



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

City Hall  
160 Lake Avenue  
Palm Coast, FL 32164  
[www.palmcoastgov.com](http://www.palmcoastgov.com)

**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**

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**Wednesday, December 19, 2018**

**3:00 PM**

**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.

**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:*

Chair Davis  
Vice Chair Smith  
Mr. Dolney  
Mrs. Lucas

Absent;

Mr. Scully  
Mr. Lehnertz  
Mr. DeMaria  
Mr. Freeman

## 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**