



**City of Palm Coast  
Agenda  
PLANNING AND LAND  
DEVELOPMENT  
REGULATION BOARD**

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

***Vice Chair Sandra Shank  
Board Member James Albano  
Board Member Charles Lemon  
Board Member Hung Hilton  
Board Member Suzanne Nicholson  
Board Member David Ferguson  
Board Member Dana Mark Stancel  
Alternate Board Member Larry  
Gross  
Alternate Board Member Garrett  
Decker  
School Board Rep William Whitson***

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**Wednesday, October 16, 2024**

**5:30 PM**

**CITY HALL - COMMUNITY WING**

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- 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, persons needing assistance to participate in any of these proceedings should contact the ADA Coordinator at 386-986-2570 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 SEPTEMBER 17, 2024 PLANNING AND LAND  
DEVELOPMENT REGULATION BOARD MEETING**

**Public Hearing**

**2 PRESENTATION - EXTERIOR PAINT COLORS**

**3 ORDINANCE 2024-XX IMPLEMENTING THE LIVE LOCAL ACT**

**Board Discussion and Staff Issues**

**Adjournment**

# City of Palm Coast, Florida Agenda Item

**Agenda Date:** 10/16/2024

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>
<b>Division</b>	PLANNING	<b>Account #</b>
<b>Subject:</b>	MEETING MINUTES OF THE SEPTEMBER 17, 2024 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING	
<b>Presenter:</b>	Irene Schaefer, Recording Secretary	
<b>Attachments:</b>	1. Minutes	
<b>Background:</b>		
<b>Recommended Action:</b>	Approve as presented.	

# City of Palm Coast, Florida Agenda Item

**Agenda Date:** October 16, 2024

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>
<b>Division</b>	ZONING DIVISION	<b>Account #</b>
<b>Subject:</b> PRESENTATION - EXTERIOR PAINT COLORS		
<b>Presenter:</b> Alisha Mobley, Sr. Planning Technician and Barbara Grossman, Code Enforcement Manager		
<b>Background:</b> <p>The Community Development Department provided a presentation to the City Council, offering various options for potential modifications to the Land Development Code regarding exterior building house colors in Palm Coast. This presentation follows a previous workshop on June 11, 2024, where staff discussed color regulations including the Light Reflectance Value (LRV) criteria and the application process for exterior colors.</p> <p>The presentation will address the City Council's directives from the June meeting, which include:</p> <ul style="list-style-type: none"><li>• Reassessing the possibility of expanding color options for residents while maintaining the integrity of the color code.</li><li>• Exploring potential regulations for driveways.</li></ul> <p>Staff will also incorporate any direction received from City Council at their October 15, 2024 Business Meeting.</p> <p>City staff has prepared several options for Council's consideration, aiming to balance residents' desires for more color choices with the need to preserve the city's aesthetic standards.</p> <p>Staff is requesting the Board make recommendations to present to City Council for amendment to the code, if necessary.</p>		
<b>Recommended Action:</b> FOR PRESENTATION AND RECOMMENDATION TO THE CITY COUNCIL RELATING TO EXTERIOR COLORS.		

# City of Palm Coast, Florida Agenda Item

**Agenda Date:** 10/16/2024

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>	
<b>Division</b>	PLANNING	<b>Account #</b>	
<b>Subject:</b>	ORDINANCE 2024-XX AMENDING THE UNIFIED LAND DEVELOPMENT CODE TO IMPLEMENT AND ENSURE COMPLIANCE WITH THE LIVE LOCAL ACT		
<b>Presenter:</b>	Michael Hanson, AICP, Planner		
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. Ordinance</li> <li>2. White Paper</li> <li>3. Business Impact Statement</li> </ol>		
<b>Background:</b>	<p>This ordinance and related presentation are provided to educate and implement the Live Local Act within the City. The Live Local Act, otherwise known as Senate Bill 102 was signed into law by Governor DeSantis on March 29, 2023, and subsequently amended by Senate Bill 328, which was signed into law on May 16, 2024, with an immediate effective date.</p> <p>The Live Local Act preempts the City from regulating the use, density, height, or floor area ratio of an affordable housing development until October 1, 2033, in commercial and mixed-use zoning districts. Live Local developments must be mixed-use residential providing a mixture of residential and nonresidential uses (tied to the underlying zoning district). These projects must provide at least 40 percent of the units as affordable for households up to 120 percent of Area Median Income (AMI) for at least 30 years. Live Local mixed-use residential projects are required to have at least 65 percent of the buildable square footage of the project as residential. The city’s draft ordinance proposes a minimum of 30 percent of the buildable square footage of the project to be nonresidential development based on the underlying zoning district. The Live Local Act requires live local developments to be administratively approved, so any subsequent application under this act shall be treated as a Tier 1 application which does not come before the Planning and Land Development Regulation or the City Council. Any Live Local development shall be subject to any regulation adopted by the City that is not preempted by the Live Local Act.</p>		
<b>Recommended Action:</b>	<p>Planning Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find the proposed amendment to the Unified Land Development Code to implement and ensure compliance with the Live Local Act consistent with the Comprehensive Plan and the criteria in the Land Development Code and recommends that City Council APPROVE the proposed amendment.</p>		