



**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, March 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 March 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 were:*

Chair Davis  
Vice Chair Smith  
Mrs. Lucas  
Mr. Dolney  
Mr. Scully  
Mr. Freeman

Absent:  
Mr. Lehnertz  
Mr. DeMaria

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

## **Approval of Meeting Minutes**

### **1 MEETING MINUTES OF THE FEBRUARY 20, 2019 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING**

**Pass**

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

**Approved - 5 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Jake Scully, Vice Chair Clinton Smith, Board Member Sybil Dodson-Lucas**

## **Public Hearings**

### **2 REQUEST FOR MASTER SITE PLAN APPROVAL FOR AMERICAN VILLAGE A PROPOSED 96 UNIT MULTIFAMILY PROJECT, APPLICATION 3888.**

*Mr. Ray Tyner, Planning Manager, introduced this item by giving some information about a Master Plan along with the history of this project. Mr. Tyner informed the PLDRB members that the next steps if this application were to be approved tonight would be that the applicant would submit a technical review plan for staff's review. Mr. Tyner also introduced Mr. Bill Hoover, Senior Planner, who gave a presentation which is attached to these minutes.*

*Mr. Tyner clarified for the PLDRB members and those present the history of the two neighborhood meetings that were held. The first was held on December 19, 2018 as required by the Land Development Code (LDC) by the applicant and approximately 40 neighbors attended. The second meeting was held on January 9, 2019 as a result of neighbors' concerns about the status of the sanitary sewer in the Pritchard Drive area, that came to light during the December 19, 2018 meeting. All participants who provided their contact information during these two neighborhood meetings were contacted regarding tonight's PLDRB meeting by*

*Irene Schaefer, Recording Secretary via phone call or an email which also provided an update on the sanitary sewer improvements that are planned in the near future.*

*Mr. Bob Dickinson, Dickinson Consulting, representing the developer, gave a presentation which is attached to these minutes.*

*Chair Davis opened this item to public comment at 5:58PM and seeing no one approach the podium, he closed this item to public comment at 5:59PM.*

*Mr. Dickinson gave an explanation regarding the landscape buffer after being asked to clarify the buffer by Mr. Scully.*

*Mr. Freeman, representing Flagler County Schools, reminded the PLDRB members and staff that Flagler Schools have already submitted a letter of "no impact" because this is an age restricted project. However, Mr. Freeman clarified that at the time of final plat submittal, he would need to review the declaration of covenants, conditions and restrictions.*

**Pass**

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

**Approved - 5 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Jake Scully, Vice Chair Clinton Smith, Board Member Sybil Dodson-Lucas**

## **Board Discussion and Staff Issues**

*Since no members of the public came forward during the public comments section of this meeting, Mr. Tyner announced to the members of the audience if they wished to speak with staff, staff would be available after the meeting,*

## **Adjournment**

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

*The meeting was adjourned at 6:02 PM.*

*Respectfully Submitted by:*

*Irene Schaefer, Recording Secretary*

## **ATTACHMENTS**