



# 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, February 19, 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.

>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:** 6 - Chair Beebe, Vice Chair Jones, Board Member Cuff, Board Member Davis, Board Member Dolney, and Board Member Henderson

**Excused:** 1 - Board Member Dodson-Lucas

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

**C. Approval of Meeting Minutes**

1. [14-57](#) MEETING MINUTES OF THE JANUARY 15, 2014 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

**Attachments:** [Draft meeting minutes 1/15/14](#)

**Board Member Dolney made a motion to approve the Minutes aswritten, Board Member Henderson seconded, and the motion carried unanimously.**

**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

3. [14-50](#) COMPREHENSIVE PLAN MAP AMENDMENT FOR 774+/- ACRES OF PROPERTY BETTER KNOWN AS GRAND LANDINGS

**Attachments:** [Staff Report-Grand Landings-FLUM](#)

[GrandLandings-Location Map](#)

[GrandLandings-Curernt Future Land Use Map](#)

[GrandLandings ProposedFLUM](#)

[Ordinance-Grand Landings-FLUM](#)

*Agenda items 3 and 4 were heard simultaneously. A presentation was given by Senior Planner Jose Papa, which is attached to the minutes.*

*Jerry Finely with Finely Engineering Group was present on behalf of the Property Owner, Citation Investment Group.*

*Mr. Henderson - Is the 1500 sq. feet of commercial going to be changed to mixed use? Ans: Mr. Papa - No. The property owner at this time, has not asked for any conversion of uses.*

*Mr. Cuff - What is the source of Exhibit "C"? Ans: Ms. Bentley - These are the uses for COM-1 and COM-2 in our Land Development Code.*

*Mr. Davis - Will there be two forms of ingress/egress? Ans: Mr. Finely - Yes, the second means of access is covered in the MPD agreement.*

*Public Comment: None*

**A motion was made by Board Member Henderson, and seconded by Vice Chair Jones, that the PLDRB Application be Approved. The motion was adopted by the following vote: 6-0.**

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

**Excused:** 1 - Board Member Dodson-Lucas

4. [14-51](#) ZONING MAP AMENDMENT WITH A DEVELOPMENT AGREEMENT FOR 774+/- ACRE SUBJECT PROPERTIES BETTER KNOWN AS GRAND LANDINGS

**Attachments:** [Staff Report-Grand Landings Rezoning](#)  
[GrandLandings\\_ProposedZoning](#)  
[PUD Agreement-Grand Landings](#)

*Agenda items 3 and 4 were heard simultaneously.*

**A motion was made by Board Member Cuff, and seconded by Board Member Dolney, that the PLDRB Application be Approved. The motion was adopted by the following vote: 6-0.**

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

**Excused:** 1 - Board Member Dodson-Lucas

5. [14-48](#) FUTURE LAND USE MAP AMENDMENT FOR A 4.1+/- ACRE PARCEL FROM AGRICULTURE & TIMBERLANDS (FLAGLER COUNTY DESIGNATION) TO INSTITUTIONAL (CITY OF PALM COAST DESIGNATION)

**Attachments:** [Staff Report-City Property Seminole Woods Blvd-flum](#)  
[City Seminole Woods Property - Location Map](#)  
[City Seminole Woods Property - Current FLUM](#)  
[City Seminole Woods Property - Current Zoning Map](#)  
[City Seminole Woods Property - Proposed FLUM](#)  
[Ordinance-semwoods-city-property-flum](#)

*Agenda items 5 and 6 were heard simultaneously. A presentation was given by Senior Planner Jose Papa, which is attached to the minutes.*

*Mr. Cuff - Is this property landlocked by Grand Landings? Ans: Mr. Papa - Yes, we are researching whether there is an easement.*

*Mr. Dolney - Is that well active? Ans: Mr. Papa - As a monitoring well, yes.*

*Public Comment: None*

**A motion was made by Vice Chair Jones, and seconded by Board Member Henderson, that the PLDRB Application be Approved. The motion was adopted by the following vote: 6-0.**

- Approved:** 6 - Chair Beebe, Vice Chair Jones, Board Member Cuff, Board Member Davis, Board Member Dolney, and Board Member Henderson
- Excused:** 1 - Board Member Dodson-Lucas

6. [14-49](#) ZONING MAP AMENDMENT FOR A 4.1+/- ACRE PARCEL FROM PLANNED UNIT DEVELOPMENT (FLAGLER COUNTY DESIGNATION) TO PUBLIC/SEMI-PUBLIC (CITY OF PALM COAST DESIGNATION)

**Attachments:** [Staff Report- City Property-Seminole Woods Blvd-Rezoning](#)  
[Seminole Woods City Property-Proposed Zoning Map](#)  
[Ordinance semwoods-cityproperty-rezoning](#)

*Agenda items 5 and 6 were heard simultaneously.*

**A motion was made by Vice Chair Jones, and seconded by Board Member Henderson, that the PLDRB Application be Approved. The motion was adopted by the following vote: 6-0.**

- Approved:** 6 - Chair Beebe, Vice Chair Jones, Board Member Cuff, Board Member Davis, Board Member Dolney, and Board Member Henderson
- Excused:** 1 - Board Member Dodson-Lucas

E. **Board Discussion and Staff Issues**

*Mr. Tyner discussed the City's Week-in-Review document.*

*Mr. Beebe advised the Board to bring their Land Development Code and Comprehensive Plan to the next meeting to get copies of new ordinances.*

*Mr. Davis is getting e-mails from people about board items and/or staff. Ms. Reischmann - Advise them that you don't read e-mails about Planning Board items.*

F. **Adjournment**

**The meeting was recessed.**

[14-91](#) ATTACHMENTS TO MINUTES

**Attachments:** [Agenda Items 3-6: Presentation, COPC](#)