



**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, February 20, 2019**

**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.

**Call to Order and Pledge of Allegiance**

*Chair Davis called the February 20, 2019 Planning and Land Development Regulation Board (PLDRB) meeting to order at 5:30PM.*

*Irene Schaefer, Recording Secretary, called the roll. Present and answering the roll call is:*

*Chair Davis*

Vice Chair Smith  
Mrs. Lucas  
Mr. DeMaria

Absent:

Mr. Dolney  
Mr. Scully  
Mr. Lehnertz  
Mr. Freeman

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

## **Approval of Meeting Minutes**

### **1 MEETING MINUTES OF THE JANUARY 16, 2019 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING**

**Pass**

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

**Approved - 4 - Chair Glenn Davis, Board Member Robert DeMaria, Vice Chair Clinton Smith, Board Member Sybil Dodson-Lucas**

## **Public Hearings**

### **2 A SPECIAL EXCEPTION TO PERMIT WAREHOUSING IN GENERAL COMMERCIAL (COM-2) ZONING ON A 6.3 ACRE PROPERTY LOCATED AT 4560 N. US HWY 1.**

*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. Joseph Pozzuli, Architect and applicant, gave a presentation which is attached to these minutes.*

*Discussion of types of vehicles proposed to be housed at this location as well as a discussion about the one entrance/exit on the proposed site plan. Landscaping and fencing were discussed in order to clarify what would be seen from the road.*

*Mr. Tyner clarified what is normally provided during a special exception, and in the case of this applicant they have provided much more than normally submitted at this stage of the project. Mr. Tyner, clarified for the PLDRB members what questions the PLDRB members should consider when reviewing a Special Exception application, which specifically deals with the question if this*

*is an appropriate location for the proposed use. Chair Davis discussed that he wished a condition be added to the special exception if approved by the board, that would require the technical site plan to come back to the PLDRB members for review. Mr. Tyner explained that the size of this project does not trigger a second review by the PLDRB members.*

*Mr. Tyner clarified that when a technical site plan comes in Staff does a traffic impact analysis during the review process. He further clarified that US #1 is a Federal Highway and it has ample traffic capacity. Mr. Tyner also clarified that a traffic cut would be regulated by FDOT (Florida Department of Transportation) not by the City.*

*Chair Davis opened this item to public comment at 5:56PM. An anonymous man, who said he was a neighbor of the proposed development spoke in favor of the development. Chair Davis closed this item to public comment at 5:58PM.*

**Pass**

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

**Approved - 4 - Chair Glenn Davis, Board Member Robert DeMaria, Vice Chair Clinton Smith, Board Member Sybil Dodson-Lucas**

**3 THE AZURE AN ASSISTED LIVING AND MEMORY CARE FACILITY TIER 2 TECHNICAL SITE PLAN REVIEW (#3837)**

*Mr. Ray Tyner gave a history of this location to the PLDRB members. He also informed Mr. Bill Hoover, Senior Planner, who gave a presentation which is attached to these minutes.*

*Mr. Scott Patterson, applicant, did address the PLDRB members. Ms. Kimberly Buck, applicant, also let the PLDRB members know she is available for any questions. Mr. Smirniotopoulos, applicant, clarified for the PLDRB members that the applicant has its own ambulance services and will not be reliant on City or County ambulance services.*

*Chair Davis opened this item to public comment at 6:16 PM and seeing no one approach the podium he closed the item to public comment at 6:17 PM.*

**Pass**

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

**Approved - 4 - Chair Glenn Davis, Board Member Robert DeMaria, Vice Chair Clinton Smith, Board Member Sybil Dodson-Lucas**

**Board Discussion and Staff Issues**

## **Adjournment**

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

*The meeting was adjourned at 6:20 PM.*

*Respectfully Submitted by:*

*Irene Schaefer, Recording Secretary*

## **ATTACHMENTS**