

**City of Palm Coast, Florida
Agenda Item**

Agenda Date: March 17, 2026

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| Department CITY CLERK Division CITY CLERK | Amount Org/Account # |
| Subject: MINUTES OF THE CITY COUNCIL: MARCH 3, 2026, BUSINESS MEETING MARCH 10, 2026, WORKSHOP MEETING | |
| Presenter: Kaley Cook, City Clerk | |
| Attachments: 1. Minutes (2) | |
| Background: | |
| Recommended Action: APPROVE MINUTES OF THE CITY COUNCIL: MARCH 3, 2026, BUSINESS MEETING MARCH 10, 2026, WORKSHOP MEETING | |

Agenda Date: March 17, 2026

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| Department CITY ADMINISTRATION Division | Amount Org/Account # |
| Subject: APPOINT MEMBERS AND ALTERNATES TO THE PARKS AND RECREATION ADVISORY BOARD (PRAB) | |
| Presenter: Mayor and City Council | |
| Attachments: 1. Applications (10) | |
| Background: On January 2, 2026, City Council adopted Resolution 2026-09 creating the Parks and Recreation Advisory Board (PRAB). The purpose of the PRAB is to consult with the city departments Parks and Recreation, Stormwater and Engineering, Community Development and advise and make recommendations to the City Council, City Manager and Parks and Recreation on matters relating to the arts, culture, history, recreation, and parks activities, and open space needs. Per Resolution 2026-09, the City Council shall appoint a Parks and Recreation Advisory Board with five (5) members, with two at-large alternate members. Each member and alternate shall be appointed, respectfully, by the majority vote of the five (5) members of the City Council. Members of the Parks and Recreation Advisory Board shall be a resident of the City and appointments shall be made based on experience or interest in the subject matter jurisdiction of the advisory board. No elected official or employee of the City Government shall be appointed to serve on the board. At least one member from each of the City's four (4) City Council districts will be appointed to the board. The initial appointments to the board shall be two (2) years; and thereafter, the appointments to the board shall be for terms of two (2) years. Staff received ten qualified applications and background checks were completed by Human Resources. The applicants are as follows: | |
| <u>District</u> | <u>Name</u> |
| 1 | Megan Rizzo |
| 2 | Agnes Lightfoot |
| 2 | DeAnna Oflaherty |
| 2 | Gary Kunnas |
| 3 | Amalia Goulbourne |
| 3 | John Subers |
| 3 | Kelsey McManus |
| 4 | Cathy Heighter |
| 4 | Julia Walthall |
| 4 | Philip McClure |

Recommended Action:

**APPOINT MEMBERS AND ALTERNATES TO THE PARKS AND RECREATION ADVISORY BOARD
(PRAB)**

Agenda Date: March 17, 2026

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| 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. Power Point2. Ordinance3. Staff Report4. Business Impact Estimate5. Map Series6. Survey and Title Opinion7. Application8. Applicant Cover Letter and Criteria Analysis9. Applicant Submitted Traffic Report and City Intersection Evaluation Study10. Applicant Environmental Report and Water Usage Email Correspondence with City Hydrologist11. Public Notice12. Applicant Proffered Deed Restrictions | | |
| This is a quasi judicial item, please disclose any ex parte communication. | | |
| Background: <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) zoning district in order for the property owner to develop the subject parcel with a proposed concrete batch plant.</p> <p><u>Background:</u> 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).</p> <p>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 to Palm Coast.</p> <p><u>Project Description:</u> 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</p> | | |

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.

Planning and Land Development Regulation Board Meetings: This item was originally scheduled for the August 20, 2025 Planning and Land Development Regulation Board (PLDRB) meeting. The item was requested to be continued by the applicant for one month prior to discussion. At the September 17, 2025 PLDRB meeting, the item was requested by the applicant for an additional one month continuation. At the October 15, 2025 PLDRB meeting, the item was initially heard by the PLDRB. During that meeting, eight individuals from the public spoke in opposition to this item. Planning Manager Phong Nguyen informed the PLDRB that the city was preparing the US-1 and Hargrove Grade Intersection Evaluation Study that was requested by City Council during its August 29, 2025 business meeting. The PLDRB asked for clarification based on the application materials indicating a daily draw of $\pm 8,000$ GPD compared to the applicant unilaterally proffered restrictive covenants that indicated a daily draw of up to $\pm 25,000$ GPD and then continued the item until its February 18, 2026.

The item was brought back to PLDRB on its February 18, 2026 meeting with the inclusion of City's intersection traffic report, the analysis of the $\pm 25,000$ GPD draw by the City's contracted hydrologist. During the February 18, 2026 meeting 10 members of the public spoke during public comment with four members offering opposition to the project and six members offering

support for the project. The PLDRB voted to recommend approval to City Council for the rezoning application with a vote of five to two.

Recommended Action:

THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD RECOMMENDED THAT THE CITY COUNCIL FINDS THAT THE PROPOSED REZONING (APPLICATION NO. 6185) IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE TO REZONE ±10.44 ACRES FROM THE IND-1 ZONING DISTRICT TO THE IND-2 ZONING DISTRICT.