



**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, June 12, 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 June 12, 2019 Planning and Land Development Regulation Board (PLDRB) meeting to order at 5:30PM.*

**Roll Call and Determination of a Quorum**

*Irene Schaefer, Recording Secretary, called the roll.*

*Present and responding to roll call were:*

*Mr. Smith  
Mr. Dolney  
Mr. Lehnertz  
Mr. Scully  
Mr. Davis*

*Absent were:*

*Mr. DeMaria  
Mrs. Lucas*

### **Approval of Meeting Minutes**

#### **1 MEETING MINUTES OF THE MAY 15, 2019 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING**

**Pass**

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

**Approved - 5 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Pete Lehnertz, Board Member Jake Scully, Vice Chair Clinton Smith**

### **Public Hearings**

#### **2 ORDINANCE 2019-XX AMENDMENT TO THE TUSCAN RESERVE MPD DEVELOPMENT AGREEMENT TO ADD 8 ADDITIONAL UNITS, AMEND THE DEVELOPMENT STANDARDS, AND CLARIFY LANGUAGE FOR SIGNS**

*Mr. Ray Tyner, Planning Manager, introduced this item along with giving some history of this Master Planned Development (MPD) project that was originally approved in 2001. He also introduced Mr. Jose Papa, Senior Planner, who gave a presentation which is attached to these minutes.*

*Mrs. Lucas arrived at 5:35PM.*

*Chair Davis opened this item to public comment at 5:38PM and seeing no one approach the podium he closed this item to public comment at 5:39PM.*

**Pass**

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

**Approved - 6 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Pete Lehnertz, Board Member Jake Scully, Vice Chair Clinton Smith, Board Member Sybil Dodson-Lucas**

**3 ORDINANCE 2019-XX FUTURE LAND USE MAP AMENDMENT FOR 2.8+/- ACRE PARCEL LOCATED 250' NORTHWEST OF OLD KINGS ROAD EXTENSION AND MATANZAS WOODS PARKWAY INTERSECTION FROM CONSERVATION TO GREENBELT**

*Mr. Ray Tyner introduced this item and Mr. Jose Papa gave a presentation which is attached to these minutes.*

*Mr. Scully asked for clarification on the wetland designation of moderate vs. high quality wetland. Ms. Denise Bevan, City Administration Coordinator, addressed the PLDRB members to clarify the use of Unified Mitigation Assessment Method (UMAM) which is used within the City's Land Development Code (LDC) which is a tool that the City uses to determine if a wetland is high quality (optimum), moderate, or low quality. She further explained the process used by the consultant and reviewed and agreed to by the City to determine the wetlands located on the property is of moderate quality. Mr. Tyner added more information about the extensive review process when dealing with a Conservation FLUM (Future Land Use Map) area.*

*Chair Davis opened this item to public comment at 5:50PM and seeing no one approach the podium he closed this item to public comment at 5:51PM.*

**Pass**

**Motion made to approve as presented by Vice Chair Smith and seconded by Board Member Dodson-Lucas**

**Approved - 6 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Pete Lehnertz, Board Member Jake Scully, Vice Chair Clinton Smith, Board Member Sybil Dodson-Lucas**

**4 ORDINANCE 2019-XX A FUTURE LAND USE MAP DESIGNATION FOR 49+/- ACRES FROM FLAGLER COUNTY DESIGNATIONS OF COMMERCIAL: HIGH INTENSITY & CONSERVATION TO CITY DESIGNATIONS OF MIXED USE AND RESIDENTIAL**

*Mr. Ray Tyner introduced this item and explained that there will be one presentation for agenda item numbers 4 and 5 but they will require separate votes. Mr. Jose Papa gave a presentation which is attached to these minutes.*

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

*Mrs. Lucas asked for clarification on the possible school mitigation required by the increase in students to the local school system. Mr. Freeman, Flagler County School Board, clarified for the PLDRB members the school concurrency for the estimated additional 61 students and how it would impact the proposed concurrency area which includes Old Kings Elementary, Indian Trails Middle School and the Matanzas High School. He explained that at this time Old Kings Elementary is over capacity so at the time of Final Plat (or the site plan) the developer will be required to apply formally to the school board for school concurrency and at that time the school board would either give them a mitigation plan or a concurrency solution (alternative school location to be used by the student residents of this development). Mr. Papa further explained that prior to moving to a mitigation solution we are required via the school concurrency process to use up all the capacity of the entire school system.*

*Mr. Dolney asked if there are any plans to expand the capacity of Old Kings Elementary School at this time. Mr. Freeman answered no at this time they are looking at the total capacity of the overall school system, including looking at other alternative schools.*

*Chair Davis inquired about the location of the sewer lines that would connect to this property. Mr. Papa indicated that the nearest lift station is about 1200 feet away and that the developer would be required to pay for any needed equipment (lift station, pumping station) which is needed to support the development's needs.*

**Pass**

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

**Approved - 6 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Sybil Dodson-Lucas, Board Member Pete Lehnertz, Board Member Jake Scully, Vice Chair Clinton Smith**

**5 ORDINANCE 2019-XX ZONING MAP AMENDMENT FROM FLAGLER COUNTY DESIGNATIONS GENERAL COMMERCIAL AND AGRICULTURE TO CITY DESIGNATIONS OF MULTI-FAMILY RESIDENTIAL-2 AND GENERAL COMMERCIAL (COM-2)**

*A presentation for this agenda item was given under agenda item number 4.*

*Chair Davis opened this item to public comment at 6:10PM and seeing no one approach the podium he closed this item to public comment at 6:11PM.*

**Pass**

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

**Approved - 6 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Sybil Dodson-Lucas , Board Member Pete Lehnertz, Board Member Jake Scully, Vice Chair Clinton Smith**

**Board Discussion and Staff Issues**

**Adjournment**

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

*The meeting was adjourned at 6:12PM.*

*Respectfully Submitted by:  
Irene Schaefer, Recording Secretary*

**ATTACHMENTS**