



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
Decker
School Board Rep Lisa Divina

Wednesday, February 18, 2026

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 MEETING MINUTES FOR
DECEMBER 17, 2025 BUSINESS MEETING AND JANUARY 21, 2026 WORKSHOP
MEETING**

Public Hearing

2 56 HARGROVE GRADE ZONING MAP AMENDMENT - APPLICATION # 6185

3 TOWN CENTER MEDICAL TECHNICAL SITE PLAN - TIER 2, APPLICATION # 6347

Board Discussion and Staff Issues

Adjournment

City of Palm Coast, Florida Agenda Item

Agenda Date: February 18, 2026

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject:	PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) MINUTES FOR DECEMBER 17, 2025 BUSINESS MEETING AND JANUARY 21, 2026 WORKSHOP MEETING	
Presenter:	Irene Schaefer, Recording Secretary	
Attachments:	<ol style="list-style-type: none">1. Minutes of the December 17, 2025 PLDRB Business Meeting2. Minutes of the January 21, 2026 PLDRB Workshop Meeting	
Background:		
Recommended Action:	APPROVE AS PRESENTED	

City of Palm Coast, Florida Agenda Item

Agenda Date: February 18, 2026

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: 56 Hargrove Grade Zoning Map Amendment – Application # 6185		
Presenter: Michael Hanson, AICP, Senior Planner		
Attachments: <ol style="list-style-type: none">1. Ordinance2. Staff Report3. Business Impact Estimate4. Distant Aerial5. Close Aerial6. Future Land Use Map7. Existing Zoning Map8. Proposed Zoning Map9. Boundary Survey, Affidavit, Title Opinion10. Application, Owner Authorization, Corporate Identities11. Applicant Cover Letter and Analysis12. Traffic Report13. Environmental Report and Environmental Email Correspondence14. Public Notice Documentation15. Updated – Email Correspondence with Hydrologist – Water Usage Analysis16. Updated – Email Correspondence Requested by PLDRB including original Water Consumption Letter17. City Initiated Hargrove-US 1 Intersection Traffic Study		
Background: <p>This is a quasi-judicial matter please disclose any ex-parte communications.</p> <p>This item was continued to the September 17th, 2025 agenda at the August 20, 2025 Planning and Land Development Regulation Board Meeting at request of the applicant. This item was continued a second time to the October 15th, 2025 agenda during the September 17th, 2025 Planning and Land Development Regulation Board Meeting at request of the applicant. This item was continued a third time to the February 18th, 2026 agenda during the October 15th, 2025 Planning and Land Development Regulation Meeting by the Planning and Land Development Regulation Board where they requested an updated water usage analysis by the contracted hydrologist based on the applicant’s request of ±25,000 gallons per day, email correspondence from the former Community Development Deputy Director regarding water usage on the project, and a copy of the City’s Traffic Study for the Hargrove Grade & US-1 Intersection.</p> <p><u>Request:</u> Michael Chiumento, III, as agent for Hard Rock Materials Inc., is proposing to rezone ±10.44 acres of vacant land located on the north side of Hargrove Grade from the Light Industrial and Warehousing (IND-1) zoning district to the Heavy Industrial (IND-2)</p>		

zoning district in order for the property owner to develop the subject parcel with a proposed concrete batch plant.

Background: The property owner purchased the vacant subject property in April 2025 from Hargrove Mini Storage Inc. The subject property is part of the Hargrove Industrial Park and is currently zoned for IND-1 uses. It is designated as Industrial on the Future Land Use Map (FLUM).

The previous property owner recently received a development order for a recreational vehicle & boat storage facility with a total of ±150,988 square feet under Application #4859. The current rezoning application was submitted during the active period for the recent development order. At this time the new owner, Hard Rock Materials, proposes to rezone the site to accommodate a concrete batch plant on the site so that they can expand their business of selling ready-mix concrete into Palm Coast.

Project Description: Concrete batch plants are a specified heavy industrial use that is allowed within the IND-2 zoning district subject to the regulations provided by the Unified Land Development Code (LDC) Section 4.14 – Industrial Uses. This rezoning application is conceptual in nature, and if approved by the City Council the applicant will be required to submit for a Technical Site Plan prior to development to ensure compliance with the Comprehensive Plan, LDC, and any other local, state, or federal regulation or law.

Concrete is made by combining cement, aggregate material (typically gravel and crushed rock), and water. The proposed user would store the ingredients for making ready-mix concrete on site and would bring the necessary materials from another location. The applicant does not propose a cement manufacturing use on this site. Both cement manufacturing and concrete batch plants are separate uses; however, they are overall related in that they are both utilized in the production of concrete.

As rezonings are conceptual, the actual size of the proposed concrete batch plant will be determined during the subsequent Technical Site Plan (TSP) Application. TSP approval is required prior to the applicant receiving a development order, and during the TSP phase, the project submittal will be required to ensure compliance with all applicable laws and regulations pertaining to site development.

Public Participation: The applicant hosted a neighborhood meeting as required by Unified Land Development Code (LDC) Section 2.05.02 at 5:45 p.m. Monday August 11, 2025, in the meeting room of the Flagler County Public Library. The applicant also met the public notice requirements of LDC Section 2.05.03.

Only one member of the public attended the neighborhood meeting. Additionally, the applicant, project's engineer, and the staff planner attended. The attendee was concerned about fencing on the property and wanted to know about potential amount of traffic on Hargrove Grade. The applicant and engineer explained that the property owner would likely have about 15 truck trips per day.

Eight individuals provided opposition during public participation during the October 15, 2025 public hearing prior to the Planning and Land Development Regulation Board continuing the rezoning application to the February 18th, 2026 Planning and Land Development Regulation Board meeting.

Recommended Action:

Staff recommends that the Planning and Land Development Regulation Board determine the proposed rezoning (Application No. 6185) is consistent with the Comprehensive Plan and recommend approval to City Council to rezone ±10.44 acres from the IND-1 zoning district to the IND-2 zoning district.

City of Palm Coast, Florida Agenda Item

Agenda Date: February 18, 2026

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #

Subject: TOWN CENTER MEDICAL TECHNICAL SITE PLAN - TIER 2, APPLICATION # 6347

Presenter: Michael Hanson, AICP, Senior Planner

Attachments:

1. Staff Report
2. Development Order
3. Map Series
4. Application, Owner Authorization, and Corporate Identity
5. Survey and Title Opinion
6. Site Plan
7. Architectural Elevations
8. Landscape Plan

Background:

This is a quasi-judicial item, please disclose any ex parte communication

The applicant has submitted a Technical Site Plan Tier 2 application for a medical office park comprising two two-story buildings that will provide a total gross floor area of ±54,500 square feet. The applicant's proposal also includes an internal accessory restaurant/cafe/terrace to provide food services within the medical office park for employees, patients, and visitors. The project is located at the southeast quadrant of the intersection of Town Center Boulevard and Town Court and is located on Tract 10A of the Town Center Master Planned Development (MPD) and includes ±7.59 acres comprising Lots 1, 3, 4, 5, and 6. Please note that the proposed development only utilizes Lots 1, 5, and 6, with the applicant reserving Lots 3 and 4 for potential future development. Tract 10A is part of the area of the Town Center MPD that is designated as Urban Center. The project is within the Urban Core of the Town Center Development of Regional Impact (DRI), and the applicant has secured the necessary non-residential entitlements for the project from the Town Center Community Development District (CDD) declarant.

Recommended Action:

STAFF RECOMMENDS THAT THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD FIND THE PROJECT IN COMPLIANCE WITH TOWN CENTER MASTER PLANNED DEVELOPMENT, LAND DEVELOPMENT CODE, AND THE COMPREHENSIVE PLAN; AND APPROVE THE TECHNICAL SITE PLAN – TIER 2 FOR TOWN CENTER MEDICAL, APPLICATION NO. 6347.