



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, April 19, 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 April 19, 2017 to order @ 5:30PM.

B. Roll Call and Determination of a Quorum

Present: 8 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Lehnertz, Board Member Scully, Board Member Smith, and School Board Representative Freeman

C. Approval of Meeting Minutes

1 [17-165](#) MEETING MINUTES OF THE FEBRUARY 15, 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: 7 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Lehnertz, Board Member Scully, and Board Member Smith

D. Public Hearings

2 [17-159](#) A REQUEST BY MATANZAS LAKES, LLC (PROPERTY OWNER) TO CHANGE THE ZONING OF 17.5+/- ACRES FROM MULTI-FAMILY RESIDENTIAL-1 TO SINGLE-FAMILY RESIDENTIAL-1 FOR PROPERTY LOCATED 800' NORTH OF MATANZAS WOODS PARKWAY AND WEST OF LONDONDERRY DRIVE

Mr. Ray Tyner, Planning Manager for the City of Palm Coast, introduced this agenda item as well as provided some zoning history of the stated property.

Mr. Jose Papa, Senior Planner for the City of Palm Coast, gave a presentation which is attached to these minutes.

Chair Jones: Excuse me, Jose did you say because it is under 50 units (a second entrance/exit is not required)?

ANS: Mr. Papa: Because it is 50 or less, yes, sir.

Chair Jones: Is the applicant here?

ANS: Mr. Robert Gazzoli (owner/applicant): Yes.

Chair Jones: Would the applicant like to speak, because we will hold our questions?

ANS: No, but I'll answer any questions.

Mr. Tyner clarified for the Board members that this item along with agenda item #3 are joint partnership (between the owner and the City), like a City initiated rezoning. But Robert (Mr. Gazzoli) would be happy to answer any questions.

Mr. Freeman: As I understand this area will be an age restricted (property)?

ANS: Mr. Gazzoli: Yes.

Mr. Freeman: And when it comes to the plat process we (school board) would be able to review for concurrency, which wouldn't apply.

Chair Jones: I only have one question, the houses along Londonderry (Drive) that

about this property, what is their zoning?

ANS: Mr. Papa: SFR2 and SFR3.

Chair Jones: What are the minimum rear setback for SR3, I know SFR2 is 10 feet because it is in the book?

ANS: Mr. Papa: It is 10 feet.

Chair Jones opened the meeting for public comment at 5:42PM.

Mr. Perry Mitrano, 207 London Drive, Palm Coast, spoke in favor of this rezoning from multi-family to single family zoning.

Ms. Ann Crandall, 10 Long Place, Palm Coast, spoke in favor of this rezoning from multi-family to single family zoning.

Seeing no one else approach the podium, Chair Jones closed the meeting for public comment at 5:44PM.

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

Approved: 7 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Lehnertz, Board Member Scully, and Board Member Smith

3 [17-160](#)

A REQUEST BY ROBERT AYRES TO REZONE 5+/- ACRES OF PROPERTY GENERALLY LOCATED NORTH OF MATANZAS WOODS PARKWAY AND EAST OF LONDONDERRY DRIVE FROM MULTI-FAMILY RESIDENTIAL-2 TO SINGLE-FAMILY RESIDENTIAL 2 AND PRESERVATION

Mr. Ray Tyner, Planning Manager for the City of Palm Coast, introduced this agenda item as well as provided some zoning history of the stated property.

Mr. Jose Papa, Sr. Planner, introduced this item and provided a presentation which is attached to these minutes.

Mr. Smith: I have one. Has there been any discussion with the owner about what happens to the preservation area?

ANS: Mr. Papa: The owner is at this time is very open to donating the preservation area to the City.

Mr. Dolney: Just out of curiosity what is the width (of the property) at its most narrow point? It just looks so narrow and initially looking at it, you're saying there are only three developable lots out of it. And I'm looking at it and maybe seeing a couple more. I'm wondering is there any specific reason (why only three lots)?

ANS: Mr. Papa: Mainly access. The bulk of the land is landlocked by that drainage easement. That easement is 40 feet wide so maybe another quarter of that, maybe another five or ten feet at its narrowest point.

Chair Jones: So they couldn't come in from Matanzas, because of the right of way?

ANS: Mr. Papa: No, sir there is a very deep drainage ditch that location.

Chair Jones: So the net, net is they (the owner) gets three lots out of this whole deal?

ANS: Mr. Papa: Yes, sir.

Chair Jones opened the meeting to public comment @ 5:53PM.

Mr. Perry Mitrano, 207 London Drive, Palm Coast, spoke in favor of this item as well as eliminating multi-family zoning (areas) in this area of the City.

Ms. Ann Crandall, 10 Long Place, Palm coast, spoke in favor of this item and the preservation of the quality of life in the area and building the minimum number of homes being build. She also informed Staff and the Board that one of the required "orange" signs regarding the public meetings was knocked down by a person mowing the lawn in the area. Staff will replace the sign.

Chair Jones closed the meeting to public comment @ 5:55PM.

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

Approved: 7 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Lehnertz, Board Member Scully, and Board Member Smith

E. Board Discussion and Staff Issues

Mr. Tyner asked for clarification on sign damage from Ms. Crandall. Mr. Papa indicated that the sign will be reposted on Longfellow Dr.

Mr. Tyner informed the PLDRB members that staff members are continuing to work on the Land Development Code (LDC) specifically on Chapter 5 - Transportation revisions. Staff handed out a draft copy of the changes for Chapter 5 for the Board Members to review in preparation of our upcoming Transportation workshop meetings. A copy of the handout is attached to these minutes.

Mr. Tyner also mentioned that in the near future he will be asking for a volunteer from the PLDRB members to work with Staff and FCARD members on a rewrite draft of the Architecture Chapter 13 of the Land Development Code (LDC). The rewrite would then be presented to the whole PLDRB along with the public during future workshop meetings.

Mr. Freeman asked for the handout of chapter 5 be electronically sent to him. Staff emailed an electronic version to all PLDRB members.

F. Adjournment

The meeting was adjourned at 5:58PM.

*Respectfully submitted:
Irene Schaefer, Recording Secretary*

[17-184](#)

ATTACHMENTS