



City of Palm Coast

City Offices
at City Marketplace
160 Cypress Point
Parkway, Suite B-106
Palm Coast, Florida 32164
www.palmcoastgov.com

Agenda

Planning & Land Development Regulation Board

Board Member Michael Beebe
Board Member Robert Cuff
Board Member Glenn Davis
Board Member Christopher Dolney
Board Member Ray Henderson
Board Member James Jones
Board Member Linda Steggerda
School Board Representative Walt Fischer

Wednesday, February 20, 2013

5:30 PM

**City Offices at City Marketplace (3rd
Wednesday)**

RULES OF CONDUCT:

- >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.
- >Other matters of concern may be discussed as determined by Planning and Land Development Regulation Board.
- >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.

A. Call to Order and Pledge of Allegiance

B. Roll Call and Determination of a Quorum

C. Election of Chair and Vice Chair

D. Approval of Meeting Minutes

**1. [13-33](#) MEETING MINUTES OF THE SEPTEMBER 26, 2012 PLANNING AND
LAND DEVELOPMENT REGULATION BOARD MEETING**

Attachments: [Draft Meeting Minutes - Sept 26 2012](#)

D. Public Hearings

Order of Business for Public Hearings (PLDRB may make inquiries at any stage):

Open Hearing
Staff Presentation
Applicant Presentation (if applicable)
PLDRB Questions of Applicant or City Staff (if applicable)
Public Comments/Presentations
Rebuttal by Applicant, City Staff, or Public (if applicable)
Close Hearing
PLDRB Discussion
PLDRB Action

2. [13-44](#) BROOKHAVEN AT TOWN CENTER, A MULTI-FAMILY RESIDENTIAL TECHNICAL SITE PLAN REVIEW (TIER 3) APPLICATION; PROJECT NO. 2006110004; APPLICATION NO. 2481

Attachments: [Staff Report](#)
[Neighborhood Meeting, results letter 8-17-12](#)
[Aerial Map](#)
[Zoning Map](#)
[Future Land Use Map](#)
[Site Plan](#)
[Landscape Plans](#)

3. [13-35](#) REQUEST VARIANCES FROM PERIMETER BUFFER WIDTH, MONUMENT SIGN SETBACK, AND INCREASE IMPERVIOUS COVERAGE FOR 1310 PALM COAST PARKWAY, SW

Attachments: [Staff Report](#)
[Development Order](#)
[Location Aerial](#)
[Future Land Use Map](#)
[Palm Coast Parkway Improvement](#)

E. Board Discussion and Staff Issues

F. Adjournment