

City of Palm Coast  
PLANNING AND LAND DEVELOPMENT REGULATION BOARD  
City Hall  
160 Lake Avenue  
Palm Coast, FL 32164  
Wednesday, May 20, 2020  
5:30 p.m.

Chair Glenn Davis

Vice Chair Clinton Smith

Board Member Robert J. DeMaria

Board Member Sybil Dodson-Lucas

Board Member Christopher Dolney

Board Member Charles Lemon

Board Member Jake Scully

Alternate Board Member Suzanne Nicholson

School Board Rep David Freeman

AGENDA

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 May 20, 2020 Planning and Land Development Regulation Board (PLDRB) meeting to order at 5:30PM at which time he read the City of Palm Coast Notice of Virtual Public Meeting into the record

#### ROLL CALL AND DETERMINATION OF A QUORUM

Present and responding to roll call were:

Chair Davis  
Vice Chair Smith  
Mr. Dolney  
Mr. Scully  
Mr. Lemon  
Ms. DeMaria  
Mrs. Lucas  
Ms. Nicholson

Excused was:  
Mr. Freeman

#### APPROVAL OF MEETING MINUTES

1. MINUTES OF THE FEBRUARY 19, 2020 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Pass

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

Approved - 7 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Jake Scully, Vice Chair Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon

## PUBLIC HEARING

### 2. PALM COAST COMMERCE STORAGE – TECHNICAL SITE PLAN TIER 2, APPLICATION # 4279.

Mr. Ray Tyner, Deputy Chief Development Officer, gave an update on this item along with a statement that City staff would now be changing the conditions on it's recommendation for approval based on plans submitted recently from the applicant and reviewed by City staff today.

Mr. Tyner also introduced Mr. Bill Hoover, Senior Planner, who gave a presentation which is attached to these minutes.

Mr. DeMaria asked the applicant about the hours of operation for this facility. The developer on this project called into Ms. Kim Buck, representing the applicant and the Civil Engineer for the project, and informed the PLDRB members that the office hours will be 9AM-6PM and the facility will be closed to rental clients at 10PM. She further clarified that no outside work of any type would be permitted. Chair Davis opened this agenda item to public comment at 5:52PM.

Mr. Brandon Wyner, one of the developers on the project was calling in to clarify that hours of operation for the facility, however, Ms. Kim Buck, was able to relay that information for him earlier so he hung up.

The second called had no comment and hung up.

Being informed that no other callers were waiting, Mr. Davis, closed this item to public comment at 5:59PM.

Mrs. Lucas asked are there any prohibitions against what may be stored in these units? Further she questioned if there is a contract the renter must sign, which indicates what items may not be stored in the units.

Mr. Tyner explaine that the City's Land Development Code (LDC) as well as Florida Building Code regulate what can be stored in these types of facilities. He clarified that the use is for household material and that no hazardous materials would be allowed. The owner also contacted Ms. Buck and informed her that per the contract with the renters of the facilities' units there are no hazardous materials allowed. Chair Davis requested a copy of the contract be attached to the agenda minutes. Mr. Tyner clarified that the applicant has a covenants and restrictions and can supply to the City and we will make it part of the record.

### BOARD DISCUSSION AND STAFF ISSUES

None

### ADJOURNMENT

The meeting was adjourned at 6:05 PM.

Respectfully Submitted by:  
Irene Schaefer, Recording Secretary

Pass

Motion made to sapprove by Board Member DeMaria and seconded by Board Member Dodson-Lucas

Approved - 7 - Chair Glenn Davis, Board Member Christopher Dolney, Board Member Robert DeMaria, Board Member Jake Scully, Vice Chair Clinton Smith, Board Member Sybil Dodson-Lucas, Board Member Charles Lemon