City of Palm Coast
Minutes
PLANNING AND LAND
DEVELOPMENT
REGULATION BOARD

Chair Glenn Davis
Vice Chair Clinton Smith
Board Member Robert J. DeMaria
Board Member Sybil Dodson-Lucas
Board Member Christopher Dolney
Board Member Pete Lehnertz
Board Member Jake Scully
School Board Rep David Freeman

Wednesday, December 19, 2018
3:00 PM
CITY HALL

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.

Call to Order and Pledge of Allegiance

Chair Davis called the December 19, 2018 meeting of the Planning and Land Development Regulations Board (PLDRB) to order @ 3:15PM.

Roll Call and Determination of a Quorum

Irene Schaefer, Recording Secretary, called the roll. Present and responding to the roll call were:
1. Approval of Meeting Minutes

MEETING MINUTES OF THE NOVEMBER 14, 2018 PLANNING AND LAND DEVELOPMENT REGULATIONS BOARD MEETING

Pass
Motion made to approve as presented made by Board Member Dolney and seconded by Vice Chair Smith

Approved - 4 - Chair Glenn Davis, Board Member Christopher Dolney, Vice Chair Clinton Smith, Board Member Sybil Dodson-Lucas

2. Public Hearings

REQUEST FOR MASTER SITE PLAN APPROVAL FOR THE VENUE AT TOWNCENTER A PROPOSED 233-UNIT MULTIFAMILY PROJECT, APPLICATION 3774.

Mr. Ray Tyner, Planning Manager introduced this project as well as Ms. Ida Meehan, Senior Planner, who gave a presentation which is attached to these minutes.

Mr. Marc Gauthier, Southern Investments, who was representing the direct purchaser, addressed the PLDRB members.

Mr. Matt Lahti, Gulfstream Design Group, applicant, addressed the PLDRB members.

Mrs. Lucas asked Mr. Gauthier to explain the apartment density for this development. Mr. Tyner explained the history of the site with regard to the entitlements involved in the Town Center Development of Regional Impact (DRI). Mr. Tyner also explained that the infrastructure is already in place for this development.
Mr. Dolney asked Mr. Gauthier to explain the number of age restricted units that would be made available to the public.

Chair Davis clarified that in the building higher than 3 floors there would be an elevator, which is required by Florida Building Code. Also

Chair Davis opened the meeting to public comment @ 3:45PM and seeing no one approach the podium closed the meeting to public comment at 3:46PM.

Pass

Motion made to approve as presented made by Board Member Dolney and seconded by Board Member Dodson-Lucas

Approved - 4 - Chair Glenn Davis, Board Member Christopher Dolney, Vice Chair Clinton Smith, Board Member Sybil Dodson-Lucas

3. Board Discussion and Staff Issues

Adjournment

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

The meeting was adjourned at 3:46PM.

Respectfully Submitted by:
Irene Schaefer, Recording Secretary

ATTACHMENTS