



City of Palm Coast Minutes City Council Business

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

Mayor Michael Norris
Vice Mayor Theresa Pontieri
Council Member Charles Gambaro
Council Member Ty Miller
Council Member David Sullivan

Tuesday, August 19, 2025

9:00 AM

**City Hall - Jon Netts
Community Wing**

City Staff

Lauren Johnston, Acting City Manager

Marcus Duffy, City Attorney

Kaley Cook, City Clerk

- Public Participation shall be in accordance with Section 286.0114 Florida Statutes.
- Other matters of concern may be discussed as determined by City Council.
- If you wish to obtain more information regarding the City Council's agenda, please contact the City Clerk's Office at 386-986-3713.
- 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.
- City Council Meetings are streamed live on YouTube at <https://www.youtube.com/@PalmCoastFL>.
- It is proper meeting etiquette to silence all electronic devices, including cell phones while Council is in session.
- Any person who decides to appeal any decision of the City Council 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

Mayor Norris called the meeting to order at 9:00 a.m.

B. PLEDGE OF ALLEGIANCE TO THE FLAG AND A MOMENT OF SILENCE

C. ROLL CALL

City Clerk Kaley Cook called the roll. All members were present.

D. PROCLAMATIONS

1. PROCLAMATION - AUGUST 2025 AS WATER QUALITY MONTH

Ms. Johnston and Mayor Norris presented the Proclamation to Utility Department staff.

Peter Roussell, Deputy Director of Utility, shared thanks and comments.

E. PUBLIC PARTICIPATION

Public Participation shall be held in accordance with Section 286.0114 Florida Statutes. And pursuant to the City Council's Meeting Policies and Procedures:

- (1) This agenda item has a thirty (30) minute limit.
- (2) Each speaker shall at the podium, provide their name and may speak for up to 3 minutes.
- (3) The Public may provide comments to the City Council relative to matters not on the agenda at the times indicated in this Agenda. Following any comments from the public, there may be discussion by the City Council.
- (4) Public speakers may address their comments to the Council as a whole, the Mayor, or to an individual Council Member
- (5) When addressing the City Council on specific, enumerated Agenda items, speakers shall:
 - (a) make their comments concise and to the point;
 - (b) not speak more than once on the same subject;
 - (c) not, by speech or otherwise, delay or interrupt the proceedings or the peace of the City Council;
 - (d) obey the orders of the Mayor or the City Council; and
 - (e) not make any irrelevant, impertinent or slanderous comments while addressing the City Council; which pursuant to Council rules, shall be considered disorderly.
- (6) Any person who becomes disorderly or who fails to confine his or her comments to the identified subject or business, shall be cautioned by the Mayor and thereafter must conclude his or her remarks on the subject within the remaining designated time limit.

Any speaker failing to comply, as cautioned, shall be barred from making any additional comments during the meeting and may be removed, as necessary, for the remainder of the meeting.

Members of the public may make comments during the public comment portion of the meeting. Please be advised that public comment will only be permitted during the public comment portions of the agenda at the times indicated by the Chair during the meeting.

Chantal Preuninger discussed data center water issue, recycled water, and research on the topic.

Jeani Duarte discussed the fleet budget, cellphone tower locations, selling of golf courses and libraries, and local media articles.

Bruce Stone discussed the City of Edgewater and moratoriums.

Michael Feldbauer, Flagler County Drug Court Foundation, discussed August as International Overdose Month, substance abuse in our local area, and asked Council to attend a walk over the bridge.

Carli Tajmir, East Coast Animal Hospital, discussed lost pets and shared about a scanning station that will be available to identify pet owners of microchipped pets.

Carol Stoughton stated that video transcripts have been altered and responded to comments of Vice Mayor Pontieri.

Kirk Whittington gave compliments to the mayor for withdrawing the lawsuit against the City, shared support for Council Member Gambaro's congressional run, and discussed state fund appropriations and City Manager applications.

Mark Webb shared congratulations for efforts at the last meeting regarding the public library and hoped to maintain and support the amenity.

Ms. Johnston and City Council responded to public comments.

F. PRESENTATIONS

2. PRESENTATION - LEGISLATIVE PRIORITIES

Ms. Johnston provided a background of the item.

Laura Boehmer, The Southern Group, presented the item to Council.

Topics presented included: session stats, state budget highlights, City of Palm Coast budget items funded, budget highlights, key legislation passed, key legislation failed, tax package, and what's next.

Council held discussion on the following additional topics: thanks for efforts, putting emphasis on TDT funds, budget proportions, future focus, total amount of infrastructure improvements, consensus to look at SB 462, and what to put in place regarding ebikes.

Ms. Boehmer provided a response to Council questions.

Ms. Johnston presented the 2026 local legislative priorities.

City Council held discussion on the following topics: addition of an item related to SB 180, stormwater park, impact fees, support for a policy position for dispatchers as first responders, request to receive informational books prior to the meetings, and consensus to move forward with a renewal of the contract with The Southern Group for an additional year.

Vice Mayor Pontieri reminded Council that the legislative priorities are on Consent and that the approval will need to include the addition of Fire Station 22 and the policy positions as discussed.

Attorney Duffy recommended pulling the item from the consent agenda at that time.

G. MINUTES

3. **MINUTES OF THE CITY COUNCIL:
AUGUST 5, 2025, BUSINESS MEETING
AUGUST 12, 2025, WORKSHOP MEETING**

Pass

Motion made to approve by Council Member Gambaro and seconded by Council Member Miller

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

H. ORDINANCES SECOND READ

4. **ORDINANCE 2025-XX 11 HARGROVE LANE ZONING MAP AMENDMENT, APPLICATION 6253**

City Attorney Duffy read the title into the record and called for any ex parte communications.

Michael Hanson, Planner, presented the topic to Council. Topics presented included: application background and request, aerial maps, public participation, zoning map amendment analysis and recommendation, environmental analysis, approximate distances from cul-de-sac and nearest adjacent buildings, and Land Development Code criteria analysis.

City Council held discussion on the following topics: the process of special exceptions, LDC considerations, potential of continuing the item, traffic study on Hargrove Lane, market share, growth, need for industrial development, concern for zoning to industrial 2, prior applicant comments, risks, neighboring properties and projects, deed restrictions, and legitimate public purpose.

Mr. Wimpee, Alliant Engineering, and Mr. Hercules, SRM Concrete, responded to Council comments and questions.

Council Member Sullivan motioned to continue the item to allow for a traffic and safety study for the plant and trucks adding to the existing traffic on Hargrove. The motion died for lack of a second.

Mr. Wimpee and Mr. Hercules presented the topic to Council.

Vice Mayor Pontieri motioned to table the item to allow the applicant to conduct a current traffic analysis and to work with staff on buffers and deed restrictions. The motion was seconded by Council Member Sullivan.

City Council held discussion on the motion including needs, potential jobs, concerns, deed restrictions, compatible uses, and zoning.

Attorney Duffy asked for the motion to be restated with specificity to provide staff with ample direction.

Vice Mayor Pontieri amended the motion to table the item, to 10/7/2025, to allow the applicant to do traffic study and to present a deed restriction to only allow for a batch plant and other industrial 1 uses. The amended motion was seconded by Council Member Miller.

Public Comment:

Paulette Hatfield was against zoning changes and preferred saving the water.

Renee Hunter shared a handout with Council and suggested a comprehensive traffic impact study and full-scale analysis, shared concerns, and discussed water quality.

Hope (no last name provided) provided a handout to City Council, owns a dump truck business, shared concern for trucks coming in and out and road conditions.

Ken Moscone discussed a traffic study and the information he would like included.

George Mayo shared his prior work history at a concrete plant, that it is a dirty business, and did not feel it is right for Palm Coast.

Brett Snyder thanked Council Members for their time and addressing needs and discussed handling heavy industrial trucks and traffic.

Jeani Duarte replied to Council comments, shared concern for traffic, that developments need to slow due to reduced demand, and discussed wastewater treatment plants.

Andrea (no last name provided) discussed risks posed to residents and neighboring business, incompatible use, noise pollution, lack of an evacuation plan, effects to neighboring businesses, and asked Council to reject the item and any other proposals to change to industrial 2.

Gail Thilison, Manager at Top Shelf Storage, representing the owners, shared about a recent spill at Sunbelt Chemicals and shared concern for concrete dust.

Doreen (no last name provided), 30-year business owner and resident, was against rezoning and discussed the impacts to small businesses.

Keith Larritch, 15 Hargrove Lane, shared the reasoning for purchase of the industrial 1 property, the project having a minimal increase in jobs, and discussed neighboring parcels.

Mark Inman, local business owner on Hargrove Lane, thanked Council Member Sullivan, asked Council to do the due diligence of a traffic study and discussed deed restrictions and zoning.

Sean Johnson shared concerns for roadway flooding, and property zoning.

Mike Feldbauer shared about potentially opening a business on Hargrove Lane, community in the area, and responsibility of the Council to take care of the people here now.

Chantal Preuninger discussed increased traffic, asked if Council has received any resident support for this project, did not support the rezoning, and asked Council to defend citizens and business owners.

John Santos, owner of Major Auto Repair, shared traffic concerns.

Steve Parrish, local business owner on Hargrove Lane, and member of the board for the local association, discussed safety through smart growth, concerns, and recommendations for road enhancements.

Matt Baseraba urged Council to support the request, shared decrease in impacts to US 1, and that the project supports local businesses.

Amanda Fernandez, Flagler Habitat, supported the neighboring businesses.

Carol Stoughton shared about traffic routing to US 1 when I-95 gets shut down, getting stuck in traffic, and the roads not able to take the traffic of all of the cement trucks.

Vice Mayor Pontieri held discussion with Attorney Duffy on the items able to be considered.

Vice Mayor Pontieri held discussion with Mr. Hanson regarding analysis of the impact and use intensity on the culvert and road.

Vice Mayor Pontieri found the project incompatible and withdrew the motion. Council Member Miller withdrew the second.

Vice Mayor Pontieri made a motion to deny. The motion was seconded by Council Member Miller.

Council Member Gambaro thanked the local business owners for meeting with him.

Vice Mayor Pontieri discussed criteria perspectives and public comments that relate to the criteria and should be considered.

Council Member Sullivan shared that he still thinks there should be a traffic study on Hargrove.

*Public Comment:
There were none.*

Council Member Miller shared his intent to deny the Ordinance.

Attorney Duffy restated the motion to deny 11 HARGROVE LANE ZONING MAP AMENDMENT, APPLICATION 6253.

Pass

Motion made to deny by Vice Mayor Pontieri and seconded by Council Member Miller

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

I. ORDINANCES FIRST READ

City Council recessed at 12:14 p.m. City Council reconvened at 12:21 p.m.

5. ORDINANCE 2025-XX AMENDING THE CITY OF PALM COAST UNIFIED LAND DEVELOPMENT CODE, CHAPTER 13 RELATING TO EXTERIOR COLORS

City Attorney Duffy read the title into the record.

Tracey Doak, Zoning Supervisor, presented the topic to Council.

Public Comment:

Chantal Preuninger asked for clarification of the allowable colors.

Ms. Doak and Mayor Norris shared details.

Jeani Duarte did not support the Ordinance.

Carol Stoughton shared support for the Ordinance.

Mindy Melendez clarified a code versus a law and appreciated the patience and time through the process.

Pass

Motion made to approve by Council Member Gambaro and seconded by Council Member Miller

Approved - 4 - Mayor Michael Norris, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan
Denied - 1 - Vice Mayor Theresa Pontieri

6. ORDINANCE 2025-XX AMENDMENT TO THE 2050 COMPREHENSIVE PLAN TO INCORPORATE THE WATER SUPPLY FACILITIES WORK PLAN

Peter Roussell, Deputy Director of Utility, and Jose Papa, Senior Planner, presented the topic to Council. Topics presented included: purpose of the plan, planning horizon, demand projections, alternate water supply, infrastructure needs, conservation and reuse, intergovernmental, comprehensive plan, implementation, summary, and next steps.

City Council held discussion on the following topics: population and demand projections, water capacity, inflation, planning abilities, and project update requirements.

Public Comment:

Jeani Duarte did not believe it necessary to have all the growth at once, baseless projections, focus on wastewater treatment plant, and to focus on what we have now.

Tony Amaral thanked staff for the presentation and that it was very insightful.

Chantal Preuninger discussed water we drink and water we use and the possibility of using sea water.

Mark Webb complimented the presentation, discussed capacity needs, wells and permitting, augmenting gray water use, and encouraged Council to ask questions.

City Council responded to public comments regarding treatment plant improvements and treatment options.

City Council recessed at 1:05 p.m. and reconvened at 1:21 p.m.

Pass

Motion made to approve by Council Member Gambaro and seconded by Vice Mayor Pontieri

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

J. RESOLUTIONS

7. RESOLUTION 2025-130 APPROVING A CONTRACT WITH SPARKS CONCRETE, LLC A PROJECT CONTINGENCY, AND APPROVAL OF A WORK ORDER FOR CEI SERVICES FOR THE MILLING AND RESURFACING OF PALM COAST PARKWAY TO US 1

City Attorney Duffy read the title into the record.

Carl Cote, Director of Stormwater & Engineering, presented a roadway capital improvement project update covering items 7-12 and 16-19 of the agenda.

City Council held discussion on the following topics: fiscal year for projects, effectiveness of continuous turn lanes, local option gas tax funds, conducting work at night, Florida Park Drive pedestrian crossing, and temporary solutions.

Public Comment:

There were none.

Pass

Motion made to approve by Council Member Gambaro and seconded by Vice Mayor Pontieri

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

8. RESOLUTION 2025-138 APPROVING A CONSTRUCTION CONTRACT WITH HALIFAX PAVING, INC., PROJECT CONTINGENCY AND WORK ORDER FOR CEI SERVICES FOR THE BELLE TERRE SAFETY IMPROVEMENT PROJECT

City Attorney Duffy read the title into the record.

Mr. Cote continued the presentation on the topic.

Public Comment:

Chantal Preuninger discussed new developments, traffic light delays, and asked if anything can be done for improvements.

Pass

Motion made to approve by Council Member Gambaro and seconded by Council Member Miller

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

9. RESOLUTION 2025-126 APPROVING A WORK ORDER WITH ENGLAND-THIMS & MILLER FOR ADDITIONAL DESIGN SERVICES FOR THE CONTINUATION OF PHASES 2A, 3, AND 4 OF MATANZAS WOODS PARKWAY & PALM COAST PARKWAY CONNECTOR RAILROAD PROJECT

City Attorney Duffy read the title into the record.

Mr. Cote continued the presentation on the topic.

City Council held discussion on the following topics: request for additional view of how the road will look, contract cost, and Phase 2 bid timeline.

Public Comment:

There were none.

Pass

Motion made to approve by Council Member Sullivan and seconded by Council Member Gambaro

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

10. RESOLUTION 2025-139 APPROVING A CONTRACT WITH CHINCHOR ELECTRIC, INC. FOR THE CONSTRUCTION OF THE SEMINOLE WOODS PARKWAY TRAFFIC SIGNAL

City Attorney Duffy read the title into the record.

Mr. Cote continued the presentation.

*Public Comment:
There were none.*

Pass

Motion made to approve by Council Member Gambaro and seconded by Council Member Miller

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

11. RESOLUTION 2025-127 APPROVING A FLORIDA POWER & LIGHT AGREEMENT FOR THE RELOCATION OF DISTRIBUTION FACILITIES FOR THE MATANZAS WOODS PARKWAY EXPANSION

City Attorney Duffy read the title into the record.

Mr. Cote continued the presentation on the topic.

*Public Comment:
There were none.*

Pass

Motion made to approve by Vice Mayor Pontieri and seconded by Council Member Miller

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

12. RESOLUTION 2025-128 APPROVING FLORIDA DEPARTMENT OF TRANSPORTATION STATE-FUNDED GRANT AGREEMENTS FOR MATANZAS WOODS PARKWAY EXTENSION WEST PHASE 2A AND PHASE 4 OF THE PROJECT

City Attorney Duffy read the title into the record.

Mr. Cote continued the presentation on the topic.

City Council held discussion on the following topics: details of the two grant agreements, bid process, and revised scope.

Public Comment:
There were none.

Pass

Motion made to approve by Council Member Gambaro and seconded by Council Member Sullivan

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

13. RESOLUTION 2025-131 APPROVING THE INTERLOCAL AGREEMENT WITH FLAGLER COUNTY FOR AIRPORT PROTECTION ZONING REGULATIONS

City Attorney Duffy read the title into the record.

City Council held discussion on the following topics: options available, appreciation of the changes made, establishing a board, sound contours, height concerns, preventing overreach, statutory requirements, lack of accountability, airport administration issues, and importance to have an advisory role.

Attorney Duffy reiterated the discussion from the joint meeting and the available options.

Michael Hanson, Planner, provided the statute as referenced.

Public Comment:
Chantal Preuninger asked if it is meant to protect the airport or the residents.

City Council provided a response to the question.

Pass

Motion made to approve by Council Member Gambaro and seconded by Council Member Sullivan

Approved - 3 - Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

Denied - 2 - Mayor Michael Norris, Vice Mayor Theresa Pontieri

14. RESOLUTION 2025-129 APPROVING THE NUISANCE ABATEMENT FINAL ASSESSMENT

City Attorney Duffy read the title into the record.

Barbara Grossman, Code Enforcement Manager, provided a brief background and the total to City Council.

City Council held discussion on possible punitive policies.

Public Comment:
There were none.

Pass

Motion made to approve by Council Member Gambaro and seconded by Council Member Miller

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

15. RESOLUTION 2025-125 APPROVING THE FISCAL YEAR 2025-26 NON-AD VALOREM ASSESSMENT ROLL FOR THE OLD KINGS ROAD SPECIAL ASSESSMENT DISTRICT

Attorney Duffy read the title into the record.

Michael Vespucci, Senior Accountant, presented the topic to Council.

Public Comment:
There were none.

Pass

Motion made to approve by Council Member Sullivan and seconded by Vice Mayor Pontieri

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

K. CONSENT

Pass

Motion made to be adopted on consent, with the exception item 21. The motion was seconded by Vice Mayor Pontieri.

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

Vice Mayor Pontieri asked for information related to item 16. Mr. Cote provided a response.

Council Member Miller asked for information related to item 20. Zach Bauer, IT Senior Programmer, provided a response.

Public comment:
There were none.

16. RESOLUTION 2025-136 APPROVING AN INTERLOCAL AGREEMENT FOR THE CLOSURE OF THE LAMBERT STREET AND EAST LAMBERT STREET, AT GRADE FEC RAILROAD CROSSING BETWEEN THE CITY OF PALM COAST AND THE CITY OF BUNNELL
17. RESOLUTION 2025-135 APPROVING TWO (2) EASEMENTS AND UTILITY AGREEMENTS WITH FLORIDA POWER & LIGHT AND TECO UTILITY SERVICE FOR THE MAINTENANCE OPERATIONS CENTER
18. RESOLUTION 2025-134 APPROVING A CONTRACT WITH THE NEW FLORIDA INDUSTRIAL ELECTRIC, INC., FOR PHASE II OF THE SPAN WIRE REFURBISHMENT PROJECT
19. RESOLUTION 2025-137 APPROVING MASTER PRICE AGREEMENTS FOR AGGREGATES AND ROAD BASE MATERIALS
20. RESOLUTION 2025-132 APPROVING A LICENSE AGREEMENT WITH FDOT FOR SHARING OF FDOT CAMERA FEEDS
21. RESOLUTION 2025-133 APPROVING THE 2026 LOCAL LEGISLATIVE PRIORITIES

Pass

Motion made to be approved as amended by Vice Mayor Pontieri to include the addition of Fire Station 22 as an appropriations ask and the policy directions. The motion was seconded by Council Member Gambaro.

*Public Comment:
There were none.*

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

L. PUBLIC PARTICIPATION

Remainder of Public Comments is limited to three (3) minutes each.

Chantal Preuninger discussed Whiteview Parkway, bike lanes, wanted the ability to have discussions with City Council, and asked about public bus usage.

Mayor Norris provided traffic laws for ebikes and Mr. Cote provided details of Whiteview Parkway.

Council Member Sullivan provided details of the disadvantaged local transportation program.

Paulette Hatfield discussed road detours and needed speed calming devices.

M. DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Council Member Miller asked for consensus to review the Flagler County Cultural Council agreement. Council concurred.

City Council held discussion on the agreement, review, and scheduling.

Council Member Sullivan shared about his upcoming Town Hall.

Council Member Gambaro looked forward to an upcoming tour with Representative Greco.

Council Member Miller share DOGE timeline updates.

Vice Mayor Pontieri shared a memo from Sean Moylan, Flagler County Deputy Attorney, regarding the Flagler County Cultural Council and conducting business in accordance with Sunshine Laws.

Vice Mayor Pontieri discussed traffic near Imagine Schools and would like staff to meet with the school and shared about trash and traffic at school bus stops.

Vice Mayor Pontieri requested a joint meeting with a presentation from the IDA and suggested a task force between the City, County, and the IDA related to economic development. Council concurred.

Vice Mayor Pontieri congratulated Chief Patrick Juliano on a recent promotion and asked for prayers for County Commissioner Andy Dance.

Mayor Norris gave a shout out to Ms. Johnston for calling in a fire at Flagler Beach.

N. DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA

Attorney Duffy call executive session for the Holland Park case and shared the attendees.

O. DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA

22. REPORTING OF EMERGENCY AND SOLE SOURCE PURCHASES FOR JULY 2025

Attorney Duffy highlighted the emergency and sole source purchases.

P. ADJOURNMENT

The meeting was adjourned at 2:54 p.m.

*Respectfully submitted by: Kaley Cook, CMC, FCRM
City Clerk*

Rezoning Concerns – 11 Hargrove Lane (Proposed Concrete Plant)

Key Concerns for City Council & Residents

Traffic & Roads

- Not only SRM trucks – all dump trucks will use plant → heavy daily traffic.
- Has a full traffic impact study been done? Accident data from other SRM sites?
- Who pays to rebuild/upgrade Hargrove Lane? Taxpayers or SRM?

Environmental & Water

- Plant will use ~14,000 gallons/day. Has an environmental/water impact study been completed?
- Flagler has no Hazmat team (nearest in St. Johns). Who handles a spill?

Chemical Risks

- Sunbelt next door stores hazardous chemicals. How many spills in past 2 yrs?
- Muriatic acid spill already shut down surrounding businesses.
- Adding cement dust, washout water, and truck fuel increases risks.

Transparency & Accountability

- Any deal between Hilton in the Hammock & SRM?
- Conditions must include: traffic & environmental studies, road maintenance guarantees, hazmat safety planning.

Conclusion

This rezoning should be denied until full studies are complete and strict safeguards are required.

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Public Safety Alert: Concrete Batch Plant Risks

Palm Coast Industrial Corridor – Hargrove Light Industrial Complex

Presented by: Katherine Renee Hunter

Community Advocate & Business Tenant, Unit 2J



Chemical Collision Risk

A **proposed concrete batch plant** is set to operate **next to an existing muriatic acid facility**.

This pairing is **chemically incompatible** and **publicly dangerous**.

– *National Institute for Occupational Safety and Health, Chemical Safety guide*

- **Concrete dust + hydrochloric acid vapor = corrosive aerosol cloud**

- Damages lungs, eyes, and metal surfaces
- Lingers in air, especially in humid conditions

*Pub. #
2016-160*

- **No HazMat team. No trauma center.**

- Palm Coast lacks emergency infrastructure to respond to chemical incidents



Water Contamination Threat

Sludge runoff from the batch plant will seep into the **St. Joe's Canal**, which:

- Borders the property
- Flows through town
- Empties into **Graham Swamp**, a sensitive wetland ecosystem

Runoff contains:

- High-pH washwater (pH ~12)
- Cement particles and chemical admixtures
- Heavy metals and sediment overload

Impacts:

- Fish and aquatic vegetation die-off
- Oxygen depletion and biodiversity loss
- Soil degradation and erosion

Water Usage Surge

- **Daily water draw increased from 10,000 to 14,000 gallons**
- That's a **40% increase = 1.46 million extra gallons/year**
- **City wells** located at either corner of the property are at risk:
 - Faster draw rates can pull contaminants toward well intakes
 - No buffer zone or protective infrastructure

WAS this the
minimum?
Because it changed
from 10K per day
to 14K per day.

↖ FACT

What We're Asking For

1. **Comprehensive traffic and environmental impact study** before any vote proceeds
2. **Buffer zone** between incompatible industrial uses
3. **Immediate review of water safety protocols** for city wells near hazardous operations

Closing Message

We are diamonds under pressure—resilient, clear, and unbreakable in purpose.
Let's ensure our city's planning reflects that same clarity and strength.

Thank you.



Public Safety Alert: Concrete Batch Plant Risks

Palm Coast Industrial Corridor – Hargrove Light Industrial Complex

Presented by: Katherine Renee Hunter

Community Advocate & Business Tenant, Unit 2J



Chemical Collision Risk

*National Institute for Occupational
Safety and Health (NIOSH):
Chemical Safety Guide, Pub # 2016-160*

A **proposed concrete batch plant** is set to operate **next to an existing muriatic acid facility**. This pairing is **chemically incompatible** and **publicly dangerous**.

- **Concrete dust + hydrochloric acid vapor = corrosive aerosol cloud**
 - Damages lungs, eyes, and metal surfaces
 - Lingers in air, especially in humid conditions
- **No HazMat team. No trauma center.**
 - Palm Coast lacks emergency infrastructure to respond to chemical incidents



Water Contamination Threat

Sludge runoff from the batch plant will seep into the **St. Joe's Canal**, which:

- Borders the property
- Flows through town
- Empties into **Graham Swamp**, a sensitive wetland ecosystem

Runoff contains:

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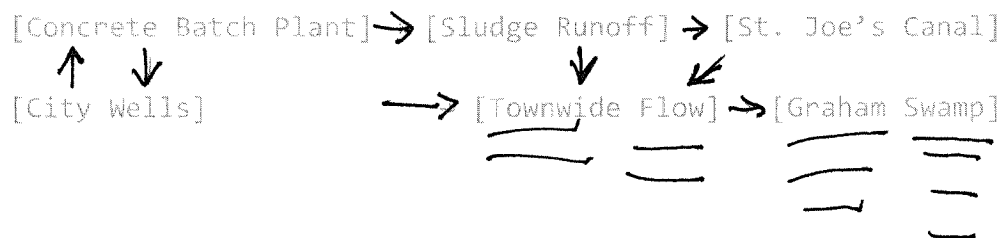
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Flow Path Diagram (Suggested Visual)

Code

Copy



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