



City of Palm Coast

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

Meeting Agenda Planning & Land Development Regulation Board

Board Member James Jones
Board Member 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, November 16, 2016

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. Election of Chair and Vice Chair

1 [16-460](#) ELECTION OF THE CHAIR PERSON TO THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD

- 2 [16-461](#) ELECTION OF THE VICE CHAIR PERSON TO THE PLANNING AND LAND DEVELOPMENT REGULATIONS BOARD

D. Approval of Meeting Minutes

- 3 [16-407](#) MINUTES OF THE PLANNING & LAND DEVELOPMENT REGULATIONS BOARD'S

- A. AUGUST 4, 2016 PLDRB SPECIAL MEETING
- B. AUGUST 17, 2016 PLDRB MEETING
- C. SEPTEMBER 20, 2016 PLDRB MEETING

Attachments: [Meeting Minutes 8 4 16 PLDRB](#)

[Meeting Minutes for August 17, 2016 PLDRB](#)

[Meeting Minutes for September 20, 2016 PLDRB](#)

E. 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

- 4 [16-455](#) ORDINANCE 2016-XX REZONING 28.60 +/- ACRES FROM MATANZAS LAKE PLANNED UNIT DEVELOPMENT (PUD) TO MATANZAS LAND MASTER PLANNED DEVELOPMENT (MPD), APPLICATION NO. 3112

Attachments: [Matanzas Land MPD Staff Report PLDRB](#)

[Matanzas Land Zoning](#)

[Matanzas Land FLUM](#)

[Matanzas Land Aerial](#)

[Matanzas Land Aerial \(Closeup\)](#)

[Matanzas Land Ordinance and Master Planned Development](#)

[Matanzas Land Master Plan 11-9-16](#)

[Matanzas Land NIM Data](#)

[Matanzas Land Notice Affidavit](#)

[Matanzas Land School Letter \(9-9-16\)](#)

- 5 [16-302](#) APPROVING THE APPLICATION FOR A TIER II 68 UNIT 70 BED 45,952 SF
MEMORY CARE FACILITY ON A 3.9 ACRE PARCEL LOCATED AT 2
CORPORATE DRIVE

Attachments: [WATERCREST STAFF REPORT APP 3127](#)
[FUTURE LAND USE MAP](#)
[ZONING MAP](#)
[AERIAL MAP](#)
[SITE PLAN](#)
[ELEVATIONS](#)
[CONCEPT RENDERING](#)
[MONUMENT SIGN](#)

- 6 [16-459](#) SPECIAL EXCEPTION TO ALLOW A TATTOOING, BODY PIERCING, AND
OTHER BODY ART AT 25 PINE CONE DRIVE, PALM COAST

Attachments: [STAFF REPORT](#)
[LOCATION MAP](#)
[ZONING MAP](#)
[FUTURE LAND USE MAP](#)
[JUSTIFICATION PLDRB LETTER](#)
[CREDENTIALS](#)

F. Board Discussion and Staff Issues

G. Adjournment

- [16-465](#) ATTACHMENTS

Attachments: [Agenda item #3 - Mantazas Applicant Presentation](#)
[Agenda item #4 - Watercrest Development App 3127](#)
[Agenda item #5 - Link to the Market Street Viera Project](#)
[Agenda item #6 - Special Exception presentation - Application 3192 Tattoo Stu](#)