



City of Palm Coast

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoastgov.com

Meeting Agenda Planning & Land Development Regulation Board

Chair James A. Jones
Vice Chair Glenn Davis
Board Member Sybil Dodson-Lucas
Board Member Christopher Dolney
Board Member Pete Lehnertz
Board Member Jake Scully
Board Member Clinton Smith
School Board Representative David Freeman

Wednesday, January 18, 2017

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 [17-26](#) MEETING MINUTES OF THE DECEMBER 21, 2016 PLANNING AND
LAND DEVELOPMENT REGULATION BOARD MEETING

Attachments: [MeetingMinutes PLDRB 12 21 16](#)

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 [17-19](#) A COMPREHENSIVE PLAN AMENDMENT FOR A 145+/- ACRE PARCEL
FROM GREENBELT, INDUSTRIAL, AND CONSERVATION TO
RESIDENTIAL, INDUSTRIAL, AND CONSERVATION ALONG WITH A
POLICY TO LIMIT DEVELOPMENT ON SUBJECT PARCEL TO 348
DWELLING UNITS AND 350,000 SQ. FT. OF NON-RESIDENTIAL USE.

Attachments: [Staff Report-Parcel 145-FLUM-1-9-17](#)

[Existing FLUM-Parcel 145](#)

[Proposed FLUM-Parcel 145](#)

- 3 [17-20](#) A ZONING MAP AMENDMENT FOR A 145+/- ACRE PARCEL FROM HIGH
INTENSITY COMMERCIAL (COM-3), LIGHT INDUSTRIAL (IND-1), AND
SUBURBAN ESTATE RESIDENTIAL (EST-1) TO MASTER PLANNED
DEVELOPMENT (MPD)

Attachments: [Staff Report-Parcel 145-Rezoning-1-6-17](#)

[Current Zoning-Parcel 145](#)

[Proposed Zoning-Parcel 145](#)

[MPD Agreement-Palm Coast 145 Revised Version 1-11-17](#)

[Palm Coast 145 LLC Conceptual Master Plan Exhibit B 1-10-17](#)

E. Board Discussion and Staff Issues

F. Adjournment