City of Palm Coast
Minutes
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, 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.
- 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

Chair Shank called the February 18, 2026 Planning and Land Development Regulation Board (PLDRB) to order at 5:30pm.

Roll Call and Determination of a Quorum

Present and responding to roll call were:
Chair Shank
Board Member Gross
Board Member Decker
Board Member Hilton
Board Member Stancel
Board Member Ferguson

Board Member Nicholson

Excused:
Vice Chair Albano

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

Pass
Motion made to approve as presented the meeting minutes of the December 17, 2025 Business Meeting by Board Member Decker and seconded by Board Member Gross

Approved - 7 - Chair Sandra Shank, Board Member Hung Hilton, Board Member Suzanne Nicholson, Board Member David Ferguson, Board Member Dana Mark Stancel, Board Member Larry Gross, Board Member Garrett Decker

Pass
Motion made to approve as presented the meeting minutes of the January 21, 2026 Workshop Meeting by Board Member Gross and seconded by Board Member Decker

Approved - 7 - Chair Sandra Shank, Board Member Hung Hilton, Board Member Suzanne Nicholson, Board Member David Ferguson, Board Member Dana Mark Stancel, Board Member Larry Gross, Board Member Garrett Decker

Public Hearing

2 56 HARGROVE GRADE ZONING MAP AMENDMENT - APPLICATION # 6185

Mr. Phong Nguyen, Planning Manager, introduced this agenda item giving its history along with Mr. Michael Hanson, AICP, Senior Planner who gave a presentation which is attached to this record.

Mr. Jerimiah Blocker, City Attorney, arrived at 5:35pm.

Mr. Michael Chiumento, Attorney for the applicant, addressed the PLDRB members.

BM Ferguson asked Mr. Chiumento if the existing Sunbelt operation wished to expand if they would have to go through the same process for a rezoning from an Industrial 1 or Industrial 2 zoning district. Mr. Chiumento referred to our comprehensive plan for compatibility.

BM Nicholson asked about this parcel having an Industrial zoning prior to this parcel being annexed into the City of Palm Coast. Originally the city adopted the zoning from Flagler County through 2004 at which time the city adopted its own zoning.

BM Decker asked that Mr. Sean Costello, Traffic Engineer, address the PLDRB regarding a full traffic study he was asked to perform for this proposed project. He explained that the study is comparable to a Florida Department Of Transportation (FDOT) study comparing traffic intersections for US Hwy. 1 and Hargrove Grade using a software package called Synchro 12. Mr. Hanson clarified that at the time of Technical Site Plan, additional traffic analysis would be required.

Mr. Nguyen also clarified for the PLDRB members the voluntary covenants and restrictions agreement submitted by the applicant vs. Mr. Costello's current traffic conditions analysis. BM Gross clarified the timing of the traffic study which was performed in October. Future growth was not included in this traffic analysis. Mr. Gross stated for the benefit of the other PLDRB member that at the time of Technical Site Plan, additional detailed traffic analysis will be performed.

BM Stancel commented on the city's traffic analysis vs. the applicant's traffic analysis. Discussion ensued of the Institute of Transportation Engineers (ITE) trip generation and the applicant's covenants and restrictions agreement.

BM Gross asked where other existing "Hard Rock Materials" locations can be found in Florida. Mr. Austin Petty, representing Hard Rock Materials stated that their 1st facility is located in Green Springs, next Baldwin, 3rd location Rt. 207 St. Augustine locations. BM Gross addressed the PLDRB members regarding the difference between an Amazon vs. a concrete batch plant at this site.

C. Shank asked for an explanation of the different tire wash systems used by this applicant. Mr. Petty provided a video that showed the process for their concrete batch plant including the tire wash system used. Chair Shank asked about dust control and Mr. Hanson played the applicant's video which is attached to this record.

C. Shank opened this item to public comment at 6:35pm.

Kathrine Hunter, 15 Hargrove Grade, addressed the PLDRB and referenced various Comprehensive Plan sections and is not in favor of this application.
Joe Ross, 10 Hargrove Grade, is opposed to this rezoning application due to the impact on the existing businesses.
Steve Parrish, 15 Hargrove Lane, Palm Coast Commercial Industrial Center, is not in favor of this application.
Mark Narblock, Seminole Woods, excited about project due to proximity to home and is in favor of this application.
Terrence Nelson, Palm Coast Resident, rebutted the claims made by Ms. Hunter regarding toxic materials being created.
John Sacket, Sawmill Branch resident, is in favor of this application, due to growth in the economy.

Ned Jacob, recently moved to Palm Coast, is a driver for the Hard Rock Materials and is in favor of this application and the company is very mindful of the community.
George Willey, who has lived in Palm Coast since 2003, is proud of his company Hard Rock Materials and their role in the community.
Ken Moscone, business is located on Hargrove Grade, is not in favor of this application due to the plant fitting in this currently light industrial zoned area.
Robert Eckley,77 Hargrove Grade, addressed the PLDRB members and the need for concrete to continue to build Palm Coast and is in favor of this application.

C. Shank closed this item to public comment at 6:59pm

Pass
Motion made to Recommend Approval by The Planning and Land Development Regulation Board (PLDRB), who finds that Application #6185 is consistent with the Comprehensive Plan, the Unified Land Development Code, and recommend that the City Council approve the requested zoning map amendment from Light Industrial and Warehousing (IND-1) to Heavy Industrial (IND-2) by Board Member Decker and seconded by Board Member Hilton

Approved - 5 - Chair Sandra Shank, Board Member Hung Hilton, Board Member Dana Mark Stancel, Board Member Larry Gross, Board Member Garrett Decker
Denied - 2 - Board Member Suzanne Nicholson, Board Member David Ferguson

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

Mr. Nguyen introduced this agenda item along with Mr. Hanson who gave a presentation which is attached to this record. Mr. Hanson also introduced Ms. Alisha Mobley, Site Development Coordinator 1.

Mr. Charlie Faulkner, representing the applicant as project manager, addressed the PLDRB members.

Mr. Ferguson asked Mr. Faulkner about his history with the city of Palm Coast and Mr. Faulkner referenced his 30-year history specifically with the development of Town Center.

BM Stancel commented that he thinks this is a good, needed project.

C. Shank opened this item to public comment at 7:11pm and seeing no one approach the podium she closed public comment at 7:12pm.

Pass

Motion made to approve by The Planning and Land Development Regulation Board who finds 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 by Board Member Decker and seconded by Board Member Nicholson

Approved - 7 - Chair Sandra Shank, Board Member Hung Hilton, Board Member Suzanne Nicholson, Board Member David Ferguson, Board Member Dana Mark Stancel, Board Member Larry Gross, Board Member Garrett Decker

Board Discussion and Staff Issues

Mr. Nguyen stated that there will be a March 4, 2026 PLDRB Workshop at 5:30pm here at the Jon Netts Community Wing to discuss changes to the Land Development Code (LDC).

Adjournment

Motion made to approve by BM Decker and seconded by BM Stancel. The meeting was adjourned at 7:13pm.

Respectfully Submitted by:
Irene Schaefer, Recording Secretary