



# 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*

---

Wednesday, November 12, 2014

5:30 PM

City Offices at City Marketplace (3rd Wednesday)

---

### 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 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:** 6 - Chair Beebe, Vice Chair Jones, Board Member Cuff, Board Member Dodson-Lucas, Board Member Dolney, and Board Member Henderson

**Excused:** 1 - Board Member Davis

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

**C. 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

- 1 [14-402](#) ORDINANCE 2014-XX, AMENDING THE COMPREHENSIVE PLAN GOALS, OBJECTIVES, AND POLICIES AND THE FUTURE LAND USE MAP PER THE EVALUATION AND APPRAISAL LETTER

**Attachments:** [Ordinance-EAL Amendments](#)  
[Exhibit 1- Comprehensive Plan Amendments based on Evaluation and Appraisal Letter](#)  
[Exhibit 2 - Amended Future Land Use Map](#)  
[Updated Coastal High Hazard Area](#)

*A presentation was given by Planning Manager Ray Tyner and Senior Planner Jose Papa, which is attached to the minutes.*

*Mr. Tyner- Explains to the board all the houses in green on map are not in the Coastal High Hazard Area just the canals around the homes.*

*Mr. Papa- Discussed citizen comments submitted after agenda packet was compiled and how these comments will be used to clarify the Conversation FLUM, Natural Resource and Open Space-Bulow Creek inclusion, Environment Policies - Wildlife Corridors and Habitat System and Constrained Roadway sections.*

*Mr. Jones- What is a Constrained roadway? Ans: Mr. Papa- A characteristic to a property that need to be preserved. example the tree canopies.*

*Mr. Beebe- Could you tell us who the comments come from because they are not typical for general public? Ans: Mr. Papa former staff took interest and brought forth this comments.*

*Mr. Jones- At peak hours, our level of service is "D" for roads. Has it always been D? Ans: Mr. Papa- Yes, It is always been "D".*

*Mr. Jones- What does "D" mean? Ans: Mr. Papa- just above congestion during peak hours.*

*Mr. Jones-What happen to Palm Harbor Golf Course reduction in acres? Ans: Mr. Papa- 160 acres including driving range which is not owned by the City - it was removed.*

*Mr. Dolney- Can we strike the word Hazard in the phrase Coastal High Hazard Area?  
Ans: Mr. Papa- No by state law must use the correct terminology.*

*Mr. Dolney - Can we make a change stating that all other areas are not part of the Coastal High Hazard Area? Ans: Mr. Papa-We can.*

*Mr. Jones- Does this have anything to do with Flood Insurance requirements? Ans:  
Mr. Papa- Flood Insurance Providers use the FEMA map.*

*Mr. Tyner- Are we citing the SLOCH on this Map? Ans: Mr. Papa - we are citing it in the definitions Coastal High Hazard Area by statutes.*

*Mr. Henderson- Is Neoga Lakes and other properties still in play here? Ans: Mr. Tyner- Yes, 25 year DRI*

*Mr. Henderson- Do we need parks in all these areas over the next 5 to 10 years?  
Ans: Mr. Papa- Yes*

*Mr. Henderson- In need of an Community Center, It should be moved up to 5 years?  
Ans: Mr. Papa- We are being consistent with prior plans.*

**The PLDRB Application was Approved.**

**Approved:** 6 - Chair Beebe, Vice Chair Jones, Board Member Cuff, Board Member Dodson-Lucas, Board Member Dolney, and Board Member Henderson

**Excused:** 1 - Board Member Davis

**2**      [14-403](#)

ORDINANCE 2014-XX AMENDING AND RESTATING UNIFIED LAND DEVELOPMENT CODE, CHAPTER 3, SECTION 3.04.04 REGULATING PALM COAST PARKWAY OVERLAY ZONE SUBSECTION 3.04.04.E BUILDING HEIGHT

*Planning Manager - Ray Tyner asked for a continuance on this issue.*

**The PLDRB Application was Continued.**

**D. Board Discussion and Staff Issues**

**E. Adjournment**

*The meeting was adjourned at 6:06 p.m.*

*Respectfully submitted,  
Irene Schaefer, Recording Secretary*