



**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**

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**Tuesday, September 18, 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**

*Chair Jones called the September 18, 2018 meeting of the Planning and Land Development Regulations Board (PLDRB) to order at 5:34 P.M.*

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

*Present and answering the roll were:*

Mr. Smith  
Mr. Dolney  
Chair Jones  
Mr. Scully  
Vice Chair Davis  
Mr. Lenhertz  
Mrs. Lucas

Absent were:

Mr. Freeman

## **C Approval of Meeting Minutes**

### **1 MEETING MINTUES OF AUGUST 15, 2018 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETINGS**

**Pass**

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

**Approved - 7 - Vice Chair Glenn Davis, Board Member Christopher Dolney, Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith, Board Member Sybil Dodson-Lucas**

## **D Public Hearings**

### **2 ORDINANCE TO REZONE 4.79 ACRES LOCATED SOUTH OF SR 100 AND EAST OF SEMINOLE WOODS BLVD. FROM LIMITED OFFICE (OFC-1) TO GENERAL COMMERCIAL (COM-2).**

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

*Mr. Tyner provided information on the next steps if the PLDRB members approved this application at this meeting, the application would then go to City Council for 2 readings and if approved by City Council the next steps would be site plans would be submitted by the applicant for review by City staff for usage compatibility with our Commercial 2 zoning district. Mr. Tyner clarified that the proposed square footage would determine whether or not the site plan would be reviewed by the PLDRB members.*

*Mr. Charlie Faulkner, applicant, addressed the PLDRB members and informed them he was present to answer any questions that they may have regarding this project.*

*Chair Jones questioned the impact of the FP&L easement and its potential impact on the area that could be developed. Mr. Faulkner further clarified for the PLDRB members that not only is there a 300 ft. FP&L easement but there are jurisdictional wetlands found on this parcel which also needs to be considered since these jurisdictional wetlands will never be developed.*

*Chair Jones opened this item for public comment @ 5:46 P.M. and seeing no one approach the podium closed this item to public comment @ 5:47 P.M.*

**Pass**

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

**Approved - 7 - Vice Chair Glenn Davis, Board Member Christopher Dolney, Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith, Board Member Sybil Dodson-Lucas**

**3 MODIFICATION OF THE UNIFIED LAND DEVELOPMENT CODE, CHAPTER 9 – ENGINEERING DESIGN & UTILITIES**

*Mr. Tyner introduced the agenda item including its history which includes being discussed in a PLDRB workshop on August 15, 2018. Mr. Tyner also introduced Mr. Bill Hoover, Senior Planner and Ms. Denise Bevan, City Administration Coordinator who gave a presentation which is attached to these minutes.*

*Chair Jones opened this item to public comment @ 5:56 P.M. and seeing no one approach the podium closed this item to public comment @ 5:57 P.M.*

**Pass**

**Motion made to approve as the revisions are consistent with the Comprehensive Plan made by Board Member Smith and seconded by Board Member Dolney**

**Approved - 7 - Vice Chair Glenn Davis, Board Member Christopher Dolney, Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully, Board Member Clinton Smith, Board Member Sybil Dodson-Lucas**

**4 AN AMENDMENT TO THE PALM COAST PARK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER TO ENTITLE AN ADDITIONAL 1,000 DWELLING UNITS, INCLUDING CONDITIONS TO ADDRESS THE ADDITIONAL DWELLING UNITS AND CHANGE USES ON TRACT 13A**

**Pass**

**Motion made to continue to October 3, 2018 @ 5:30PM here at the Community Wing of City Hall made by Vice Chair Davis and seconded by Board Member Dolney**

Approved - 7 - Vice Chair Glenn Davis, Board Member Christopher Dolney,  
Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully,  
Board Member Clinton Smith, Board Member Sybil Dodson-Lucas

**5     ORDINANCE NO. 2018-XX APPROVING THE SECOND AMENDMENT TO THE  
PALM COAST PARK MASTER PLANNED DEVELOPMENT (MPD) DEVELOPMENT  
AGREEMENT**

**Pass**

**Motion made to continue to October 3, 2018 @ 5:30PM here at the  
Community Wing of City Hall made by Board Member Scully and seconded  
by Board Member Dodson-Lucas**

**Approved - 7 - Vice Chair Glenn Davis, Board Member Christopher Dolney,  
Chair James Jones, Board Member Pete Lehnertz, Board Member Jake Scully,  
Board Member Clinton Smith, Board Member Sybil Dodson-Lucas**

**E     Board Discussion and Staff Issues**

*Chair Jones asked the PLDRB members if they agreed to change the November  
21, 2018 PLDRB meeting to November 14, 2018 due to a conflict with the  
Thanksgiving Holiday and they agreed.*

**F     Adjournment**

*Motion made that the meeting be adjourned by Mr. Dolney and seconded by  
Mrs. Lucas.*

*The meeting was adjourned at 6:00 P.M.*

*Respectfully Submitted by:  
Irene Schaefer, Recording Secretary*

**6     ATTACHMENTS**