



City of Palm Coast
Agenda
Planning and Land
Development Regulation
Board

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

Chair Clinton Smith
Vice Chair Sandra Shank
Board Member James Albano
Board Member Charles Lemon
Board Member Hung Hilton
Board Member Suzanne Nicholson
Board Member David Ferguson
Alternate Board Member Sybil
Dodson-Lucas
Alternate Board Member Larry
Gross
School Board Rep William Whitson

Wednesday, May 17, 2023

5:30 PM

City Hall - Community Wing

- Public Participation shall be in accordance with Section 286.0114 Florida Statutes.
- Public comment on issues on the agenda or public participation shall be limited to 3 minutes.
- Other matters of concern may be discussed as determined by Committee during the meeting.
- If you wish to obtain more information regarding the agenda, please contact the Community Development Department at 386-986-3736.
- In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a reasonable accommodation to participate in any of these proceedings or meeting should contact the City Clerk at 386-986-3713, at least 48 hours prior to the meeting.
- It is proper meeting etiquette to silence all electronic devices, including cell phones while meeting is in session.
- Any person who decides to appeal any decision with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Call to Order and Pledge of Allegiance

Roll Call and Determination of a Quorum

Approval of Meeting Minutes

**1 MEETING MINUTES OF THE APRIL 19, 2023 PLANNING AND LAND DEVELOPMENT
REGULATION BOARD MEETING**

Public Hearing

2 SPECIAL EXCEPTION - SUPREME CUSTOM TATTOO - APPLICATION # 5416

3 TRAINING ON TRANSPORTATION PLANNING CONCURRENCY

Board Discussion and Staff Issues

Adjournment

City of Palm Coast, Florida Agenda Item

Agenda Date: May 17, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	MEETING MINUTES OF THE APRIL 19, 2023 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING	
Presenter: Irene Schaefer, Recording Secretary		
Background:		
Recommended Action: Approve as presented.		

City of Palm Coast, Florida

Agenda Item

Agenda Date : May 17, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	SPECIAL EXCEPTION - SUPREME CUSTOM TATTOO - APPLICATION # 5416	
Presenter: Estelle Lens, AICP, Planner		
Background: A request for a Special Exception in the General Commercial (COM-2) Zoning District to allow <i>Tattooing, Body Piercing and other Body Art</i> . The Supreme Custom Tattoo Studio is proposed in Unit 4B at 29 Old Kings Road North. Section 3.03.02 of the City Code identifies allowable uses within Nonresidential and Mixed Use Zoning Districts. Table 3-4 lists <i>Tattooing, Body Piercing and other Body Art</i> under the Personal Services category as only being allowed in the General Commercial (COM-2) District via approval of a Special Exception. <i>Tattooing, Body Piercing and other Body Art</i> is a permitted use within the High Intensity Commercial (COM-3) District. Kristin Fuentes has entered into a lease agreement for Unit 4B pending approval of this special exception. The property owner has signed the letter of authorization allowing Kristin Fuentes to apply for the Special Exception that would allow the tattoo studio. Staff finds that this request meets all requirements of the Land Development Code (LDC) Chapter 2, Part II. Development Orders and Agreements Subsection 2.05.05 – Review Findings, as well as Subsection 2.07. Special Exceptions, as outlined in the staff report.		
Recommended Action: Planning staff recommends that the Planning and Land Development Regulation Board (PLDRB) approve Supreme Custom Tattoo, Application No. 5416 to allow a Special Exception for <i>Tattooing, Body Piercing, and other Body Art</i> .		

City of Palm Coast, Florida Agenda Item

Agenda Date: May 17, 2023

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	TRAINING ON TRANSPORTATION PLANNING CONCURRENCY	
Presenter: Phong Nguyen, Senior Planner		
Background: Staff would like to discuss the transportation concurrency with the Planning and Land Development Regulation Board (PLDRB) members.		
Recommended Action: Presentation purposes only.		