



City of Palm Coast

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

Meeting Minutes 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, June 21, 2017

5:30 PM

City Hall Community Wing

AMENDED AGENDA

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

Chair Jones called the Planning and Land Development Regulation Board (PLDRB) meeting of Wednesday, June 21, 2017 to order @ 5:30PM.

B. Roll Call and Determination of a Quorum

Present: 6 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Lehnertz, Board Member Scully, and Board Member Smith
Excused: 1 - School Board Representative Freeman
Absent: 1 - Board Member Dolney

C. Approval of Meeting Minutes

- 1 [17-186](#) MINUTES OF THE CITY PLANNING AND LAND DEVELOPMENT REGULATIONS BOARD MEETINGS:
 A. APRIL 19, 2017 BUSINESS MEETING
 B. MAY 3, 2017 WORKSHOP MEETING
 C. MAY 17, 2017 WORKSHOP MEETING
- A motion was made by Vice Chair Davis and seconded by Board Member Smith that the minutes be approved as presented. The motion was adopted by the following vote:**
- Approved:** 6 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Lehnertz, Board Member Scully, and Board Member Smith
Excused: 1 - School Board Representative Freeman

D. Public Hearings

- 2 [17-245](#) APPROVE A SPECIAL EXCEPTION TO ALLOW A TATTOOING, BODY PIERCING, AND OTHER BODY ART AT 160 CYPRESS POINT PARKWAY, UNIT A-203.

Mr. Ray Tyner, Planning Manager for the City of Palm Coast, introduced this matter as well as explained the use of a Special Exception within the City's Unified Land Development Code. Ms. Ida Meehan, Senior Planner for the City of Palm Coast gave a presentation which is attached to these minutes.

*Chair Jones: Is it on the first or second floor?
ANS: Ms. Meehan: Second floor.*

Chair Jones invited the applicant to address the board should she wish to. Ms. Danielle Muren, owner, addressed the members of the PLDRB.

*Mrs. Lucas: Are there health or regulations of concerns, as I'm not familiar with the requirements for a tattoo shop. Are there inspections that going on a regular basis by the City or standards that have to be met, periodically?
ANS: Ms. Muren, all of the artists that work in our shop are required to be licensed by*

the State of Florida. And as I said the three we are starting off with are all licensed in the State of Florida. Before we open we are required to have the health department come in to verify we have all the proper receptacles for any kind of waste. We will have that approval from the Health Department as we are required to have it prior to opening.

Mrs. Lucas: Do body piercing take place (there) as well?

ANS: Ms. Muren: At this time we will not be doing any body piercings. So any of the requirements for that will be strictly tattooing body art.

Chair Jones: Are there periodically health inspections?

ANS: Ms. Muren: They can come in. So we will keeping up to date (with those requirements).

Chair Jones: So then they would (just) walk-in and there they are?

ANS: Ms. Muren: Yes, exactly.

Vice Chair Jones: So in other words you are only applying for a tattoo artist?

ANS: Ms. Muren: Yes, no body piercing.

Chair Jones: However this approval would allow you to do that in the future?

ANS: Ms. Muren: Yes. We would be required to get more things for body piercings, by the Health Department. (Such as) sterilization equipment, more sinks, things like that.

Chair Jones: So you are not equipment for body piercings?

ANS: Ms. Muren: Right.

Vice Chair Jones: So are we just approving the tattooing and eliminating the body piercings, or is it going to be a blind thing they can bring in at any time?

Chair Jones asked the following to clarify Vice Chair Jones' question. Vice Chair: So how is it listed in the (Unified) Land Development Code, all three of these are together (referring to tattooing, body piercing and other body art)?

ANS: Ms. Meehan: Yes.

ANS: Ms. Muren: (To clarify) If the Health Department came in and we were doing body piercing without them (Health Department) coming in checking beforehand we could be sited.

Chair Jones: We approved one (a special exception to allow a tattooing, body piercing, and other body art location) recently. Is it in relatively the same general area?

ANS: Ms. Meehan: Yes, it was on Pine Cone Drive, across from Superwash. It was also internal in a professional office building.

Mr. Tyner clarified for the Board Members that the special exception approved earlier by the Board had not yet opened and to our knowledge they have no intention of opening.

Chair Jones: You said there is another one in Palm Coast now.

ANS: Ms. Muren: Currently, there is only one in Palm Coast now, it is off Palm Coast Pkwy. in a two-story complex with hot yoga and a Waza. It is Devoted Tattoo Studio.

Chair Jones: We probably approved that sometime in the past?

ANS: Mr. Tyner: Yes, we approved one a long time ago.

5:45PM Chair Jones opened the meeting to public.

5:46PM Chair Jones closed the meeting to public - no one approached the podium.

Mrs. Lucas: Just one point of clarification, at such time as they expand to body piercing and other services, they would not have to come back to this board, they would just have to meet the Health Departments standards to initiate those other functions?

ANS: Chair Jones: Exactly.

ANS: Mr. Scully: They would have to meet State licensing.

A motion was made by Board Member Smith and seconded by Board Member Lucas to approve as stated consistent with staff recommendations this special exception. The motion was adopted by the following vote

Approved: 6 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Lehnertz, Board Member Scully, and Board Member Smith

Excused: 1 - School Board Representative Freeman

3 [17-260](#)

ORDINANCE 2017-XX REZONING 3.02 +/- ACRES AT 149 LAKEVIEW BLVD. FROM MULTI-FAMILY RESIDENTIAL -1 (MFR-1) TO SINGLE FAMILY RESIDENTIAL-2 (SFR-2).

Mr. Ray Tyner, Planning Manager for the City of Palm Coast, introduced this matter as well as Ms. Ida Meehan, Senior Planner for the City of Palm Coast. Ms. Meehan gave a presentation which is attached to these minutes.

Mr. Tyner clarified the application regarding density as shown on the screen.

Chair Jones: Are you saying that you access lot #1 from Lewis Drive?

ANS: Mr. Tyner: Yes.

Chair Jones: So how do you get to lot #2?

ANS: Mr. Tyner: You don't.

Chair Jones: Did you say, "you don't"?

ANS: Mr. Tyner: Yes

Chair Jones: Because it is a rezoning, it has to go to the City Council?

ANS: Ms. Meehan: Yes.

Mrs. Lucas: What is the upside to having that big a piece of land, when they can only build one home?

ANS: Mr. Tyner: We have a number of people who are looking for more land?

Chair Jones opened the meeting to the public @ 6:01PM

Chair Jones closed the meeting to the public @ 6:02PM

Vice Chair Davis: Is this going to be one lot?

ANS: Mr. Tyner: Right now we have one lot. It is zoned as multi-family for 8 units per acre.

Vice Chair Davis: Planning

A motion was made by Board Member Scully and seconded by Board Member Lehnertz to approve the application as stated consistent with staff recommendations. The motion was adopted by the following vote

Approved: 6 - Chair Jones, Vice Chair Davis, Board Member Dodson-Lucas, Board Member Lehnertz, Board Member Scully, and Board Member Smith

Excused: 1 - School Board Representative Freeman

Enactment No: O2017-10

4 [17-272](#)

DISCUSSION OF THE RESULTS OF THE REQUEST TO HAVE A REPRESENTATIVE MEMBER OF THE PLANNING AND LAND DEVELOPMENT BOARD PRESENT DURING EACH OF THE CHAPTER REVIEW MEETINGS WITH VARIOUS STAKEHOLDERS.

Staff and the Board Members discussed the various assignments for the Unified Land Development Code future chapter review.

The Presentation was Received and Filed.

E. Board Discussion and Staff Issues

F. Adjournment

The meeting was adjourned at 6:17PM.

*Respectfully submitted:
Irene Schaefer, Recording Secretary*

[17-325](#)

ATTACHMENTS TO MINUTES