



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

Tuesday, September 19, 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 [17-394](#) MEETING MINUTES OF THE AUGUST 16, 2017 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Attachments: [Meeting Minutes PLDRB 8 16 17](#)

D. Public Hearings

- 2 [17-393](#) ORDINANCE 2017-XX REZONING 6.2+/- ACRES FROM PUBLIC/SEMI-PUBLIC (PSP) TO NEIGHBORHOOD COMMERCIAL (COM-1), APPLICATION NO. 3399.

Attachments: [PCUM Church Staff ReportforPLDRB\(2\)](#)

[UM Church Rezoning Ord \(9-19-17\)](#)

[UM Church Distant Aerial](#)

[UM Church Close-in Aerial](#)

[UM Church FLU Map](#)

[UM Church Zoning Map](#)

[UM Church Change to COM-1 Ltr](#)

[UM Church NIM Data](#)

[UM Church Notif. Affidavit](#)

- 3 [17-391](#) A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE MAP DESIGNATION OF 109+/- ACRE PARCEL FROM FLAGLER COUNTY DESIGNATIONS OF RESIDENTIAL-MEDIUM DENSITY, COMMERCIAL-LOW INTENSITY, AND CONSERVATION TO CITY OF PALM COAST DESIGNATIONS OF RESIDENTIAL, MIXED USE, AND CONSERVATION INCLUDING A NOTE TO LIMITING RESIDENTIAL DEVELOPMENT TO 615 DWELLING UNITS

Attachments: [Staff Report-Marina Del Palma-FLUM](#)

[Location Map-Marina Del Palma](#)

[Current FLUM-Marina Del Palma](#)

[Current Zoning-Marina Del Palma](#)

[Proposed FLUM-Marina Del Palma](#)

[Harborview Marina ERP-SPA](#)

- 4 [17-392](#) A ZONING MAP AMENDMENT FROM PLANNED UNIT DEVELOPMENT (FLAGLER COUNTY DESIGNATION) TO MASTER PLANNED DEVELOPMENT (CITY OF PALM COAST DESIGNATION) FOR A 109+/- ACRE PARCEL LOCATED 1400' NORTH OF ROBERTS ROAD ON THE EASTSIDE OF COLBERT LANE

Attachments: [Staff Report-Marina Del Palma-Rezoning](#)

[Master Planned Development-Marina Del Palma-9-14-17-db-jp-cr comments](#)

[Current Zoning-Marina Del Palma](#)

[Proposed Zoning-Marina Del Palma](#)

- 5 [17-374](#) ORDINANCE 2017-XX DEFINING PHARMACIES AND MEDICAL MARIJUANA TREATMENT CENTER; ESTABLISHING PERMITTED ZONING DISTRICTS FOR THESE USES.

Attachments: [STAFF REPORT FOR ORDINANCE](#)
 [PROPOSED ORDINANCE](#)
 [ZONING MAP RETAIL AND PHARMACY LOCATIONS](#)

E. **Board Discussion and Staff Issues**

F. **Adjournment**

- [17-396](#) ATTACHMENTS

Attachments: [PC UM Church Presentation](#)
 [Applicant Presentation for PC UM Church](#)
 [Marina Del Palma FLUM and Rezoning Presentation](#)
 [Medical Marijuana Ordinance Presentation](#)