



City of Palm Coast

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

Results 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, October 18, 2017

5:30 PM

City Hall Community Wing

AMENDED AGENDA

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**

Present: 7 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, Board Member Smith, and School Board Representative Freeman

Unexcused: 1 - Board Member Lehnertz

C. Approval of Meeting Minutes

D. Public Hearings

1 [17-401](#) MEETING MINUTES OF THE SEPTEMBER 19, 2017 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Attachments: [PLDRB Meeting Minutes 9 19 17](#)

Adopted as amended

Approved: 7 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, Board Member Smith, and School Board Representative Freeman

Unexcused: 1 - Board Member Lehnertz

2 [17-404](#) ORDINANCE 2017-XX KINGS POINTE MULTI-FAMILY REZONING 11.43+/- ACRES FROM HIGH INTENSITY COMMERCIAL (COM-3) TO MULTI-FAMILY RESIDENTIAL (MFR-2), APPLICATION NO. 3421

Attachments: [KingsPointeMF Rezoning Ord \(10-9-17\)](#)

[Kings Pointe Staff Report for PLDRB](#)

[KingsPointeDistantAerial](#)

[KingsPointeClose-inAerial](#)

[KingsPointeFLUM](#)

[KingsPointeExistingZoningMap](#)

[KingsPointeProposedZoningMap](#)

[KingsPointeSchoolConcurrency](#)

[KingsPointeSignNotifAffid](#)

Approved

Approved: 7 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, Board Member Smith, and School Board Representative Freeman

Unexcused: 1 - Board Member Lehnertz

3 [17-408](#) A Comprehensive Plan amendment for a 196+/- acre parcel from Flagler County designations of Mixed Use High Intensity and Industrial to Mixed Use along with a policy to limit development on subject parcel to 1,500 dwelling units and 200,000 sq. ft. of non-residential uses.

Continued

- 4 [17-402](#) A ZONING MAP AMENDMENT FROM INDUSTRIAL (FLAGLER COUNTY DESIGNATION) TO GENERAL COMMERCIAL (COM-2) FOR A 2+/- ACRE PARCEL LOCATED AT THE SOUTHEAST CORNER OF COLBERT LANE AND ROBERTS ROAD
Continued
- Approved: 7 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, Board Member Smith, and School Board Representative Freeman
- Unexcused: 1 - Board Member Lehnertz
- 5 [17-403](#) A ZONING MAP AMENDMENT FROM INDUSTRIAL (FLAGLER COUNTY DESIGNATION) TO LIGHT INDUSTRIAL (IND-1) FOR A 10+/- ACRES OF LAND LOCATED AT 465 AND 551 ROBERTS ROAD
Continued
- Approved: 7 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, Board Member Smith, and School Board Representative Freeman
- Unexcused: 1 - Board Member Lehnertz
- 6 [17-406](#) A ZONING MAP AMENDMENT FOR 184+/- ACRES LOCATED 1400 NORTH OF SR100 ON THE EASTSIDE OF COLBERT LANE FROM FLAGLER COUNTY DESIGNATION OF MIXED USE HIGH INTENSITY PLANNED UNIT DEVELOPMENT TO CITY OF PALM COAST DESIGNATION OF MASTER PLANNED DEVELOPMENT ALONG WITH COMPANION DEVELOPMENT AGREEMENT
Continued
- Approved: 7 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, Board Member Smith, and School Board Representative Freeman
- Unexcused: 1 - Board Member Lehnertz

E. **Board Discussion and Staff Issues**

F. **Adjournment**

[17-409](#) ATTACHMENTS TO MINUTES

Attachments: [KingsPointeMF for PLDRB \(10-18-17\)](#)