



City of Palm Coast

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

Meeting Minutes 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 Walt Fischer

Wednesday, April 17, 2013

5:30 PM

City Offices at City Marketplace (3rd Wednesday)

RULES OF CONDUCT:

- >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.
- >Other matters of concern may be discussed as determined by Planning and Land Development Regulation Board.
- >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

Roll Call and Determination of a Quorum

Present: 8 - Chair Beebe, Vice Chair Jones, Board Member Cuff, Board Member Davis, Board Member Dodson-Lucas, Board Member Dolney, Board Member Henderson, and School Board Representative Fischer

C. Approval of Meeting Minutes

[13-119](#)

MEETING MINUTES OF THE MARCH 20, 2013 PLANNING AND
LAND DEVELOPMENT REGULATION BOARD MEETING

Attachments: [3-20-13 DRAFT Meeting Minutes](#)

Board member Jones made a motion to approve the minutes as written, Mr. Henderson seconded, and the motion carried unanimously.

Approved: 7 - Chair Beebe, Vice Chair Jones, Board Member Cuff, Board Member Davis, Board Member Dodson-Lucas, Board Member Dolney, and Board Member Henderson

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

[13-101](#)

SPECIAL EXCEPTION TO ALLOW TATTOOING AND BODY ART
WITHIN THE GENERAL COMMERCIAL ZONING DISTRICT -
PARKWAY PLAZA

Attachments: [Planning Division Staff Report](#)
 [Recommended Development Order](#)
 [Aerial](#)
 [Future Land Use Map](#)
 [Official Zoning Map](#)
 [Justification \(Applicant\)](#)

A presentation was given by Senior Planner Sara Lockhart, which is attached to the minutes.

Micheal Billard was present on behalf of the applicant.

Board member Jones - Are you the only artist? Ans: Mr. Billard - Yes, but I may hire one or two additional in the future.

Board member Jones - How will the medical waste be disposed of? Ans: Mr. Billard - Discussed with the Department of Health and will have red bag collection. Will contract with a local collector for disposal.

Board member Lucas- Where will you get your client base? Ans: Mr. Billard - I have a following. Also through word of mouth and social networking.

Board Member Henderson made a motion to approve the application, Board

Member Cuff seconded, and the motion carried unanimously.

Approved: 7 - Chair Beebe, Vice Chair Jones, Board Member Cuff, Board Member Davis, Board Member Dodson-Lucas, Board Member Dolney, and Board Member Henderson

Presentations

[13-116](#)

OVERVIEW OF VARIANCES

A presentation was given by Senior Planner Sara Lockhart, which is attached to the minutes.

[13-117](#)

SUMMARY OF DEVELOPMENT ACTIVITY BY APPLICATION TYPE

A presentation was given by Senior Planner Sara Lockhart, which is attached to the minutes.

E. Board Discussion and Staff Issues

Discussion regarding the Brookhaven project and affordable/low income housing.

F. Adjournment

[13-140](#)

ATTACHMENTS TO MINUTES

Attachments: [Item #2 - City Presentation \(Special Exception\)](#)
[Item #3 - City presentation \(Overview of variances\)](#)
[Item #4 - City presentation \(Summary of Development Activity\)](#)