



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

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

***Vice Chair Glenn Davis  
Board Member Robert J. DeMaria  
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, October 17, 2018**

**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**

*Acting Chair Davis called the October 17, 2018 Planning and Land Development Regulation Board (PLDRB) meeting to order @ 5:32PM.*

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

*Present and responding to roll call:  
Mr. Smith*

Mr. Dolney  
Mr. DeMaria  
Mr. Lenhertz  
Mr. Davis

Absent:  
Mr. Scully  
Mrs. Lucas  
Mr. Freeman

**C Approval of Meeting Minutes**

**1 MINUTES FOR OCTOBER 3, 2018 PLANNING AND LAND DEVELOPMENT REGULATIONS BOARD MEETING**

**Pass**

**Motion made to approve as presented made by Board Member Dolney and seconded by Board Member Smith**

**Approved - 5 - Vice Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Pete Lehnertz, Board Member Clinton Smith**

**D Public Hearings**

**2 STORQUEST SPECIAL EXCEPTION FOR MINI-WAREHOUSES, OFFICE STORAGE AND SELF-STORAGE IN THE COM-2 ZONING DISTRICT AT 3895 OLD KINGS ROAD NORTH, APPLCATION NO. 3782**

*Mr. Ray Tyner, Planning Manager, gave information regarding the requirements for a special exception. He then introduced Mr. Bill Hoover, Senior Planner, who gave a presentation which is attached to these minutes.*

*Mr. Kendall Jones representing the applicant, The William Warren Group, addressed the PLDRB members and gave a presentation which is attached to these minutes.*

*Acting Chair Davis opened this item to public comment @ 5:57PM, seeing no one approach the podium, he then closed this item to public comment @ 5:58PM.*

**Pass**

**Motion made to approve as presented with staff recommendations made by Board Member Smith and seconded by Board Member DeMaria**

**Approved - 5 - Vice Chair Glenn Davis, Board Member Christopher Dolney,  
Board Member Robert DeMaria, Board Member Pete Lehnertz, Board  
Member Clinton Smith**

**3 A SPECIAL EXCEPTION TO PERMIT A SANDWICH SHOP IN LIGHT AND  
WAREHOUSE INDUSTRIAL (IND- 1) ZONING AT 4490 US HIGHWAY 1 SUITE 101.**

*Mr. Ray Tyner introduced this item by giving some history on the property including its history of being annexed into the City from the County. Ms. Ida Meehan, Senior Planner, gave a presentation which is attached to these minutes.*

*Mr. Jason Sultan, applicant, addressed the PLDRB members.*

*Chair Davis opened this item to public comment at 6:07PM.*

*Mrs. Sultan, wife of applicant, spoke in favor of this agenda item and gave some background to their families' previous business experience.*

*Chair Davis closed this item to public comment at 6:09PM.*

**Pass**

**Motion made to approve as presented made by Board Member DeMaria  
and seconded by Board Member Smith**

**Approved - 5 - Vice Chair Glenn Davis, Board Member Christopher Dolney,  
Board Member Robert DeMaria, Board Member Pete Lehnertz, Board  
Member Clinton Smith**

**4 A SPECIAL EXCEPTION REQUEST FOR AUTOMOTIVE PARTS IN GENERAL  
COMMERCIAL (COM-2) ZONING AT 4835 PALM COAST PARKWAY NW.**

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

*Josh Lathan, representing the applicant, addressed the PLDRB members.*

*Mr. Lathan questioned the impact of condition #4 under the conditions for approving this application and Mr. Ray Tyner clarified that this condition is required due to the fact that 20% of trips would result in a traffic conflict at the intersection which will cause a serious safety concern.*

*Discussion ensued with PLDRB members regarding other options other than the left in and left out as well as how the lot split will impact on future developments in the area.*

*Acting Chair Davis opened this item to public comment 6:40PM, seeing no one approach the podium he closed this item to public comment at 6:41PM.*

**Pass**

**Motion made to approve as amended approval is depended on City of Palm Coast Traffic Engineer or its consultant approval addressing the site ingress/egress location for the project during the site plan review process and returning to the Planning and Land Development Regulation Board for their final site plan recommendation made by Board Member Dolney and seconded by Board Member Lehnertz**

**Approved - 5 - Vice Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Pete Lehnertz, Board Member Clinton Smith**

**5 REQUEST FOR TIER 2 TECHNICAL SITE PLAN APPROVAL FOR THE PALMS AT TOWNCENTER MULTIFAMILY PROJECT, APPLICATION 3726.**

*Ms. Ida Meehan, Senior Planner, gave a presentation which is attached to these minutes.*

*Mr. Jake Zummon, lead developer for the Housing Trust Group Palms, LLC, representing the applicant, addressed the PLDRB members.*

*Acting Chair Davis opened this item for public comment @ 6:49PM and seeing no one approach the podium he closed this item to public comment at 6:50PM.*

*Ms. Reischmann pointed out to staff and the PLDRB members that attachment A is mislabeled in the agenda packet and should more accurately read Staff comments second submittal.*

**Pass**

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

**Approved - 5 - Vice Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Pete Lehnertz, Board Member Clinton Smith**

**6 SUNSHINE LAW PRESENTATION**

**Motion made to withdraw item made by Ms. Reischmann**

*Mr. Tyner requested that this item be rescheduled to the November 14, 2018 meeting due to the absence of Mrs. Lucas and Mr. Scully. Ms. Katie Reischmann withdrew this item.*

**E        Board Discussion and Staff Issues**

**F        Adjournment**

*Motion made that the meeting be adjourned by Mr.Dolney and the motion was seconded by Mr. DeMaria.*

*The meeting was adjourned at 6:54PM.*

*Respectfully Submitted by:  
Irene Schaefer, Recording Secretary*