



# City of Palm Coast

City Offices  
at City Marketplace  
160 Cypress Point  
Parkway, Suite B-106  
Palm Coast, Florida 32164  
www.palmcoastgov.com

## 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*

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**Wednesday, July 15, 2015**

**5:30 PM**

**City Offices at City Marketplace (3rd  
Wednesday)**

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#### 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 [15-261](#) MEETING MINUTES OF THE MAY 20, 2015 PLANNING AND LAND**

DEVELOPMENT REGULATION BOARD MEETING

**Attachments:** [MeetingMinutes PLDRB 5 20 15](#)

- 2     [15-269](#)     MEETING MINUTES OF THE MAY 20, 2015 PLANNING AND LAND DEVELOPMENT REGULATION BOARD WORKSHOP MEETING

**Attachments:** [MeetingMinutes PLDRB Workshop 5 20 15](#)

- 3     [15-279](#)     MEETING MINUTES OF THE JUNE 3, 2015 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING

**Attachments:** [MeetingMinutes June 3, 2015 PLDRB](#)

**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

- 4     [15-292](#)     SPECIAL EXCEPTION TO ALLOW A CARWASH USE, APPLICATION 2914, FOR 2.2 ACRE PARCEL GENERALLY LOCATED AT 110 CYPRESS POINT PARKWAY, ACROSS FROM PINE CONE DRIVE.

**Attachments:** [LOCATION MAP](#)  
[FUTURE LAND USE MAP](#)  
[ZONING MAP](#)  
[APPLICANT LETTER](#)  
[Superwash 2914Staff Report 7-15-15](#)  
[CONCEPT PLAN ONE](#)  
[CONCEPT PLAN TWO](#)  
[PRELIMINARY TRAFFIC STUDY](#)  
[NOTIFICATION LETTER](#)  
[RENDERINGS](#)  
[ELEVATIONS](#)  
[Survey](#)

- 5     [15-287](#)     ORDINANCE 2015-XX AMENDING THE UNIFIED LAND DEVELOPMENT CODE TO INCLUDE HEIGHT, SETBACK AND DISTANCE STANDARDS FOR WIRELESS COMMUNICATION FACILITIES

**Attachments:** [Cell Tower Ordinance final Workshop](#)  
[Zoning Map Palm Coast Pkwy Overlay](#)

E. Board Discussion and Staff Issues

F. Adjournment