



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

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

***Chair Sandra Shank
Vice Chair 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 David Freeman***

Wednesday, December 18, 2024

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, 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 MINUTES OF THE NOVEMBER 20, 2024 PLANNING AND LAND DEVELOPMENT
REGULATION BOARD MEETING**

Public Hearing

2 PRESENTATION ON ZONING, TECHNICAL AND TRANSPORTATION REVIEW PROCESSES

Board Discussion and Staff Issues

Adjournment

City of Palm Coast, Florida Agenda Item

Agenda Date: December 18, 2024

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject:	MINUTES OF THE NOVEMBER 20, 2024 PLANNING AND LAND DEVELOPMENT REGULATION BOARD MEETING	
Presenter:	Irene Schaefer, Recording Secretary	
Attachments:	1. Minutes	
Background:		
Recommended Action:	Approve as presented.	

City of Palm Coast, Florida Agenda Item

Agenda Date: December 18, 2024

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject:	PRESENTATION ON ZONING, TECHNICAL AND TRANSPORTATION REVIEW PROCESSES	
Presenter:	Ray Tyner, Deputy Chief Development Officer, Dennis Leap, PE, Site Development Manager, Phong Nguyen, Senior Planner	
Attachments:		
Background:	City of Palm Coast staff members will give a presentation on zoning, technical and transportation review process.	
Recommended Action:	Presentation and Discussion.	