



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

Wednesday, February 15, 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 [17-54](#) MEETING MINUTES OF THE JANUARY 18, 2017 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

Attachments: [Meeting Minutes of the 1 18 17 PLDRB](#)

D. Public Hearings

- 2 [17-38](#) ORDINANCE 2017-XX REZONING 50.0 +/- ACRES FROM SUBURBAN ESTATE (EST-1) WITH ABOUT 8 ACRES TO GENERAL COMMERCIAL (COM-2) AND ABOUT 42 ACRES TO MULITI-FAMILY RESIDENTIAL (MFR-2), APPLICATION NO. 3247

Attachments: [Winds Chant Ordinance](#)

[Winds Chant Staff ReportforPLDRB](#)

[Winds Chant Engr. Aerial Map](#)

[Winds Chant FLUM Map](#)

[Winds Chant Zoning Map](#)

[Winds Chant Rezoning Plan \(1-24-17\)](#)

[Winds Chant Re-Zoning Application](#)

[Winds Chant Authorization Ltr.](#)

[Winds Chant NIM Data](#)

[Winds Chant Env. Study Summary](#)

[Winds Chant Traffic Study Summary](#)

- 3 [17-61](#) APPLICATION 3230 TO REVISE THE TOWN CENTER DEVELOPMENT AGREEMENT, ORDINANCE 2003-32 AND ADOPT THE AMENDED AND RESTATED TOWN CENTER MPD ORDINANCE 2017-XX

Attachments: [Letter from applicant to postpone item received 2 15 17](#)

[AREA MAP](#)

[LOCATION MAP TOWN CENTER](#)

[ZONING MAP TOWN CENTER](#)

[FLUM MAP TOWN CENTER](#)

[PLANNING DIVISION STAFF REPORT 3230](#)

[AMENDED AND RESTATED MPD](#)

[EXHIBITS AMENDED AND RESTATED MPD ALL](#)

[AMENDED AND RESTATED MPD strike thru](#)

E. Board Discussion and Staff Issues

F. Adjournment

- [17-64](#) ATTACHMENTS

Attachments: [Winds Chant PP for 2-15-17 PB](#)

