



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, August 16, 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

Present: 6 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, and Board Member Smith

Excused: 2 - Board Member Lehnertz, and School Board Representative Freeman

B. Roll Call and Determination of a Quorum

C. Approval of Meeting Minutes

1 [17-327](#) MEETING MINUTES OF THE MAY 21, 2017 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Attachments: [PLDRB Meeting Minutes June 21, 2017](#)

Approved as presented

Approved: 6 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, and Board Member Smith

Excused: 2 - Board Member Lehnertz, and School Board Representative Freeman

D. Public Hearings

2 [17-332](#) SPECIAL EXCEPTION REQUEST TO ALLOW A MICROBREWERY AT EUROPEAN VILLAGE, 101 PALM HARBOR BLVD., UNITS 123-125.

Attachments: [Staff Report Special Exception Microbrewery](#)

[Letter to the PLDRB](#)

[Location map](#)

[FLUM 3372](#)

[Zoning 3372](#)

[Affidavit](#)

[Special Exception other Development Order - European Village Microbrewery](#)

Approved

Approved: 6 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, and Board Member Smith

Excused: 2 - Board Member Lehnertz, and School Board Representative Freeman

- 3 [17-348](#) SPECIAL EXCEPTION FOR DISCOUNT TIRE LOCATED ON A PROPOSED LOT LOCATED ON THE 0.98+/- ACRE SOUTHERLY PORTION OF THE EXISTING 17.34+/- ACRE, LOT 1 WHERE HOME DEPOT IS LOCATED.

Attachments: [Discount Tire Special Exception Staff Report \(8-3-17\)](#)
 [Discount Tire C-03 Site Plan 8-4-17](#)
 [Discount Tire Distant Aerial](#)
 [Discount Tire Close-in Aerial](#)
 [Discount Tire FLUM](#)
 [Discount Tire Zoning Map](#)
 [Discount Tire Traffic Stmt Letter 7-13-17](#)
 [Discount Tire Spec Excep Cover Ltr Rev. 8-3-17](#)
 [Discount Tire SE Notification List](#)
 [Discount Tire Special Exception Development Order](#)

Approved

Approved: 6 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, and Board Member Smith

Excused: 2 - Board Member Lehnertz, and School Board Representative Freeman

- 4 [17-347](#) A TECHNICAL SITE PLAN FOR DISCOUNT TIRE LOCATED ON A PROPOSED LOT LOCATED ON THE 0.98+/- ACRE SOUTHERLY PORTION OF THE EXISTING 17.34+/- ACRE, LOT 1 WHERE HOME DEPOT IS LOCATED.

Attachments: [Discount Tire Site Plan Staff Report 8-8-17](#)
 [Discount Tire C-03 Site Plan 8-4-17](#)
 [Discount Tire Distant Aerial](#)
 [Discount Tire Close-in Aerial](#)
 [Discount Tire FLUM](#)
 [Discount Tire Zoning Map](#)
 [Discount Tire Traffic Stmt Letter 7-13-17](#)
 [Discount Tire Site Plan Development Order](#)

Approved

Approved: 6 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, and Board Member Smith

Excused: 2 - Board Member Lehnertz, and School Board Representative Freeman

- 5 [17-320](#) A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF A 5+/- ACRE PARCEL LOCATED 1800' NORTH OF WHITEVIEW PARKWAY ON THE EASTSIDE OF US-1 FROM AGRICULTURE & TIMBERLANDS (FLAGLER COUNTY DESIGNATION) TO MIXED USE (CITY OF PALM COAST DESIGNATION)

Attachments: [Staff Report-Tearoc of Florida-FLUM](#)
[location map](#)
[sr 5379 current FLUM](#)
[sr 5379 proposed FLUM](#)
[sr 5379 current zoning](#)

Approved

Approved: 6 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, and Board Member Smith

Excused: 2 - Board Member Lehnertz, and School Board Representative Freeman

- 6 [17-321](#) A ZONING MAP AMENDMENT FROM AGRICULTURE (FLAGLER COUNTY DESIGNATION) TO LIGHT INDUSTRIAL (IND-1) FOR A 5+/- ACRE PARCEL LOCATED 1800' NORTH OF WHITEVIEW PARKWAY ON THE EASTSIDE OF US-1

Attachments: [Staff Report-Tearoc of Florida-Rezoning](#)
[Ordinance-Tearoc- Schedule B Revised Official Zoning Map Included](#)
[location map](#)
[sr 5379 current zoning](#)

Approved

Approved: 6 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Scully, and Board Member Smith

Excused: 2 - Board Member Lehnertz, and School Board Representative Freeman

- 7 [17-354](#) AMEND AND RESTATE THE 2ND AMENDED AND RESTATED PALM COAST PARK DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDER

Attachments: [PCP DRI 3rd Amended Staff Report \(8-10-17\)](#)
[Palm Coast Park DRI-MPD Aerial Map](#)
[PC Park Resolution 3rd Amended DRI 8-10-17](#)
[PC Park DRI 3rd Master Dev. Plan \(Ex B\)](#)
[PC Park DRI 3rd MPD Uses Plan \(Ex C\)](#)
[PC Park DRI 3rd Amended Tract Map \(Ex D\)](#)
[PC PARK DRI 3rd Revised - 7-31-17 \(Ex H\)](#)

Approved

Approved: 4 - Chair Jones, Board Member Dodson-Lucas, Board Member Dolney, and Board Member Scully

Denied: 1 - Vice Chair Davis

Excused: 2 - Board Member Lehnertz, and School Board Representative Freeman

8 [17-353](#)

A MODIFICATION OF THE PALM COAST PARK MASTER PLANNED DEVELOPMENT (MPD) DEVELOPMENT AGREEMENT

Attachments: [PCP MPD Staff Report for PLDRB 8-9-17](#)
[Palm Coast Park DRI-MPD Aerial Map](#)
[1st amend PC Park MPD DA 8-10-17 CDR](#)
[PC Park MPD Tract Map \(Ex B\) 8-3-17](#)
[PC Park MPD Uses Plan \(Ex C\) 8-3-17](#)
[PCP MPD Rezoning Ordinance 8-10-17](#)

Approved

Approved: 4 - Chair Jones, Board Member Dodson-Lucas, Board Member Dolney, and Board Member Scully

Denied: 1 - Vice Chair Davis

Excused: 2 - Board Member Lehnertz, and School Board Representative Freeman

E. Board Discussion and Staff Issues

F. Adjournment

[17-376](#)

ATTACHMENTS TO MINUTES

Attachments: [Special Exception Elite Moonrise Brewery Power Point](#)
[Special Exception Discount Tire Power Point](#)
[Discount Tire Site Plan Power Point](#)
[Applicant of Discount Tire- Power Point](#)
[Tearoc FLUM and Rezoning Power Point](#)
[Palm Coast Park DRI & MPD PowerPoint](#)
[Voting Conflict for Clinton F. Smith Agenda Items 7 & 8](#)