

Meeting Minutes Planning & Land Development Regulation Board

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 Representative David Freeman

Wednesday, February 15, 2017

5:30 PM

City Hall Community Wing

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 Planning and Land Development Regulations Board (PLDRB) meeting of February 15, 2017 to order @ 5:30PM.

B. Roll Call and Determination of a Quorum

Present: 6 - Chair Jones, Vice Chair Davis, Board Member Dolney, Board Member Lehnertz, Board Member Scully, and Board Member Smith

Excused: 2 - Board Member Dodson-Lucas, and School Board Representative Freeman

C. Approval of Meeting Minutes

1 [17-54](#) MEETING MINUTES OF THE JANUARY 18, 2017 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

A motion was made by Vice Chair Davis and seconded by Board Member Dolney that the minutes be Approved as presented. The motion was adopted by the following vote:

Approved: 6 - Chair Jones, Vice Chair Davis, Board Member Dolney, Board Member Lehnertz, Board Member Scully, and Board Member Smith

Excused: 1 - Board Member Dodson-Lucas

D. Public Hearings

2 **17-38** ORDINANCE 2017-XX REZONING 50.0 +/- ACRES FROM SUBURBAN ESTATE (EST-1) WITH ABOUT 8 ACRES TO GENERAL COMMERCIAL (COM-2) AND ABOUT 42 ACRES TO MULITI-FAMILY RESIDENTIAL (MFR-2), APPLICATION NO. 3247

Board Member Smith declared that he has a conflict of interest with participating in this matter due to the company he works for owns the property that surrounds this particular parcel of land.

Mr. Ray Tyner, Planning Manager, introduced this item as well as Bill Hoover, Senior Planner with the City of Palm Coast, who gave a presentation which is attached to these minutes.

Robert Paymayesh, Professional Civil Engineer representing the applicant, addressed the PLDRB members regarding this item.

Mr. Tyner explained to the PLDRB members that the rezoning is the first step in this project. The next step is the master sub-division plan that will come back to the PLDRB for their review and recommendation. Then the final plat for the PLDRB approval. Then if approved the preliminary plat for construction plans if they were going to construct. Final plat would go to City Council for their review and approval. The next step after that would be the facility itself, if they were going to an assisted living facility if it were going to meet the PLDRB and City Council threshold that would come back to you. Of course some of the outparcels for the commercial properties if it meets that threshold they would come back to you, too. This is just the residential and the commercial rezoning on the front of Route 1.

Chair Jones: So we are sure that we will see this again (referring to the PLDRB)?

ANS: Mr. Tyner: Yes, sir, you will see a master sub-division plan along with some site plans as well.

Vice Chair Davis: This is for staff, Bill, did I hear you say that there would be only one, depending on the height of the buildings, there is only one exit?

ANS: Mr. Hoover: They will have either two or three exits onto US Hwy. #1.

Chair Jones opened the meeting to public comment @5:43PM, no one approached the podium so Chair Jones closed the public comment section of the meeting @ 5:44PM.

A motion was made by Vice Chair Davis and seconded by Board Member Dolney to approve the application as stated consistent with staff recommendations. The motion was adopted by the following vote:

Approved: 5 - Chair Jones, Vice Chair Davis, Board Member Dolney, Board Member Lehnertz, and Board Member Scully

Excused: 1 - Board Member Dodson-Lucas

Abstain: 1 - Board Member Smith

- 3** [17-61](#) APPLICATION 3230 TO REVISE THE TOWN CENTER DEVELOPMENT AGREEMENT, ORDINANCE 2003-32 AND ADOPT THE AMENDED AND RESTATED TOWN CENTER MPD ORDINANCE 2017-XX

The PLDRB Application has been postponed pursuant to Mr. William Livingston's written request which is attached to this agenda.

E. Board Discussion and Staff Issues

F. Adjournment

The meeting was adjourned at 5:45PM.

*Respectfully submitted:
Irene Schaefer, Recording Secretary*

- [17-64](#) ATTACHMENTS