



# City of Palm Coast Agenda

City Hall  
160 Lake Avenue  
Palm Coast, FL 32164  
[www.palmcoast.gov](http://www.palmcoast.gov)

## PLANNING AND LAND DEVELOPMENT REGULATION BOARD

*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*

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**Wednesday, July 15, 2026**

**5:30 PM**

**City Hall - Jon Netts 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.
- The City of Palm Coast is not responsible for any mechanical failure of recording equipment.
- 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.

NOTICE: This meeting is being live streamed on the City of Palm Coast YouTube channel and audio recorded for public record and transparency.

### **A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

### **B. ROLL CALL AND DETERMINATION OF A QUORUM**

### **C. APPROVAL OF MEETING MINUTES**

- 1. APPROVAL OF THE JUNE 17, 2026, BUSINESS AND WORKSHOP MEETINGS OF THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD**

### **D. PUBLIC HEARING**

- 2. A FUTURE LAND USE MAP (FLUM) AMENDMENT TO CHANGE 20,144+/- ACRES FROM CITY OF PALM COAST DESIGNATIONS: DRI-MU (NEOGA LAKES & OLD BRICK TOWNSHIP), CONSERVATION, AND MIXED USE, AND FLAGLER COUNTY DESIGNATIONS: AGRICULTURE & TIMBERLANDS, CONSERVATION, AND RESIDENTIAL LOW DENSITY/RURAL ESTATE TO MASTER PLANNED MIXED USE**
- 3. A ZONING MAP AMENDMENT TO CHANGE 20,144+/- ACRES ZONING MAP**

**AMENDMENT FROM THE CURRENT DESIGNATIONS OF PALM COAST MASTER  
PLANNED DEVELOPMENT, HIGH INTENSITY COMMERCIAL, AND PRESERVATION  
AND FLAGLER COUNTY DESIGNATIONS OF AGRICULTURE, AND RURAL MOBILE  
HOME TO CITY OF PALM COAST DESIGNATION OF MASTER PLANNED  
DEVELOPMENT ALONG WITH THE DEVELOPMENT AGREEMENT**

**E. MEMBERS DISCUSSION AND STAFF ISSUES**

**F. ADJOURNMENT**