



# 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*

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**Wednesday, June 18, 2014**

**5:30 PM**

**City Offices at City Marketplace (3rd  
Wednesday)**

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### 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. Approval of Meeting Minutes**

- 1      [14-220](#)      MEETING MINUTES OF THE MAY 21, 2014 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

**Attachments:**    [Draft Meeting Minutes - May 21](#)

- 2      [14-221](#)      MEETING MINUTES OF THE MAY 28, 2014 SPECIAL PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

**Attachments:**    [Draft Meeting Minutes - May 28](#)

**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      [14-219](#)      PALM COAST LANDINGS APARTMENTS AT TOWN CENTER, A MULTI-FAMILY RESIDENTIAL TIER 2 TECHNICAL SITE PLAN, APPLICATION NO. 2688

**Attachments:**    [Planning Division Staff Report](#)

[Development Order](#)

[Location Map](#)

[FLUM Map](#)

[Zoning Map](#)

[Site Plan](#)

[Neighborhood Mtg Notice Letter](#)

[Neighborhood Mtg Mailing List](#)

[Neighborhood Mtg Results](#)

[PC Landing Email of Support](#)

- 4      [14-211](#)      ORDINANCE 2014-XX, A FUTURE LAND USE MAP AMENDMENT FROM FLAGLER COUNTY DESIGNATION OF INDUSTRIAL TO CITY OF PALM COAST DESIGNATION OF MIXED USE FOR A 3+/- ACRE PARCEL LOCATED AT THE SOUTHWEST CORNER OF SEMINOLE WOODS PARKWAY AND STATE ROAD 100

**Attachments:**    [Location Map](#)

[Existing FLUM](#)

[Existing Zoning](#)

[Staff Report-Airport Commerce Park-FLUM](#)

[Ordinance-Airport Commerce-FLUM](#)

- 5      [14-212](#)      ORDINANCE 2014-XX, A ZONING MAP AMENDMENT FOR 3+/-  
ACRE PARCEL AT THE SOUTHWEST CORNER OF SEMINOLE  
WOODS PKWY. AND SR100 FROM INDUSTRIAL (FLAGLER  
COUNTY DESIGNATION) TO GENERAL COMMERCIAL (COM-2)  
(CITY OF PALM COAST DESIGNATION)

**Attachments:**    [Location map](#)  
[Staff Report- Airport Commerce Park -Rezoning](#)  
[Ordinance - Airport commerce center-rezoning](#)

E.      **Board Discussion and Staff Issues**

F.      **Adjournment**