



# City of Palm Coast

City Offices  
at City Marketplace  
160 Cypress Point  
Parkway, Suite B-106  
Palm Coast, Florida 32164  
[www.palmcoastgov.com](http://www.palmcoastgov.com)

## 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 Chuck Nies*

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**Wednesday, September 16, 2015**

**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.

>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 [15-374](#) MEETING MINUTES OF THE JULY 15, 2015 PLANNING AND LAND**

DEVELOPMENT REGULATION BOARD MEETING

**Attachments:** [MeetingMinutes PLDRB 7 15 15](#)

**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

- 2**      [15-356](#)      APPLICATION 2929 IS A REQUEST FROM THE FIFTEEN FOOT MINIMUM STREET SIDE SETBACK AT 2 FIELDING LANE.

**Attachments:**    [PLANNING STAFF REPORT 2929](#)  
                          [APPLICANT JUSTIFICATION - LETTER TO THE BOARD](#)  
                          [LOCATION MAP 2929](#)  
                          [FLUM MAP 2929](#)  
                          [ZONING MAP 2929](#)  
                          [APPROVED FENCE PERMIT 4-7-2015 - 2015040081 - - 07-11-31-7010-0009](#)  
                          [EXHIBIT](#)  
                          [AS BUILT SURVEY FOR FENCE](#)  
                          [APPLICANT PHOTOS 2 FIELDING](#)  
                          [APPLICANT SURVEY ILLUSTRATION](#)  
                          [APPLICANT PHOTOS](#)  
                          [PERMIT RECEIPTS](#)  
                          [SUPPORT PETITION 2929](#)

- 3**      [15-357](#)      APPLICATION 2922 IS A REQUEST FOR VARIANCE-LANDSCAPE BUFFER REDUCED FROM 35 FEET TO 20 FEET, A VARIANCE OF 15 FEET.

**Attachments:**    [PLANNING STAFF REPORT 2922](#)  
[APPLICANT JUSTIFICATION - LETTER TO BOARD](#)  
[LOCATION 2922](#)  
[FUTURE LAND USE 2922](#)  
[ZONING 2922](#)  
[SURVEY LOT 3](#)  
[PRELIMINARY SITE PLAN](#)  
[EXHIBIT for lot 3 and 4](#)

- 4        [15-361](#)        APPLICATION 2923 IS A REQUEST FOR VARIANCE-LANDSCAPE BUFFER  
REDUCED FROM 35 FEET TO 20 FEET, A VARIANCE OF 15 FEET.

**Attachments:**    [PLANNING STAFF REPORT 2923](#)  
[APPLICANT JUSTIFICATION - LETTER TO BOARD](#)  
[LOCATION 2923](#)  
[FUTURE LAND USE 2923](#)  
[ZONING 2923](#)  
[PRELIMINARY SITE PLAN](#)  
[SURVEY LOT 4 DENOTED](#)  
[EXHIBIT for lot 3 and 4](#)

- E.        **Board Discussion and Staff Issues**
- F.        **Adjournment**