



City of Palm Coast

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

Meeting Agenda 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, May 21, 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

C. Election of new Chair and Vice Chair for the year of 2014

D. Approval of Meeting Minutes

- 1** [14-175](#) MEETING MINUTES OF THE MARCH 19, 2014 PLANNING AND
LAND DEVELOPMENT REGULATION BOARD MEETING
Attachments: [MeetingMinutes15-May-2014-11-39-15](#)

E. 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** [14-165](#) RESOLUTION 2014-XX APPROVING AN ESSENTIALLY BUILT OUT
AGREEMENT FOR THE GRAND HAVEN DEVELOPMENT OF
REGIONAL IMPACT (DRI)
Attachments: [RESOLUTION-Grand Haven EBO Agreement](#)
 [Essentially Built Out Agreement 5-16-14](#)
 [Location Map-Grand Haven DRI](#)
- 3** [14-166](#) ORDINANCE 2014-XX A COMPREHENSIVE PLAN AMENDMENT
FOR THE GRAND HAVEN DEVELOPMENT OF REGIONAL IMPACT
(DRI) AREA
Attachments: [Location Map-Grand Haven](#)
 [Staff Report-Grand Haven-FLUM](#)
 [Ordinance-Grand Haven-FLUM](#)
 [Exhibit A- Legal Description Grand Haven DRI area](#)
 [Exhibit B - Future Land Use Map Amended](#)
 [Exhibit C - Grand Haven DRI-Master Plan Map](#)

- 4 [14-163](#) AMENDMENT TO THE MASTER PLANNED DEVELOPMENT (MPD) DEVELOPMENT AGREEMENT FOR THE GRAND HAVEN MPD, APPLICATION 2662
- Attachments:** [Planning Division Staff Report](#)
 [MPD DA Second Amendment](#)
 [Zoning Map Grand Haven](#)
 [Grand Haven PUD Master Plan Map with Asterisk](#)
 [Original PUD Ordinance and Agreement](#)
 [Neighborhood Mtg Notice Ltr](#)
 [Neighborhood Mtg Results Letter](#)
 [Notice Affidavit](#)
- 5 [14-164](#) AMENDMENT OF THE MASTER PLANNED DEVELOPMENT AGREEMENT FOR MADISON GREEN AND TUSCAN RESERVE MPD, APPLICATION 2616
- Attachments:** [Planning Division Staff Report](#)
 [MPD Development Agreement 2nd Amendment](#)
 [MPD Development Agreement Exhibits](#)
 [Ordinance 2005-14 Amending PUD Agreement](#)
 [MPD Site Plan](#)
 [Location Map](#)
 [Zoning Map](#)
 [FLUM Map](#)
 [Neighborhood Mtg Notice Letter](#)
 [Neighborhood Mtg Results Ltr](#)
 [Notice Affidavit](#)
- 6 [14-176](#) REZONING OF 2 MCCORMICK DRIVE FROM GENERAL OFFICE (OFC-2) TO GENERAL COMMERCIAL (COM-2)
- Attachments:** [Staff Report 2 McCormick Driv 2704](#)
 [2 McCormick ORD No. 2014-XX App No. 2704](#)
 [Tuscan Reserve - Garages](#)
 [Location Map 2704](#)
 [FLUM 2704](#)
 [Zoning Map 2704](#)
 [McCormickNeighborhood meeting letter 2-24-14](#)
 [2 McCormick Neighborhood Meeting Results](#)
 [McCormick notification affidavit](#)

F. Board Discussion and Staff Issues

G. Adjournment