



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, May 28, 2014

5:30 PM

City Offices at City Marketplace

Special Meeting

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

Commenced 5:37pm

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. 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. [14-176](#) 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](#)

The following 3 Board Members recused themselves from voting on this item: Micheal Bebee, Robert Cuff, Christopher Dolney.

A presentation was given by Planner Constance Bentley, which is attached to the minutes.

Michael Beebe and Paul Kerouac, owner/manager of the subject property, were present on behalf of the applicant. E-mail from Tom Gibbs Chevrolet in support of the application is attached to the minutes.

Mr. Henderson - What is the purpose of the rezoning? Ans: Mr. Beebe - The long term plan is to come back with a preliminary plat creating 2-3 lots fronting SR 100 ft hat could be used for a commercial/retail type use.

Ms. Dodson-Lucas - Is there any potential for impact to traffic? Ans: Mr. Beebe - The preliminary plat process requires a traffic study, so all requirements of the Land

Development Code would be addressed and met at that time.

Public comment - none.

A motion was made by Board Member Davis, and seconded by Board Member Dodson-Lucas to approve the rezoning application. The motion carried 4-0.

Approved: 4 - Vice Chair Jones, Board Member Davis, Board Member Dodson-Lucas, and Board Member Henderson

D. Board Discussion and Staff Issues

E. Adjournment

[14-216](#)

ATTACHMENTS TO MINUTES

Attachments:

[Item 1 - Presentation, COPC](#)

[Item 1 - E-mail, Tom Gibbs Chevrolet](#)

[Item 1 - Board Member Voting Conflict Forms](#)

[Sign-in Sheet](#)