



City of Palm Coast
Agenda
PLANNING AND LAND
DEVELOPMENT
REGULATION BOARD

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoast.gov

Chair Sandra Shank
Vice Chair James Albano
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
School Board Rep Lisa Divina

Wednesday, November 19, 2025

5:30 PM

**City Hall - Jon Netts 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 PLANNING AND LAND DEVELOPMENT REGULATION BOARD OCTOBER 15, 2025
BUSINESS AND WORKSHOP MEETING MINUTES**

Public Hearing

- 2 ORDINANCE 2025-XX AMENDING THE CITY OF PALM COAST CODE OF ORDINANCES BY CREATING A NEW CHAPTER 8, ANIMALS, ARTICLE III, BACKYARD CHICKENS, SECTION 8-100, GENERAL CONDITIONS FOR THE KEEPING OF BACKYARD CHICKENS; AMENDING THE UNIFIED LAND DEVELOPMENT CODE S**

- 3 ORDINANCE 2025-XX ESTABLISHING THE CREATION OF THE RECOVERY RESIDENCE ORDINANCE PURSUANT TO FLORIDA STATE LEGISLATION SB 954**

Board Discussion and Staff Issues

Adjournment

City of Palm Coast, Florida Agenda Item

Agenda Date: November 19, 2025

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject:	PLANNING AND LAND DEVELOPMENT REGULATION BOARD OCTOBER 15, 2025 BUSINESS AND WORKSHOP MEETING MINUTES	
Presenter:	Irene Schaefer, Recording Secretary	
Attachments:	<ol style="list-style-type: none">1. Minutes of the October 15, 2025 Business Meeting2. Minutes of the October 15, 2025 Workshop Meeting	
Background:		
Recommended Action:	Approve as presented.	

City of Palm Coast, Florida Agenda Item

Agenda Date: November 19, 2025

Department	COMMUNITY DEVELOPMENT	Amount
Division	CODE ENFORCEMENT	Account #
Subject:	ORDINANCE 2025-XX AMENDING THE CITY OF PALM COAST CODE OF ORDINANCES BY CREATING A NEW CHAPTER 8, ANIMALS, ARTICLE III, BACKYARD CHICKENS, SECTION 8-100, GENERAL CONDITIONS FOR THE KEEPING OF BACKYARD CHICKENS AND AMENDING THE UNIFIED LAND DEVELOPMENT CODE	
Presenter:	Barbara Grossman, Code Manager	
Attachments:	<ol style="list-style-type: none">1. Ordinance Draft2. Application (currently available online)3. Sample Setback Map for Application4. Backyard Chicken Fence Acknowledgement5. Backyard Chicken Coop Acknowledgement	
Background:	<p>The City Council requested an Ordinance amendment to the Code of Ordinances as well as the Land Development Code to allow a backyard chicken program.</p> <p>In order to allow for backyard chickens, the creation of a new chapter in the Code of Ordinances titled: Chapter 8, <i>Animals</i>, Article III, <i>Backyard Chickens</i>, Section 8-100, <i>General Conditions for the Keeping of Backyard Chickens</i>. Also, amending the Unified Land Development Code Section 14.02 Glossary is necessary to implement the backyard chickens' program.</p> <p>Staff is providing a draft Ordinance for the Boards review.</p>	
Recommended Action:	STAFF RECOMMENDS THE PLDRB RECOMMEND TO THE CITY COUNCIL THE ORDINANCE AMENDING THE CITY OF PALM COAST CODE OF ORDINANCES BY CREATING A NEW CHAPTER 8, ANIMALS, ARTICLE III, BACKYARD CHICKENS, SECTION 8-100, GENERAL CONDITIONS FOR THE KEEPING OF BACKYARD CHICKENS; AMENDING THE UNIFIED LAND DEVELOPMENT CODE SECTION 14.02 GLOSSARY	

City of Palm Coast, Florida Agenda Item

Agenda Date: November 19, 2025

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: ORDINANCE 2025-XX ESTABLISHING THE CREATION OF THE RECOVERY RESIDENCE ORDINANCE PURSUANT TO FLORIDA STATE LEGISLATION SB 954		
Presenter: Jacqueline Gonzalez, Site Development Coordinator I, Barbara Grossman, Code Enforcement Manager		
Attachments:		
<ol style="list-style-type: none"> 1. Proposed Ordinance 2. Business Impact Estimate 		
Background:		
<p>This is a legislative item.</p> <p>In 2011, Federal and State governments created programs relating to recovery residences. The National Association of Recovery Residences (NARR) and Florida Association of Recovery Residences (FARR) Florida Statute 397.487 promotes standards and certifications for recovery residences. In 2013, NARR became National Alliance for Recovery Residences and FARR became Florida Alliance for Recovery Residences .</p> <p>In 2017, NARR established a code of ethics adopted by FARR, but it was on a voluntary evaluation for community-based residential homes. Federal courts have consistently supported the rights of recovery residences to operate in residential areas, challenging discriminatory zoning laws and selective enforcement of building codes. These challenges have caused an unintended consequence of allowing these institutions to go unchecked in fear of litigation.</p> <p>On July 1, 2025 Senate Bill 954 became effective requiring local governments to create an ordinance to be in effect by January 1, 2026. SB 954 requires the ordinance to include the following:</p> <ul style="list-style-type: none"> • Streamline Permit and Business Tax Process • Inclusion of Multifamily Zoning districts • Personnel Ratios • Fair Housing Compliance <p>In order to meet state compliance, additions of key definitions and terms for clarification to the Land Development Code (LDC) are necessary; updates to the LDC Zoning Use Table 3-2, existing forms like Reasonable Accommodation and Occupancy Care Home; and defining the responsible department/division and staff for this new process are proposed in this Ordinance.</p>		

Recommended Action:

STAFF RECOMMENDS THAT THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) RECOMMEND APPROVAL TO CITY COUNCIL TO ADOPT ORDINANCE 2025-XX ESTABLISHING THE CREATION OF THE RECOVERY RESIDENCE ORDINANCE PURSUANT TO FLORIDA STATE LEGISLATION SB 954.