

City of Palm Coast Land Development Code (LDC) Rewrite

LDC Rewrite Timeline (updated 09/30/25)

Chapter/% Complete	Title	Assigned PM(s)	Key Topics	PLDRB Workshop	City Council Workshop	BEAC	FCARD / VCARD / HBA/Chamber of Commerce
5/90%	Transportation, Connectivity, Access, and Parking	Phong, Jose	Transportation, Access, Parking	October 8 th October 15 th	November 11 th		Week of October 6 th – 10 th
7/90%	Concurrency Management System	Phong, Jose	Public Facilities, Concurrency Review, Proportionate Share	October 15 th October 22 nd	November 25 th December 9 th		Week of October 6 th -10 th
9/90%	Engineering Design and Utilities, Stormwater	Dennis, Phong, Estelle, Carmelo	Platting, Stormwater Management, Utilities, Outdoor Lighting	November 5 th November 19 th	December 23 rd January 13 th January 27 th		Week of October 6 th -10 th
12/90%	Signs and Advertising	Estelle, Alisha	Signage Regulations	November 19 th	January 27 th		
13/70%	Architectural Design Regulations	Rick, Eric G, Dylan, JB Pro	Residential & Non-residential Design Standards	December 3 rd December 17 th (Joint Meeting with BEAC)	February 10 th February 24 th	October 16 th October 30 th	
Chapters 5,7,9,12,13,10	As needed. IF not, the following workshop dates will move up accordingly.			January 2026 Workshops as needed.	March 31 st April 14 th		January For Transportation, Stormwater and Environmental as necessary
10/30%	Environmental and Cultural Resource Protection	Dylan, Jordan	Wetlands, Floodplain, Cultural & Historic Resources	February 4 th February 18 th February 25 th (Joint Meeting with BEAC)	March 24 th March 31 st (special WS)	November 13 th December 4 th December 18 th	
11/10%	Tree Protection, Landscape, Buffers, and Irrigation	Rick, JB Pro, Dylan, Carol	Tree Preservation, Buffers, Enforcement	March 4 th March 18 th March 25 th (Joint with BEAC)	April 28 th May 12 th	January 22 nd January 29 th February 26 th	Week of March 2 nd -6 th

1/0%	General Provisions	Marcus	Authority, Violations, Nonconformities	April 1 st April 15th	May 26 th June 9th		
2/0%	Review Authority, Enforcement, and Procedures	Marcus	Review Authority, Development Orders & Agreements	April 1 st April 15th	May 26 th June 9th		
3/0%	Zoning, Uses, and Dimensional Standards	Michael, Estelle	Zoning Districts, Use Regulations, Overlay Zones	May 6 th May 20 th May 27th	June 9th June 23rd July 14th		Week of May4th-8th
4/0%	Conditions for Limited Specific Uses and Activities	Michael, Jackie, Estelle, Tracey	Accessory Structures, Home Occupations, Outdoor Uses, etc.	May 6 th May 20 th May 27th	June 9th June 23rd July 14th		Week of May4th-8th
14/0%	Glossary	All	Definitions and Terminology	May 6 th May 20 th May 27th	June 9th June 23rd July 14th		
CLEANUP WORKSHOPS	AS Needed	CLEANUP WORKSHOPS	AS Needed	June 2026	July-August 2026	AS Needed	
Adoption				July 15, 2026	August 18 th (1st Read) September 1st (Adoption)		

Community Engagement Plan

Stakeholder Group	Role / Focus	Workshop
PLDRB	Serves as the key engagement forum throughout the rewrite process.	See LDC Rewrite Table
BEAC	Workshop review for Environmental and Landscape chapters.	See LDC Rewrite Table
Stormwater Advisory Committee	Contribute insights for stormwater and related chapters.	Week of October 6 th -10 th (Stormwater)
Citizens Academy Alumni	Act as community ambassadors to help share and clarify LDC changes.	Send draft/ Special Invite to PLDRB meetings.
FCARD / CHAMBER / HBA	Provide technical advisory feedback on draft development.	Send draft/ Special Invite to PLDRB meetings.
AHAC	Engage specifically during housing study-related components.	March/April