



City of Palm Coast

City Hall
160 Lake Avenue
Palm Coast, FL 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 Chuck Nies

Wednesday, January 20, 2016

5:30 PM

City Hall Community Wing

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 [15-503](#) MEETING MINUTES OF THE NOVEMBER 18, 2015 PLANNING AND
LAND DEVELOPMENT REGULATION BOARD MEETING

Attachments: [Meeting Minutes 11 18 15 PLDRB](#)

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 [16-08](#) ORDINANCE 2016-XX REZONING 13.95 +/- ACRES IDENTIFIED AS
REAL ESTATE PARCEL ID# 26-10-30-0000-01010-0030 FROM
ESTATE-2 (EST-2) TO PUBLIC/SEMI-PUBLIC (PSP) FOR THE
PORTUGUESE AMERICAN CULTURAL CENTER, APPLICATION 2970

Attachments: [Ordinance_draft](#)
[Planning Division Staff Report](#)
[Location Map](#)
[FLUM Map](#)
[Zoning Map](#)
[Proposed Zoning Map](#)
[Neighborhood Mtg Notice Ltr](#)
[Neighborhood Mtg Notice and Results](#)

- 3 [16-02](#) ORDINANCE 2016-XX REZONING 2.0986 +/- ACRES FROM LIGHT AND
WAREHOUSING INDUSTRIAL (IND-1) TO HIGH INTENSITY COMMERCIAL
(COM-3) FOR 1 HARGROVE GRADE REZONING, APPLICATION 2980

Attachments: [One Hargrove Grade Ordinance](#)
[2980 Planning Division Staff ReportforPLDRB](#)
[2980 Location Map](#)
[2980 FLUM](#)
[2980 Existing Zoning Map](#)
[2980 Proposed Zoning Map](#)
[2980 Building Elevation](#)
[1 Hargrove Grade Application](#)
[2980 Sign Affidavit](#)
[2980&2979 NIM Mailing List](#)

- 4 [16-03](#) ORDINANCE 2016-XX REZONING 0.82 +/- FROM LIGHT AND WAREHOUSING INDUSTRIAL (IND-1) TO HIGH INTENSITY COMMERCIAL (COM-3), FOR 3 HARGROVE GRADE REZONING, APPLICATION 2979

Attachments: [Three Hargrove Grade Ordinance](#)
[2979 Planning Division Staff ReportforPLDRB](#)
[2979 Location Map](#)
[2979 FLUM](#)
[2979 Existing Zoning Map](#)
[2979 Proposed Zoning Map](#)
[2979 Building Elevation](#)
[3 Hargrove Grade Application](#)
[2979 Sign Affidavit](#)
[2980&2979 NIM Mailing List](#)

- 5 [16-18](#) TIER II TECHNICAL SITE PLAN APPROVAL OF A 100-BED ASSISTED LIVING FACILITY LOCATED AT PALM HARBOR PARKWAY EXTENSION AND FORREST GROVE DRIVE

Attachments: [STAFF REPORT](#)
[LOCATION MAP](#)
[FUTURE LAND USE MAP](#)
[ZONING MAP](#)
[SITE PLAN](#)
[AERIAL and SITE PLAN](#)
[PALM HARBOR PKWY EXT. AND MATANZAS INTERCHANGE](#)
[COLOR RENDERING](#)
[COLOR ELEVATION 1](#)
[COLOR ELEVATION 2](#)
[B and W ELEVATIONS 1](#)
[B and W ELEVATIONS 2](#)
[ATTACHMENT A](#)
[NEIGHBORHOOD MEETING SUMMARY](#)

E. **Board Discussion and Staff Issues**

F. **Adjournment**

[16-21](#)

ATTACHMENTS TO MINUTES

Attachments: [Portuguese American Club Rezoning](#)
[Neighborhood Mtg Notice and Results](#)
[One and Three Hargrove Grade Rezonings2](#)
[Protea Senior Living Presentation2](#)
[item 5 - attachment A](#)
[Beebe Conflict of Interest form 2-1-16](#)