



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, March 16, 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 [16-98](#) MEETING MINUTES OF THE FEBRUARY 17, 2016 PLANNING AND
LAND DEVELOPMENT REGULATION BOARD MEETING

Attachments: [MeetingMinutes February 17, 2016 PLDRB](#)

D. Public Hearings

- 2 [16-114](#) REVIEW A PROPOSED TIER 2 TECHNICAL SITE PLAN PROPOSAL FOR
STARLING OF PALM COAST ASSISTED LIVING FACILITY LOCATED AT
144 CYPRESS POINT PARKWAY

Attachments: [Starling ALF Staff Report\(1\)](#)

[Starling Loc Map](#)

[Starling Zoning Map](#)

[Starling FLUM](#)

[C004 Site Dimension Plan](#)

[Landscape Plan Sheet](#)

[Landscape Plan Sheet Details](#)

[Building Colored Elevations - 02.29.16](#)

[Architectural Elevations Sheet A201](#)

[Architectural Elevations Sheet A201#2](#)

[Starling Neigh.Mtg.Data \(2-12-16\)](#)

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

E. Board Discussion and Staff Issues

F. Adjournment