



# 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*

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**Wednesday, August 17, 2016**

**5:30 PM**

**City Hall Community Wing**

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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**      [16-331](#)      MEETING MINUTES OF THE JULY 20, 2016 PLANNING AND LAND  
DEVELOPMENT REGULATION BOARD MEETING

**Attachments:** [Meeting Muniute for July 20, 2016 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

**E.      Board Discussion and Staff Issues**

**2**      [16-328](#)      A PROPOSED COMPREHENSIVE PLAN AMENDMENT FROM GREENBELT,  
INDUSTRIAL, AND CONSERVATION TO RESIDENTIAL, INDUSTRIAL, AND  
CONSERVATION ALONG WITH A POLICY TO LIMIT DEVELOPMENT ON  
SUBJECT PARCEL

**3**      [16-329](#)      A PROPOSED ZONING MAP AMENDMENT FROM SUBURBAN ESTATE  
RESIDENTIAL (EST-1), LIGHT INDUSTRIAL (IND-1), AND COMMERCIAL-3  
(COM-3) TO MULTI-FAMILY RESIDENTIAL 1 AND 2, GENERAL  
COMMERCIAL (COM-2), HIGH INTENSITY COMMERCIAL (COM-3), AND  
PRESERVATION

**4**      [16-330](#)      A FINDING THAT THE PROPOSED USE OF STATE LANDS FOR A  
TRAILHEAD FACILITY IS CONSISTENT WITH THE CITY OF PALM COAST  
COMPREHENSIVE PLAN

**Attachments:** [Letter of Consistency from LPA](#)

[Statement of Project Consistency with Comp Plan](#)

**F.      Adjournment**

[16-338](#)      ATTACHMENTS TO MINUTES

**Attachments:** [Consistency of Trailhead Facility with Comprehensive Plan \(8-17-16\)](#)