



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

City Hall
160 Lake Avenue
Palm Coast, FL 32164
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***

Wednesday, April 17, 2019

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 Davis called the April 17, 2019 Planning and Land Development Regulation Board (PLDRB) meeting to order @ 5:30PM.

Roll Call and Determination of a Quorum

Irene Schaefer, Recording Secretary, called the roll. Present and responding to roll call were:

Mrs. Lucas
Mr. Dolney
Mr. DeMaria
Mr. Scully
Mr. Davis
Mr. Freeman

Abscent were:
Mr. Smith
Mr. Lehnertz

Approval of Meeting Minutes

1 MEETING MINUTES OF THE MARCH 20, 2019 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Pass

Motion made to approve as presented by Board Member Dolney and seconded by Board Member DeMaria

Approved - 5 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Jake Scully, Board Member Sybil Dodson-Lucas

Public Hearings

2 ZONING MAP AMENDMENT FROM FLAGLER COUNTY DESIGNATION OF AGRICULTURE TO CITY OF PALM COAST DESIGNATION OF GENERAL COMMERCIAL (COM-2) AND PRESERVATION (PRS) FOR A 7.1+/- ACRE PARCEL LOCATED ½ MILE SOUTH OF SR100 AND EAST OF OLD KINGS RD, APPLICATION #3518

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

Mr. Brett Markovitz, CPH Engineering, representing the applicant was present to answer any questions regarding this item.

Mr. Dave Freeman, School Board representative on the PLDRB, mentioned that the property is zoned commercial and as long as it continues to be a cemetery no impact to traffic at the very busy Old Kings Elementary School would be expected.

Chair Davis opened this item to public comment at 5:37PM and seeing no one approach the podium, he closed this item to public comment at 5:38PM.

Pass

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

Approved - 5 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Jake Scully, Board Member Sybil Dodson-Lucas

3 FUTURE LAND USE MAP AMENDMENT FOR 7.1 +/- ACRE PARCEL LOCATED 500' NORTHEAST OF OLD KINGS ROAD EXTENSION AND MATANZAS WOODS PARKWAY INTERSECTION FROM GREENBELT TO MIXED USE, APPLICATION #3856

Mr. Tyner informed the PLDRB members that agenda item #3 and #4 would be presented together but two separate votes would be required. He also gave information regarding the history of this property including the associated land exchange. He also introduced Mr. Bill Hoover, Senior Planner, who gave a presentation which is attached to these minutes.

Mr. David Heekan, Manager of Matanzas Holdings, LLC was present to answer PLDRB members' questions regarding items #3 and #4.

Mrs. Lucas asked for clarification on the soil testing that was done and the proposed soil cleanup. Mr. Heekan explained that the contamination examination process that was used and that the contamination is on their site and they are cleaning up the property for future tenants.

Mr. Freeman expressed concern about traffic impact near the Matanzas High School and asked that the developer to work with the school board on pedestrian cross walks.

Chair Davis opened this item to public comment at 6:03PM and seeing no one approach the podium he closed the item to public comment at 6:04PM.

Pass

Motion made to approve as presented including recommendations from staff by Board Member DeMaria and seconded by Board Member Dolney

Approved - 5 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Jake Scully, Board Member Sybil Dodson-Lucas

4 ZONING MAP AMENDMENT FROM GENERAL COMMERCIAL (COM-2), PUBLIC/SEMI-PUBLIC (PSP) AND RURAL ESTATES (EST-2) TO MATANZAS WOODS RETAIL CENTER MASTER PLANNED DEVELOPMENT (MPD) - APPLICATION # 3855

This item was discussed under item #3. Chair Davis opened this item to public comment at 6:05PM and seeing no one approach the podium he closed this item to public comment at 6:06PM

Pass

Motion made to approve as presented with the condition that the applicant remove the contaminations conditions consistent with the MPD guidelines. by Board Member Scully and seconded by Board Member Dodson-Lucas

Approved - 5 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Jake Scully, Board Member Sybil Dodson-Lucas

Board Discussion and Staff Issues

Mr. Tyner discussed the update to the Land Development Code concerning the sign code revisions once the recommendations have been reviewed by the City and Deputy City Managers, the workshops will be scheduled.

Chair Davis asked what PLDRB members will be attending the Ethics training on April 23, 2019.

Adjournment

Motion made that the meeting be adjourned by Mr. DeMaria and the motion was seconded by Mr. Dolney, the meeting was adjourned at 6:08PM

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

ATTACHMENTS