



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

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

**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 Rep David Freeman**

Wednesday, July 18, 2018

5:30 PM

COMMUNITY WING OF 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 Jones called the July 18, 2018 meeting of the Planning and Land Development Regulations Board (PLDRB) to order @5:30PM.

Roll Call and Determination of a Quorum

Irene Schaefer, Recording Secretary, read the roll.

Present and responding to roll call:

*Chair Jones
Vice Chair Davis
Mr. Scully
Mr. Smith*

*Not Present:
Mr. Freeman
Mrs. Lucas
Mr. Dolney
Mr. Lehnertz*

Approval of Meeting Minutes

1 MEETING MINUTES OF THE MAY 16, 2018 PLANNING AND LAND DEVELOPMENT REGULATIONS BOARD MEETING

Pass

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

Approved - 4 - Vice Chair Glenn Davis, Chair James Jones, Board Member Jake Scully, Board Member Clinton Smith

Public Hearings

2 A REZONING REQUEST FROM COMMERCIAL-1 AND ESTATE-1 TO MULTIFAMILY-2 ON A 6.3 ACRE PROPERTY GENERALLY LOCATED ON OLD KINGS ROAD N. NORTH OF OAK TRAIL BLVD., APPLICATION 3680, CONTINUED TO DATE CERTAIN: AUGUST 15, 2018

Pass

Motion made to Continued this item to a date certain of August 15, 2018, made by Vice Chair Davis and seconded by Board Member Smith

Approved - 4 - Vice Chair Glenn Davis, Chair James Jones, Board Member Jake Scully, Board Member Clinton Smith

Mr. Tyner, Planning Manager, clarified that this item will be readvertised in advance of the August 15th meeting.

3 A REQUEST BY WAYZER PROPERTIES LLC FOR A SPECIAL EXCEPTION FOR ANIMAL BOARDING AND DAYCARE WITHIN A VETERINARY CLINIC USE AT 5006 PALM COAST PARKWAY NW.

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

Mr. Tyner also provided some history for a similiar special exception on Lupi Ct. that was approved by the PLDRB and in the past. The location of the Lupi Ct. facility was much closer to single family residential units and since that special exception was granted the City nor Mr. Tyner has received any complaints from the surrounding residents.

Dr. Kaser, owner/applicant, addressed the PLDRB members regarding the need for the additional space since the existing facility has been outgrown. She also clarified that the new facility will have additional services such as boarding.

Scott Learned, licensed Professional Engineer (PE) in FL & 45 other states and the primary designer for this project, addressed the PLDRB members regarding the design of the project including sound proofing that has been included to eliminate stress for the animals and minimize the noise that the neighbors could hear.

Dr. Kaser clarified that the facility will also be an animal hospital however at this time it will not be a 24 hour hospital, but that option will be looked into in the future.

Chair Jones opened this item to public commment @ 6:00PM.

Mr. Dan Wilcox, 204 N. Railroad Street, Bunnell, FL 32110, consultant on the project, addressed the PLDRB members regarding the placement of the six foot masonry wall on the property line which would disturb the existing natural buffer. Mr. Tyner indicated that City staff agreed with Mr. Wilcox's request to move the wall from the property line.

Chair Jones also requested that staff update the reference to the masonry wall is changed to reflect the wall is six feet in height.

Chair Jones closed this item to public comment @ 6:03PM.

Pass

Motion made to Approved as amended the special exception with all of staffs' recommendations and special conditions with the clarification that the masonry wall be six feet in height and its actual location and limits will be determined by staff made by Board Member Smith and seconded by Board Member Scully

Approved - 4 - Vice Chair Glenn Davis, Chair James Jones, Board Member Jake Scully, Board Member Clinton Smith

Board Discussion and Staff Issues

Mr. Tyner gave an update for the Land Development Code (LDC) review of the sign code chapter to the PLDRB members which will be coming up for stakeholder's review and then for a PLDRB workshop. Engineering and design chapter of the LDC is also under current review with stakeholders and the PLDRB workshop will be scheduled in the near future. Finally, the architectural chapter of the LDC is also currently under review by staff and workshops will start sometime soon.

Irene Schaefer, Recording Secretary, reminded the PLDRB members that the September PLDRB meeting has been moved from Wednesday, September 19th to Tuesday, September 18th.

Adjournment

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

The meeting was adjourned at 6:08PM.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

ATTACHMENTS