



# 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*

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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

*Meeting called to order at 5:33pm*

### B. Roll Call and Determination of a Quorum

- Present:** 5 - Chair Beebe, Vice Chair Jones, Board Member Cuff, Board Member Dolney, and Board Member Henderson
- Excused:** 1 - Board Member Dodson-Lucas
- Unexcused:** 1 - Board Member Davis
- Absent:** 1 - School Board Representative Fischer

**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](#)

**The Minutes were Approved as presented.**

- Approved:** 5 - Chair Beebe, Vice Chair Jones, Board Member Cuff, Board Member Dolney, and Board Member Henderson
- Excused:** 1 - Board Member Dodson-Lucas
- Unexcused:** 1 - Board Member Davis

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

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

**The Minutes were Approved as presented.**

- Approved:** 5 - Chair Beebe, Vice Chair Jones, Board Member Cuff, Board Member Dolney, and Board Member Henderson
- Excused:** 1 - Board Member Dodson-Lucas
- Unexcused:** 1 - Board Member Davis

**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](#)

*A presentation was given by Senior Planner Angela Piltaver, which is attached to the minutes.*

*Mr. Henderson -What is a carriage home? Ans: Ms. Piltaver - Style of home where all of the living space is above the garage.*

*A presentation was given by the applicant Mark Gotia with Atlantic Housing Partners, which is attached to the minutes.*

*Mr. Cuff - Is the access on the north end emergency only? Ans: Ms. Piltaver - No, they are both primary accesses.*

*Public Comment - None.*

**A motion was made by Vice Chair Jones, and seconded by Board Member Henderson, that the PLDRB Application be Approved as written, including the condition that the applicant record the access easement prior to the development order being signed. The motion carried 5-0.**

**Approved:** 5 - Chair Beebe, Vice Chair Jones, Board Member Cuff, Board Member Dolney, and Board Member Henderson

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

**Unexcused:** 1 - Board Member Davis

**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

*Agenda items 4 and 5 were heard simultaneously. A presentation was given by*

*Senior Planner Jose Papa, which is attached to the minutes.*

*Mr. Dolney - What is the difference in story height between the existing zoning and the proposed change, in the glide path easement? Ans: Mr. Papa - The height would be controlled by the glide path easement regardless of the zoning.*

**A motion was made by Board Member Cuff, and seconded by Board Member Henderson, that the PLDRB recommend approval to Council. The motion carried 5-0.**

**Approved:** 5 - Chair Beebe, Vice Chair Jones, Board Member Cuff, Board Member Dolney, and Board Member Henderson

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

**Unexcused:** 1 - Board Member Davis

- 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

*A presentation was given by Senior Planner Jose Papa, which is attached to the minutes. Agenda items 4 and 5 were heard simultaneously.*

**A motion was made by Board Member Henderson, and seconded by Vice Chair Jones, that the PLDRB recommend approval to City Council. The motion carried 5-0.**

**Approved:** 5 - Chair Beebe, Vice Chair Jones, Board Member Cuff, Board Member Dolney, and Board Member Henderson

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

**Unexcused:** 1 - Board Member Davis

**E.      Board Discussion and Staff Issues**

**F.      Adjournment**

[14-296](#)      ATTACHMENTS TO MINUTES

**Attachments:**      [Item 2 - Presentation, Applicant, Palm Coast Landings Apartments](#)  
                                 [Item 2 - Presentation, COPC Palm Coast Landings Apartments](#)  
                                 [Items 4 & 5 - Presentation, COPC, FLUM-Rezoning-Airport Commerce Center](#)