



**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, August 21, 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 August 21, 2019 Planning and Land Development Regulation Board (PLDRB) meeting to order @ 5:30PM.

Roll Call and Determination of a Quorum

Approval of Meeting Minutes

**1 MINUTES OF THE JULY 17, 2019 PLANNING AND LAND DEVELOPMENT
REGULATION BOARD MEETING**

Pass

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

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

Public Hearings

**2 AN AMENDMENT TO THE PALM COAST PARK DEVELOPMENT OF REGIONAL
IMPACT DEVELOPMENT ORDER TO AMEND THE USES ON TRACT 10B FROM
PUBLIC/SEMI-PUBLIC TO RESIDENTIAL AND TRACT 16 FROM
BUSINESS/INSTITUTIONAL TO RESIDENTIAL ALONG WITH HOUSEKEEPING
AMENDMENTS**

*Mr. Ray Tyner, Deputy Chief Development Officer, introduced this item and
explained that one presentation would be given for items #2 and #3, however
each item would require separate votes of the PLDRB members.*

*Mr. Tyner introduced Mr. Jose Papa, Senior Planner, who gave one presentation
for items #2 and #3, which is attached to these minutes.*

*Vice Chairman Smith, asked Mr. Freeman if the Flagler County School Board
was good with the wording of the proposed amendments. Mr. Freeman said that
the new site is better suited for a school, less wetlands. He further stated that
the proposal was brought to the school board and they approved the proposal.*

*Mr. Dolney asked Mr. Freeman what type of school would the new land be used
to accommodate. Mr. Freeman indicated that a final decision was not yet reached
but that it was sized for an elementary (school). Mr. Dolney asked for clarification
about the plans for the new homes being proposed in this development and Mr.
Freeman indicated that a plan to address these new residents has been created.*

*Chair Davis opened this item to public comment at 5:42PM and seeing no one
approach the podium, he closed this item to public comment at 5:43PM.*

Pass

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

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

3 AN AMENDMENT TO THE PALM COAST PARK MASTER PLANNED DEVELOPMENT-DEVELOPMENT AGREEMENT AMENDING THE DESIGNATED USES ON TRACTS 10B, 10C, 19, 7A, 7B, 16, ALLOWING PUBLIC USES ON ALL TRACTS AND "HOUSEKEEPING" AMENDMENTS

This item's presentation was part of agenda item #2. Chair Davis opened this item to public comment at 5:43PM and seeing no one approach the podium, he closed this item to public comment at 5:44PM.

Pass

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

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

Board Discussion and Staff Issues

Chair Davis reminded the PLDRB members that the September PLDRB meeting will occur on Tuesday, September 17, 2019 @ 5:30PM in the Community Wing of City Hall.

Adjournment

*Motion made that the meeting be adjourned by Mr. Lehnertz and the motion was seconded by Mr. Scully.
The meeting was adjourned at 5:45PM.*

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*

ATTACHMENTS