



**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***

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**Wednesday, November 20, 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 OCTOBER 16, 2024 PLANNING AND LAND DEVELOPMENT  
REGULATION BOARD MEETING**

**Public Hearing**

**2 ELECTION OF A CHAIR AND VICE CHAIR TO THE PLANNING AND LAND DEVELOPMENT  
REGULATION BOARD**

**3 PRESENTATION QUASI-JUDICIAL AND SUNSHINE LAW TRAINING**

**Board Discussion and Staff Issues**

**Adjournment**

# City of Palm Coast, Florida Agenda Item

**Agenda Date:** November 20, 2024

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>
<b>Division</b>	PLANNING	<b>Account #</b>
<b>Subject:</b>	MEETING MINUTES OF THE OCTOBER 16, 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:** November 20, 2024

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>
<b>Division</b>	PLANNING	<b>Account #</b>
<b>Subject:</b>	ELECTION OF A CHAIR AND VICE CHAIR TO THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD	
<b>Presenter:</b>	Irene Schaefer, Recording Secretary	
<b>Attachments:</b>	1. None	
<b>Background:</b>	Annually we look to elect the chair and vice chair positions for the Planning and Land Development Regulation Board.	
<b>Recommended Action:</b>	Elect a chairperson and a vice chairperson to the Planning and Land Development Regulation Board.	

# City of Palm Coast, Florida Agenda Item

**Agenda Date:** November 20, 2024

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>
<b>Division</b>	PLANNING	<b>Account #</b>
<b>Subject:</b> PRESENTATION QUASI-JUDICIAL, ZONING, AND SUNSHINE LAW TRAINING		
<b>Presenter:</b> Jeremiah Blocker, City Attorney and Ray Tyner, Deputy Chief Development Officer		
<b>Attachments:</b> 1. PowerPoint(s) and Overview		
<b>Background:</b> City of Palm Coast legal counsel, Jeremiah Blocker will give a refresher to the Planning and Land Development Regulation Board members regarding the rules around the Quasi-Judicial proceedings and the State of Florida's Sunshine Law its requirements.		
<b>Recommended Action:</b> Presentation only.		