



# City of Palm Coast

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

## Meeting Minutes Planning & Land Development Regulation Board

*Chair Michael Beebe*  
*Vice Chair James Jones*  
*Board Member Robert Cuff*  
*Board Member Glenn Davis*  
*Board Member Sybil Dodson-Lucas*  
*Board Member Christopher Dolney*  
*Board Member Ray Henderson*  
*School Board Representative Walt Fischer*

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Wednesday, March 20, 2013

5:30 PM

City Offices at City Marketplace (3rd Wednesday)

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### 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

**Present:** 7 - Chair Beebe, Vice Chair Jones, Board Member Cuff, Board Member Davis, Board Member Dodson-Lucas, Board Member Dolney, and Board Member Henderson

**Absent:** 1 - School Board Representative Fischer

**C. Approval of Meeting Minutes**

1. [13-82](#) MEETING MINUTES OF THE FEBRUARY 20, 2013 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Attachments: [2-20-13 Draft Meeting Minutes](#)

**The PLDRB Application was Approved.**

**D. Presentations**

2. 2012 Annual Report on Growth and Development Trends

*Presentation given by Ray Tyner for Annual Growth Report which is attached to minutes.*

3. Overview of Development of Regional Impacts

*Presentation given by Ray Tyner for Overview of Development of Regional Impacts (DRI's) which is attached to minutes.*

4. The Effect of the New Growth Management Act on Local Governments

*Presentation given by Catherine Rieschmann for The effects off Growth management which is attached to minutes.*

**E. Board Discussion and Staff Issues**

*PLDRB Members discussed amending Unified Land Development Code to lower Development limits to allow more projects to come before the board.*

*PLDRB Members requested to have staff look into historical data for next meeting to show how many site plans issued since 2008:*

*-Development under 40,000 sq. ft.*

*-Development 40,000 to 100,000 sq. ft.*

**F. Adjournment**

*Meeting adjourn 7:55pm*