



**City of Palm Coast  
Official Zoning Map  
Adopted October 21st 2008  
Effective November 16th 2008**

- Legend**
- Overlays**
- Gateway Overlay Zone
  - Palm Coast Pkwy Corridor Overlay Zone
- Base Map Items**
- Palm Coast City Limits
  - Wetland Overlay Zones
- Zoning Districts**
- AGR
  - COM-1
  - COM-2
  - COM-3
  - COM-X
  - EST-1
  - EST-2
  - IND-1
  - IND-2
  - MFR-1
  - MFR-2
  - OFC-1
  - OFC-2
  - P&G
  - PRS
  - PSP
  - SFR-1
  - SFR-2
  - SFR-3
  - SFR-4
  - SFR-5
  - MPD pre 11-16-08 designation
  - MPD post 11-16-08 designation
  - PUD Annexed Area, Flagler County Zoning adopted
  - I-PUD, Annexed Area, Flagler County Zoning adopted
  - MUH-PUD, Annexed Area, Flagler County Zoning adopted
  - I, Annexed Area, Flagler County Zoning adopted
  - CN, Annexed Area, Flagler County Zoning adopted
  - C-2, Annexed Area, Flagler County Zoning adopted
  - AC, Annexed Area, Flagler County Zoning adopted

Date: 8/9/2021

**ZONING MAP AMENDMENTS**  
(Since Adoption of Official Zoning Map on 11-16-08 updated 12-31-09)

Ordinance # 2008-22: Rezoned 8.852 acres in Gov't Section 22, Township 11 South, Range 30 East lying west of right-of-way line of US Hwy 1 from AC and COM-3 Districts to PSP and PRS Districts	Ordinance # 2009-01: Rezoned 2.02 acre parcel and a 0.232 acre parcel located adjacent to Old Brick Road from County's General Commercial (C-2) to City's COM-2	Ordinance # 2009-02: Rezoned 18.12 acres of land located at 50 Citation Boulevard from County's Agriculture (AC) District to City's PSP District	Ordinance # 2009-07: City-initiated rezoning for 8.22 acres that is part of Long's Landing Change 2.56 acres from MFR-1 District to PRS District Change 6.76 acres from MFR-1 District to P&G District	Ordinance # 2009-08: City-initiated rezoning for portion of Parcel 3 of Utility Drive Replat Subdivision Parcel # 12-11-31-5868-0000-0031 containing 0.61 acres from IND-1 District to PSP District	Ordinance # 2009-09: City-initiated rezoning for Lots 22 and 23 in Midway Park Subdivision Parcel # 08-12-31-4300-0000-0222 from PSP District to COM-2 District	Ordinance # 2009-19: Total acres of Land 5.61 City-initiated rezoning Parcel # 18-11-31-0000-02010 9000 from OFC-2 to COM-2 and Parcel # 07-11-31-7081-ORP0F-0031 from SFR-3 to COM-2 and PRS	Ordinance # 2009-21: Total Acres of Land 7.62 Ac Owner initiated rezoning Parcel # 18-11-31-1230-0000-0010 from COM-2 to MPD and Parcel # 18-11-31-1230-0000-0000 from COM-2 to MPD post 11-16-08 designation	Ordinance # 2009-25: Total Acres of Land 27.79 +Ac City-initiated rezoning Parcel # 07-11-31-7029-RP019 0010 from EST-1 to MPD post 11-16-08 designation	Ordinance # 2010-15: Total Acres of Land 100+ Ac Rezoning Parcel # 08-12-31-0650-0000-0015, 09-12-31-0000-01070-0010, and 09-12-31-0000-02030-0020 from 2 COM-2 to MPD post 11-16-08 designation	Ordinance # 2011-13: Total Acres of Land 85 +Ac Rezoning Parcel # 12-11-31-5371-0000-0010, 31-12-31-5371-0000-0041, and 31-12-31-5371-0000-0020 from COM-3 and MFR-2 to MPD post 11-16-08 designation	Ordinance # 2011-19: Total Acres of Land 4,677 +Ac Rezoning Parcel # 03-11-30-0000-0100-0020, 03-11-30-0000-0100-0060, 04-11-30-0000-0100-0041, 04-11-30-0000-0100-0042, 04-11-30-0000-0100-0080, 04-11-30-0000-0100-0083, 09-11-30-0000-0102A-0030, 09-11-30-0000-0100-0010, 10-11-30-0000-01030-0000, 16-11-30-0000-0100-0070, 20-10-30-0000-01020-0000, 21-10-30-0000-0100-0010, 27-10-30-0000-0100-0000, 27-10-30-0000-0100-0050, 28-10-30-0000-0100-0000, 28-10-30-0000-01020-0000, 28-10-30-0000-01030-0000, 28-10-30-4290-0000-0050, 28-10-30-4290-0000-0080, 28-10-30-4290-0000-0090, 28-10-30-4290-0000-0100, 28-10-30-4290-0000-0110, 28-10-30-4290-0000-0120, 28-10-30-4290-0000-0130, 28-10-30-4290-0000-00C0, 29-10-30-0000-0100-0010, 29-10-30-0000-01030-0000, 33-11-30-0000-01030-0040, 33-11-30-0000-01030-0082, and 34-10-30-0000-0100-0000 from MFR-1, MFR-2, COM-1, COM-2, COM-3, OFC-2, IND-1, PSP, P&G, MPD pre 11-16-08 designation to MPD post 11-16-08 designation	Ordinance # 2012-08: Total Acres of Land 72+ Ac Rezoning Parcel # 07-11-31-7081-ORP0D-0020, 07-11-31-7081-ORP0D-0000, 42-11-31-0000-0100-0040, 42-11-31-0000-0100-0051, 12-11-31-0000-01030-0020, 17-11-31-0000-01031-0000 AND 17-11-31-0000-01030-0000 from MFR-1 to P&G	Ordinance # 2012-08: Total Acres of Land 29.19+ Ac Owner initiated rezoning Parcel # 07-11-31-7005-0010-0100, 21.14+ acres from MPD to SFR-2 and Parcel # 07-11-31-7005-0000A-0000, 7.36+ acres from MPD to P&G	Ordinance # 2013-05: Total Acres of Land 378.11 more or less, Deannexed land, Palm Coast Zoning designation removed.	Ordinance # 2013-07: Total Acres of Land 32 +Ac Rezoning Parcel # 03-11-30-0000-0100-0021 from Flagler County AC to Preservation	Ordinance # 2013-12: Total Acres of Land 3.8 +Ac Rezoning Parcel # 03-12-31-0000-04030-0000 from Flagler County AC to COM-2	Ordinance # 2013-15: Total Acres of Land 33.8 +Ac Rezoning Parcel # 03-11-31-0000-0100-0011 to PSP	Ordinance # 2014-03: Total Acres of Land 3300+ Ac Rezoning Graham Swamp from AC & CN to PRS	Ordinance # 2014-06: Total Acres of Land 4.1 +Ac Rezoning Parcel # 21-12-31-0000-01020-0010 from PUD to PSP	Ordinance # 2014-11: Total Acres of Land 774 +Ac Rezoning of Grand Landings from PUD to MPD	Ordinance # 2014-14: Total Acres of Land 4.78 +Ac Rezoning Parcel # 08-12-31-0650-0000-0110 from OFC-2 to COM-2	Ordinance # 2015-12: Total Acres of Land 10.73 +Ac Rezoning of Leighton Lane Parcels from MFR-1 to SFR-1	Ordinance # 2015-15: Total Acres of Land 1.1 +Ac Rezoning of State Road 100 MPC Lots from AGR to COM-3	Ordinance # 2012-01: Total Acres of Land 6,378 +Ac Rezoning Parcel # 12-11-30-0000-0100-0000, 13-11-29-0000-0100-0000, 14-11-29-0000-0100-0000, 15-11-29-0000-0100-0000, 15-11-29-0000-01020-0010, 18-11-30-0000-0100-0000, 19-11-30-0000-0100-0000, 20-11-30-0000-0100-0010, 23-11-29-0000-0100-0010, 24-11-29-0000-0100-0010, 25-11-29-0000-0100-0010, 29-11-30-0000-0100-0010, 30-11-30-0000-0100-0010, 30-11-30-0000-01020-0010, 32-11-30-0000-0100-0010, 32-11-30-0000-0100-0000 from Flagler County Agriculture to MPD post 11-16-08	Ordinance # 2012-02: Total Acres of Land 43.29 +Ac Rezoning Parcel # 07-11-31-7034-AT2-0000, and 07-11-31-7034-AT2-0010 from PSP and EST-2 to MPD post 11-16-08 designation	Ordinance # 2012-08: Amended September 18, 2018	Ordinance 2018-22   Amended October 2, 2018	Ordinance 2018-27   Amended November 20, 2018	Ordinance 2019-03   Amended March 5, 2019	Ordinance 2019-05   Amended March 19, 2019	Ordinance 2019-06   Amended March 19, 2019	Ordinance 2019-06   Amended April 29, 2019 Scribner Error Correction   Amended April 29, 2019 Changed 071131703001900120 from PSP to SFR-2	Ordinance 2019-09   Amended May 7, 2019	Ordinance 2019-10   Amended May 21, 2019	Ordinance 2019-11   Amended May 21, 2019	Ordinance 2019-13   Amended June 4, 2019	Ordinance 2019-21   Amended September 17, 2019 Scribner Error Correction   Amended September 17, 2019	Ordinance 2019-21   Amended April 13, 2020 Scribner Error Correction   Amended April 13, 2020 Changed 0711317030002040000 from MPD to AGR	Ordinance 2020-12   Amended October 6, 2020	Ordinance 2021-06   Amended January 29, 2021 Scribner Error Correction   Amended January 29, 2021 Changed Sutton Place Plat and Plat of Palm Coast Section 20 Wynsfield Subdivision from MFR-1 to SFR-2	Ordinance 2021-10   Amended June 22, 2021	Ordinance 2021-07   Amended May 18, 2021	Ordinance 2021-03   Amended March 2, 2021	Ordinance 2021-04   Amended March 2, 2021	Ordinance 2021-04   Amended August 9, 2021 Scribner Error Correction   Amended August 9, 2021 Changed portion of 0312310000100190 from SFR-1 to COM-2
--	--	---	---	--	--	--	--	--	--	---	---	---	---	---	--	---	--	---	---	---	---	--	--	--	---	--	---	---	---	--	--	--	---	--	--	--	--	---	---	---	---	--	---	---	---