



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

Wednesday, October 21, 2015

5:30 PM

**Palm Coast Community Center Room 102 (3rd
Wednesday)**

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 [15-431](#) MEETING MINUTES OF THE SEPTEMBER 16, 2015 PLANNING AND
LAND DEVELOPMENT REGULATION BOARD MEETING

Attachments: [Meeting Minutes PLDRB 9 16 15](#)

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 [15-412](#) A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE
LAND USE MAP DESIGNATION OF A 1.1 ACRE PARCEL LOCATED AT
THE SOUTHWEST INTERSECTION OF INTERSTATE-95 AND STATE
ROAD 100 FROM GREENBELT TO MIXED USE, ALONG WITH A SITE
SPECIFIC POLICY LIMITING DEVELOPMENT ON THE PARCEL

Attachments: [Ordinance-SR100 MPC Lot.docx](#)
[Staff Report-SR100 MPC Lot-FLUM](#)
[Location Map](#)
[Existing Future Land Use Map](#)
[Proposed FLUM Amendment](#)
[UMAM Impact and Mitigation Summary \(2\)](#)

- 3 [15-413](#) A ZONING MAP AMENDMENT FROM AGRICULTURE TO HIGH
INTENSITY COMMERCIAL (COM-3) FOR A 1.1 ACRE PARCEL
LOCATED AT THE SOUTHWEST QUADRANT OF INTERSTATE-95 AND
STATE ROAD 100

Attachments: [Ordinance -ICI-Rezoning.docx](#)
[Current Zoning](#)
[Proposed Zoning](#)
[Staff Report-MCP Lots-Rezoning](#)

- 4 [15-426](#) ORDINANCE 2015-XX REZONING BLOCK 140, LOTS 19 THROUGH 35 AND BLOCK 141, LOTS 2 THROUGH 19, OF THE PALM COAST PARK AT PALM COAST, MAP OF LAKEVIEW, SECTION 37 PLAT, FROM MFR-1 TO SFR-2
Attachments: [Planning Division Staff Report_draft](#)
[Location map](#)
[Existing Zoning map](#)
[Proposed Zoning map](#)
[FLUM map](#)
[Neighborhood Meeting Notice Letter](#)
[Neighborhood Meeting sign in sheet](#)
[Neighborhood Meeting Results Letter](#)
- 5 [15-422](#) ORDINANCE 2015-XX, AMENDMENT TO THE MASTER PLANNED DEVELOPMENT (MPD) DEVELOPMENT AGREEMENT FOR CITATION ESTATES, APPLICATION 2751
Attachments: [Planning Division Staff Report](#)
[Ordinance draft](#)
[Location map](#)
[Zoning](#)
[FLUM map](#)
[Trip Generation Comparison](#)
[MPD Development Agreement](#)
[MPD DA Exhibits](#)
- 6 [15-406](#) PROPOSED LAND DEVELOPMENT CODE AMENDMENT ON STANDARDS FOR ACCESSORY STRUCTURES
Attachments: [Accessory Uses Ordinance \(10-15-15\)](#)
[Colorado Drive Pool Sketch](#)
[Pilgrim Drive Pool Sketch\(2\)](#)
[AccessoryUseSetbackDrawing\(3\)](#)

- 7 [15-420](#) ORDINANCE 2015-XX; A PROPOSED ORDINANCE AMENDING LANDSCAPE BUFFER REQUIREMENTS, EXCLUDING A SEGMENT OF OLD KINGS ROAD AND PALM COAST PARKWAY FROM THE LIST OF SPECIALLY DESIGNATED ROADWAYS.

Attachments: [ORDINANCE NO 2015 AMENDMENTS TO SEPCIALLY DESIGNATED ARTEF](#)
[Staff Report 10 15 15](#)
[PLANNING LOCATION MAP](#)
[PLANNING FUTURE LAND USE MAP](#)
[PLANNING ZONNG MAP](#)

E. Board Discussion and Staff Issues

F. Adjournment

[15-452](#) ATTACHMENTS

Attachments: [MPC Lots FLUM and Rezoning](#)
[MPC LOTS-2015-10-21_PLDRB_App 2934 and 2935](#)
[Leighton Lane Parcels rezoning](#)
[Leighton Lane Applicant Presentation](#)
[Citation Estates](#)
[AccessoryUsesfor10-21-15PLDRB](#)
[Chapter 11 Perimeter Buffer Requirements](#)