

City of Palm Coast, Florida

Agenda Item

Agenda Date: June 18, 2025

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: 11 Hargrove Lane Zoning Map Amendment - APPLICATION # 6253		
Presenter: Michael Hanson, AICP, Planner		
Attachments: <ol style="list-style-type: none">1. ORDINANCE2. STAFF REPORT3. BUSINESS IMPACT ESTIMATE4. DISTANT AERIAL5. CLOSE AERIAL6. EXISTING FUTURE LAND USE MAP7. EXISTING ZONING MAP8. PROPOSED ZONING MAP9. BOUNDARY SURVEY, AFFIDAVIT, TITLE OPINION10. APPLICATION, AUTHORIZATION OF OWNER, CORPORATE IDENTITY11. APPLICANT SUBMITTED ANALYSIS AND WATER USAGE ANALYSIS12. TRAFFIC MEMO AND RELATED EMAIL CORRESPONDENCE13. ENVIRONMENTAL REPORT AND RELATED EMAIL CORRESPONDENCE		
Background: <p><u>Request:</u> Curt Wimpée as agent for 15 Hargrove LLC, is proposing to rezone ±36.65 acres of vacant land located on the east side of Hargrove Lane 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 July 2020 under the business identity of JB Gelman Companies, LLC. JB Gelman Companies, LLC's name was changed, via an articles of amendment to the articles of organization filed with the State of Florida, to 15 Hargrove LLC shortly after purchasing the property in 2020. The subject property is part of the Hargrove Industrial Park and is current zoned for IND-1 uses. It is designated as Industrial on the Future Land Use Map (FLUM).</p> <p>Previously the property owner had received a development order for luxury car garage condos and flex industrial spaces with a total of 221,365 square feet of floor area ratio under Application # 5530. This Development Order was scheduled to expire in February 2025 but was extended for one year via Extension Application # 6120, as such this development order is still active.</p> <p><u>Project Description:</u> Per discussion with the applicant the property owner is no longer considering developing the property with the approved Development Order and is instead requesting the rezoning in order to develop the property with a Concrete Batch Plant. Concrete Batch Plants are a specified heavy industrial use allowed within the IND-2 zoning</p>		

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. The actual size of the proposed Concrete Batch Plant will be determined during the Technical Site Plan Application. For the purposes of analyzing the potential for increases on traffic, the proposed use will be evaluated based on the approved square-footage of floor area ratio (221,365 square feet) from the active development order.

Public Participation: The applicant hosted a neighborhood meeting as required by Unified Land Development Code (LDC) Section 2.05.02 at 5:30 p.m. Thursday May 29th, 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.

Six members of the public attended the neighborhood meeting. Issues of concern from the neighborhood meeting dealt with the potential amount of traffic on Hargrove Grade and Hargrove Lane, upkeep of the road due to increased industrial dump trucks and concrete mixers on the road, dust and particulate matter, and the potential for their property value to decrease.

Staff has not received further public participation regarding the project as of drafting this staff report.

Recommended Action:

Planning staff recommends that the Planning and Land Development Regulation Board determine the proposed rezoning (Application No. 6253) is consistent with the Comprehensive Plan and recommended approval to City Council to rezone ±36.65 acres from the IND-1 zoning district to the IND-2 zoning district.

ORDINANCE NO. 2025-_____
REZONING APPLICATION NO. 6253
11 HARGROVE LANE REZONING

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, AMENDING THE OFFICIAL ZONING MAP, AS ESTABLISHED IN SECTION 2.06 OF THE CITY OF PALM COAST UNIFIED LAND DEVELOPMENT CODE, FOR ±36.65 ACRES OF CERTAIN REAL PROPERTY DESCRIBED AS TAX PARCEL IDENTIFICATION NUMBER 16-11-30-0000-01010-0013, GENERALLY LOCATED ON THE EAST SIDE OF HARGROVE LANE APPROXIMATELY ±850 FEET SOUTH OF ITS INTERSECTION WITH HARGROVE GRADE AND BEING MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT A, FROM LIGHT INDUSTRIAL AND WAREHOUSING (IND-1) TO HEAVY INDUSTRIAL (IND-2); PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City of Palm Coast, as the governing body of the City, pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, and the City of Palm Coast Unified Land Development Code, is authorized and empowered to consider applications relating to zoning; and

WHEREAS, the notice and public hearing requirements, as provided for in Chapter 2 - Review Authority, Enforcement, and Procedures of the City of Palm Coast Unified Land Development Code have been satisfied; and

WHEREAS, the City Council of the City of Palm Coast has considered the evidence and testimony presented by the applicant and other interested parties, the recommendations of the various City reviewing departments, and the recommendation of the Planning and Land Development Regulation Board (PLDRB); and

WHEREAS, the City Council has considered the findings in the staff report and the following findings of fact:

1. The rezoning is consistent with the purposes, goals, objectives, and policies of the City of Palm Coast Comprehensive Plan;
2. The rezoning is compatible as defined in the Unified Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for rezoning;
3. The rezoning will result in a logical, timely and orderly development pattern;
4. The staff report has demonstrated sufficient justification that there are changed circumstances, which would require the rezoning request.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY OF PALM COAST, FLORIDA:

SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS.

The above recitals (whereas clauses) are hereby adopted as the legislative and administrative findings of the City Council.

SECTION 2. OFFICIAL ZONING MAP AMENDED.

The ±36.65 acres of certain real property described as tax parcel identification number 16-11-30-0000-01010-0013, generally located on the east side of Hargrove Lane approximately ±850 feet south of its intersection with Hargrove Grade and being more particularly described in attached exhibit a, from Light Industrial and Warehousing (IND-1) to Heavy Industrial (IND-2).

SECTION 3. SEVERABILITY.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Code are severable, and if any phrase, clause, sentence, paragraph or section of this Code shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Code.

SECTION 4. CONFLICTS.

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall become effective immediately upon its passage and adoption. [OR BECOME EFFECTIVE IMMEDIATELY UPON THE EFFECTIVE DATE OF ORDINANCE NO. ____ AS ADOPTED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, AND PURSUANT TO THE CITY CHARTER. IF ORDINANCE NO. ____ DOES NOT BECOME EFFECTIVE, THEN THIS ORDINANCE SHALL BECOME NULL AND VOID.]

APPROVED on the first reading after due public notice and hearing this ____day of _____, 2025.

ADOPTED on the second reading after due public notice and hearing this _____ day of _____, 2025.

ATTEST:

CITY OF PALM COAST, FLORIDA

Kaley Cook, City Clerk

Michael Norris, Mayor

APPROVED AS TO FORM AND LEGALITY

MARCUS DUFFY, CITY ATTORNEY

Attachment: Exhibit “A” – Legal Description

EXHIBIT A
LEGAL DESCRIPTION

Parcel Identification Number: 16-11-30-0000-01010-0013

A PARCEL OF LAND LYING EAST OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RAILROAD RIGHT-OF-WAY IN GOVERNMENT SECTIONS 15 AND 16, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE NORTHWEST CORNER OF SAID GOVERNMENT SECTION 15, THENCE SOUTH 00 DEGREES 21 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF SECTION 15 A DISTANCE OF 449.84 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ST. JOE CANAL (100 FOOT R/W), THENCE SOUTH 59 DEGREES 28 MINUTES 58 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY LINE OF ST. JOE CANAL A DISTANCE OF 72.18 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE SOUTH 18 DEGREES 45 MINUTES 16 SECONDS EAST A DISTANCE OF 208.02 FEET, THENCE SOUTH 00 DEGREES 15 MINUTES 16 SECONDS EAST A DISTANCE OF 1215.00 FEET, THENCE SOUTH 74 DEGREES 44 MINUTES 44 SECONDS WEST A DISTANCE OF 2577.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY (150 FOOT R/W), THENCE NORTH 09 DEGREES 09 MINUTES 56 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 570.61 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 25 DEGREES 24 MINUTES 43 SECONDS EAST ALONG THE BOUNDARY OF LANDS RECORDED IN OFFICIAL RECORDS BOOK (ORB) 240, PAGES 263 AND 264 A DISTANCE OF 68.08 FEET TO A POINT OF CURVATURE, THENCE 9.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT (CONCAVE WESTERLY) HAVING A CENTRAL ANGLE OF 01 DEGREES 24 MINUTES 07 SECONDS, A RADIUS OF 368.06 FEET, A CHORD BEARING OF NORTH 26 DEGREES 12 MINUTES 34 SECONDS EAST AND A CHORD DISTANCE OF 9.01 FEET TO A POINT ON THE SOUTHERLY LINE OF ST. JOE CANAL, THENCE DEPARTING SAID LANDS IN ORB 240, PAGES 263 AND 264, NORTH 59 DEGREES 28 MINUTES 58 SECONDS EAST ALONG SAID SOUTHERLY LINE OF ST. JOE CANAL A DISTANCE OF 2869.76 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PARCEL:

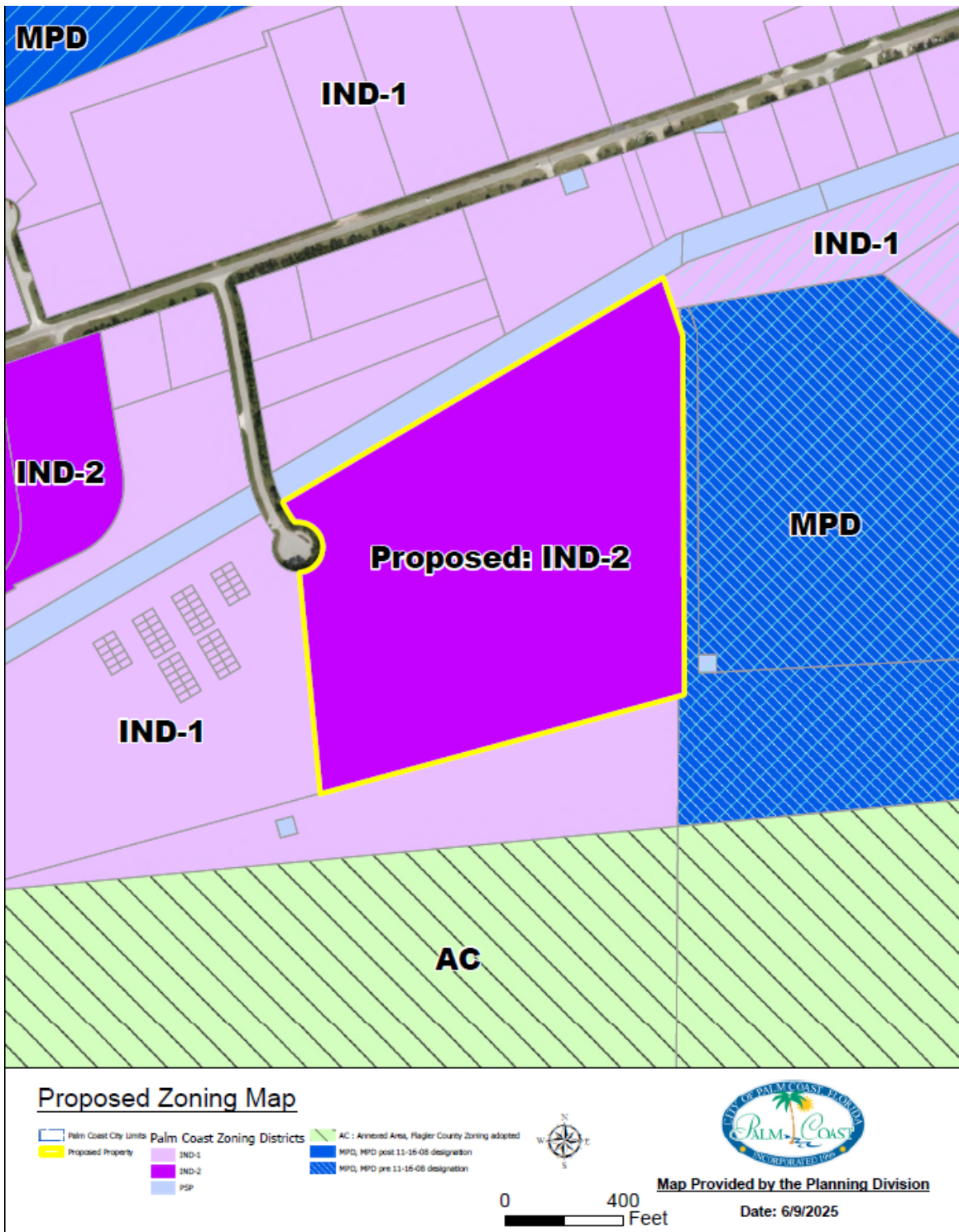
A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 553, PAGE 1539 THROUGH 1840, LYING SOUTH OF ST. JOE CANAL A 100 FOOT DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 549, PAGES 991 THROUGH 1047, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LOCATED IN GOVERNMENT SECTION 16,

TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE NORTHEAST CORNER OF SAID GOVERNMENT SECTION 16, THENCE SOUTH 00 DEGREES 21 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF SECTION 16 A DISTANCE OF 2.94 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HARGROVE GRADE (100 FOOT RW), THENCE DEPARTING SAID EAST LINE OF SECTION 16 SOUTH 71 DEGREES 14 MINUTES 44 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 784.17 FEET THENCE SOUTH 18 DEGREES 45 MINUTES 16 SECONDS EAST A DISTANCE OF 452.94 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE ST. JOE CANAL, THENCE SOUTH 59 DEGREES 28 MINUTES 58 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 916.76 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 8, OF THE PLAT PALM COAST INDUSTRIAL PARK PHASE II, RECORDED IN MAP BOOK 33, PAGE 52, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, TO A POINT ON A CURVE, THENCE SOUTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF HARGROVE LANE (80 FOOT R/W) 102.05 FEET ALONG A CURVE TO THE LEFT (CONCA VE EASTERLY) HA YING A CENTRAL ANGLE OF 12 DEGREES 42 MINUTES 39 SECONDS, A RADIUS OF 460.00 FEET, A CHORD BEARING OF SOUTH 19 DEGREES 36 MINUTES 22 SECONDS EAST AND A CHORD DISTANCE OF 101.84 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF ST. JOE CANAL (100 FOOT WIDE DRAINAGE EASEMENT) SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE OF CANAL RUN SOUTHEASTERLY CONTINUING ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 71.84 FEET SAID CURVE HAVING A RADIUS OF 460.00 FEET. A CENTRAL ANGLE OF 08 DEGREES 56 MINUTES 52 SECONDS, A CHORD BEARING SOUTH 30 DEGREES 26 MINUTES 08 SECONDS EAST AND A CHORD DISTANCE OF 71.76 FEET TO A POINT OF TANGENCY, THENCE SOUTH 34 DEGREES 54 MINUTES 34 SECONDS EAST, 9.90 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.78 FEET, HA YING A CENTRAL ANGLE OF 303 DEGREES 51 MINUTES 18 SECONDS, A RADIUS OF 85.00 FEET, A CHORD BEARING SOUTH 55 DEGREES 05 MINUTES 26 SECONDS WEST AND A CHORD DISTANCE OF 80.00 FEET TO A POINT, THENCE DEPARTING SAID CURVE ALONG A NON-TANGENT LINE RUN NORTH 34 DEGREES 54 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 9.90 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.96 FEET, SAID CURVE HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 16 MINUTES 18 SECONDS, A CHORD BEARING NORTH 30 DEGREES 46 MINUTES 25 SECONDS WEST AND

A CHORD DISTANCE OF 77.8 FEET TO A POINT ON A NON-TANGENT LINE BEING A POINT ON THE SAID SOUTHERLY BOUNDARY LINE OF THE ST. JOE CANAL. THENCE NORTH 59 DEGREES 28 MINUTES 58 SECONDS EAST A DISTANCE OF 80.22 FEET TO THE POINT OF BEGINNING. ALSO LESS AND EXCEPT ALL OF PALM COAST COMMERCIAL & INDUSTRIAL CENTER CONDOMINIUM PHASE 1 ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN O.R. BOOK 1456, PAGE 457, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

EXHIBIT B
REVISED OFFICIAL ZONING MAP





**COMMUNITY DEVELOPMENT DEPARTMENT
OFFICIAL ZONING MAP AMENDMENT STAFF REPORT
PLANNING AND LAND DEVELOPMENT REGULATION BOARD
PUBLIC HEARING ON JUNE 18, 2025**

OVERVIEW

Application Number: 6253
Applicant: Curt Wimpée, P.E. Alliant Inc. agent for owner
Property Description: The east side of Hargrove Lane approximately ±850 feet south of its intersection with Hargrove Grade
Property Owner: 15 Hargrove LLC
Parcel ID #: 16-11-30-0000-01010-0013
Parcel Address: 11 Hargrove Lane
Current FLUM: Industrial
Current Zoning: Light Industrial and Warehousing (IND-1)
Current Use: Vacant
Size of Property: ±36.65 acres
Requested Action: Rezoning from the Light Industrial and Warehousing (IND-1) Zoning District to the Heavy Industrial (IND-2) Zoning District

ANALYSIS

REQUESTED ACTION

Curt Wimpée as agent for 15 Hargrove LLC, is proposing to rezone ±36.65 acres of vacant land located on the east side of Hargrove Lane 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.

BACKGROUND/SITE HISTORY

The property owner purchased the vacant subject property in July 2020 under the business identity of JB Gelman Companies, LLC. JB Gelman Companies, LLC's name was changed, via an articles of amendment to the articles of organization filed with the State of Florida, to 15 Hargrove LLC shortly after purchasing the property in 2020. The subject property is part of the Hargrove Industrial Park and is current zoned for IND-1 uses. It is designated as Industrial on the Future Land Use Map (FLUM).

Previously the property owner had received a development order for luxury car garage condos and flex industrial spaces with a total of 221,365 square feet of floor area ratio under Application # 5530. This Development Order was scheduled to expire in February 2025 but was extended for one year via Extension Application # 6120, as such this development order is still active.

PROJECT DESCRIPTION

Per discussion with the applicant the property owner is no longer considering developing the property with the approved Development Order and is instead requesting the rezoning in order to develop the property with a Concrete Batch Plant. Concrete Batch Plants are a specified heavy industrial use 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. The actual size of the proposed Concrete Batch Plant will be determined during the Technical Site Plan Application. For the purposes of analyzing the potential for increases on traffic, the proposed use will be evaluated based on the approved square-footage of floor area ratio (221,365 square feet) from the active development order.

LAND USE AND ZONING INFORMATION

USE SUMMARY TABLE:

CATEGORY:	EXISTING:	PROPOSED:
Future Land Use Map (FLUM)	Industrial	Industrial
Zoning District	IND-1	IND-2
Use	Vacant Land	Vacant Land
Acreage	±36.65 acres	±36.65 acres

SURROUNDING LAND USES:

NORTH:	FLUM:	Industrial
	Zoning:	IND-1
EAST:	FLUM:	Mixed Use, Industrial
	Zoning:	Master Planned Development (South Palm Coast Park): COM-2 uses, along with Medical Offices, Hospitals, Urgent Care, Public Service Facilities, and Ancillary Retail/Restaurant, IND-1
SOUTH:	FLUM:	Industrial
	Zoning:	IND-1
WEST:	FLUM:	Industrial
	Zoning:	IND-1, IND-2

SITE DEVELOPMENT REQUIREMENTS:

Criteria	Current Zoning – IND-1	Proposed Zoning – IND-2
Min. Lot Size	20,000 square feet	1 acre
Min. Lot Width	100 feet	150 feet
Max. Impervious Surface Ratio	0.70	0.65
Min. Front Setback	25 feet	35 feet
Min. Rear Setback	10 feet	15 feet
Min. Interior Side Setback	10 feet	15 feet
Max. Building Height	65 feet	65 feet
Max. Floor Area Ratio	0.35	0.35 ⁽¹⁾

- (1) The 2050 Comprehensive Plan limits the floor area ratio (FAR) to 0.35 in IND-2 zoned properties. The LDC's limit of 0.45 is inconsistent with the Comprehensive Plan and will be amended to be consistent with the Comprehensive Plan in the near future pursuant to Comprehensive Plan Policy 1.1.5.2.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE, CHAPTER 2, SECTION 2.05.05

The Unified Land Development Code, Chapter 2, Part II, Section 2.05.05 states: *When reviewing a development order application, the approval authority shall determine whether sufficient factual data was presented in order to render a decision. The decision to issue a development order shall be based upon the following, including but not limited to:*

A. The proposed development must not be in conflict with or contrary to the public interest;

Staff Finding: The zoning and land use pattern to Hargrove Grade and Hargrove Lane is zoned primary for light industrial uses; however, there is an existing property approximately 550 feet west of the subject property that is zoned as for heavy industrial uses under the IND-2 zoning district. Both the IND-1 and IND-2 zoning districts are compatible and consistent with the Industrial future land use designation. The abutting property to the east is part of the South Palm Coast Park MPD and designated for Mixed Uses, which was approved in 2020. The intent of the MPD on the abutting property was to site a hospital or similar medical facility with the potential for ancillary retail and restaurant uses. This adjacent property is buffered by a wetland and area of land that is within flood zone A of the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM). Due to this natural buffer the proposed zoning is unlikely to affect the adjacent parcel. The proposed use is a concrete batch plant which is a specified heavy industrial use under LDC Section 4.14, as a concrete batch plant the applicant expects the maximum water usage for the site to use approximately 10,000 gallons per day (GPD) over a 5.5 day working week, there are two existing public well sites that their 500-foot radial wellfield protection zone falls into the subject property. LDC Sec 10.03 establishes regulations for the wellfield protection and the applicant will be required to obtain a St. Johns Water Management District Consumptive Use Permit for their required water drawing for the proposed use. The applicant has agreed to take measures to ensure that the site's proposed well will not impact the city's two public wells in the area. During the subsequent Technical Site Plan application for the proposed concrete batch plant the location, proposed depth, and GPD utilized for the use will be further analyzed.

B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;

Staff Finding: The requested rezoning is consistent with the following policies and goal of the Comprehensive Plan:

- **Chapter 1 Future Land Use Element:**

Policy 1.1.1.1 - The following future land use designations shall be established on the FLUM:

E. Industrial –

Purpose and Intent: This designation identifies areas suitable for both heavy and light industrial uses to provide employment opportunities for higher skilled jobs with higher pay scales.

Allowable Uses: Heavy industrial uses to include those that are major users of electricity and water, produce greater amounts of solid wastes and air emissions, or substantially impact the landscape through mining and mineral extraction. Light industrial uses to include limited manufacturing and product assembly, warehousing, storage yards and facilities, and business and research parks involving trucking and shipping activities.

Density: None.

Development Allowances and Restrictions: An industrial use's proximity to wellfields shall be considered. Commercial and institutional uses are also allowed within this designation only when necessary to provide support facilities for large employment centers.

The proposed rezoning to IND-2 is consistent with the Industrial FLUM designation. The proposed use will be evaluated in relation to the two existing public wellfields during the Technical Site Plan application. As these areas only encompass a portion of the subject property, the industrial development will likely have to minimize and avoid encroaching into the 500-foot buffer of the existing public wellfields.

Policy 1.1.4.3 – Land use patterns will be required to be efficient and not disproportionately increase the cost of providing and maintaining public facilities, as well as providing housing and transportation strategies that will foster energy conservation.

The proposed IND-2 zoning district would increase the available stock of heavy industrial property within the City. The proposed rezoning would not likely provide any net increase to the cost of providing and maintaining public facilities over the current IND-1 zoning. Public services are available to serve the property; however, due to the amount of water necessary for the proposed use, a private well would be necessary for the property.

C. The proposed development must not impose a significant financial liability or hardship for the City;

Staff Finding: Potable water and sewer services are available to serve the project. The proposed rezoning amendment do not impose significant financial liability for the City. The project will be required to pay necessary impact fees during its development. Therefore, its unlikely to impose a significant financial liability on the City.

D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants;

Staff Finding: The proposed rezoning to IND-2 will be compatible with the overall neighborhood as its location is designated for Industrial use and there is existing property zoned IND-2 approximately ±550 feet away from the property. Therefore, the proposed rezoning is likely not out of character for the neighborhood, nor would it constitute a threat to the health,

welfare, or safety of the neighboring residents. The future development of the subject site will have to apply for a Technical Site Plan application and will be analyzed to ensure its development does not constitute a threat to the general health, welfare, or safety of the City's inhabitants.

E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes.

Staff Finding: The subject property will be required to comply with the City's LDC, Comprehensive Plan, and the requirements of all other applicable local, state and federal agencies throughout the development process.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE, CHAPTER 2, SECTION 2.06.03

The Unified Land Development Code, Chapter 2, Part II, Sec. 2.06.03 states: "*The Planning and Land Development Regulation Board and City Council shall consider the following criteria, in addition to the findings listed in Subsection 2.05.05, when reviewing a rezoning application*":

A. Whether it is consistent with all adopted elements of the Comprehensive Plan and whether it furthers the goals and objectives of the Comprehensive Plan;

Staff Finding: As noted previously in the analysis prepared for LDC Chapter 2, Part II, Section 2.05.05 of this staff report, the requested zoning district is consistent with the goals, objectives, and policies of the Comprehensive Plan.

B. Its impact upon the environment and natural resources;

Staff Finding: Upon the potential approval of the rezoning, the property owners will be required to meet all applicable environmental and natural resource-based regulations and laws at the time of development for the subject properties. As there are wetlands on the site and portions of the property are within FEMA's Flood Zone A, the property will be analyzed during its development to ensure any impacts are minimized and the base flood elevation is determined along with the necessary compensatory storage being required. Additionally, the project will require permitting by St. Johns Water Management District for a Consumptive Use Permit to draw the amount of water that the proposed use projects to use on a daily basis ($\pm 10,000$ GPD).

C. Its impact on the economy of any affected area;

Staff Finding: The proposed rezoning will allow the property to be potentially developed with a concrete batch plant. This use is projected to provide jobs in the City enable the property owner to potentially expand their business operations within the City. Further the property's development will expand the non-residential tax base for the community.

D. Its impact upon necessary governmental services such as schools, sewage disposal, potable water, drainage, fire and police protection, solid waste, or transportation;

Staff Finding: This rezoning does not impact schools. There are existing nearby connections for potable water and sanitary sewer. As the Hargrove Industrial park deadheads and all inbound and outbound trips into the Hargrove Industrial park come from US-1, which is a major arterial thoroughfare designed to move large amounts of trips across the state, the typical trip generation memo was waived by the City's former Traffic Engineer during the previous technical site plan application which still has a valid development order. The City's Senior Transportation

Planner concurred with this finding and allowed this rezoning application to waive the trip generation report due to that previous decision for consistency's sake. In order to analyze the potential number of trips due to the fact that the trip generation report being waived and the application is conceptual in nature with no fixed dimensional footprint, staff analyzed the rezonings impacts on traffic based on the Institute of Transportation Engineers (ITE) Trip Generation Manual use types #120 (light industrial) vs #140 (manufacturing) as the closest use type to the approved use and the proposed concrete batch plant based on the approved square footage of the active development order. Please note that following the adoption of the 2050 Comprehensive plan the allowed FAR in both IND-1 and IND-2 is the same at 0.35. The approved square footage for the development order is 221,365 square feet. Based on ITE use type 120 the average P.M. peak hour weekday trips result in a potential of 144 P.M. peak hour trips that have already been approved ($221,365/1,000 \times 0.65$). Based on the use type 120, the currently approved development order would yield a potential of 1,078 daily trips ($221,365/1,000 \times 4.87$). Comparing the proposed concrete batch plant as ITE use type 140 the P.M. hour weekday trips yield a potential of 164 trips ($221,365/1,000 \times 0.74$), while the potential maximum daily yield results in 1,051 trips ($221,365/1,000 \times 4.75$). Staff evaluates potential trips based on P.M. peak hour as that is typically indicative of the busiest time for the road network, therefore comparing the difference between ITE use type 140 vs. ITE use type 120, results in an increase of 20 P.M. peak hour trips, which is a minor increase. The applicant will also be required to pay impact fees during its development to offset the cost for its impact on the community.

E. Any changes in circumstances or conditions affecting the area;

Staff Finding: There are no changes in circumstances or conditions affecting the area. The Hargrove Industrial park was designed for industrial uses and is designated Industrial on the FLUM. IND-2 is consistent with the Industrial FLUM designation. The proposed rezoning is not anticipated to cause any unique changes in circumstances to the area aside from an increase in traffic to the area. The environmental impacts from the proposed development will be further analyzed during the Technical Site Plan application process and the applicant will be required to comply with all environmental regulations and permitting requirements.

F. Compatibility with proximate uses and development patterns, including impacts to the health, safety, and welfare of surrounding residents;

Staff Finding: The proposed rezoning is isolated to a single property within an industrial park that was intended for industrial uses. The proposed zoning district is compatible with the surrounding developmental pattern and the potential for impacts to the health, safety, and welfare of surrounding residents will be minimized as the project will have to comply with all applicable laws, regulations, and Comprehensive Plan policies in addition to meeting the LDC regulations pertaining to Industrial Uses found in Section 4.14, including the *Performance Standards for Industrial Uses* found in table 4-5 within that section. This section of the LDC also sets standards for air quality that the project will be evaluated for during a Technical Site Plan application, which was a concern raised by the public during the neighborhood meeting.

G. Whether it accomplishes a legitimate public purpose:

Staff Finding: The proposed rezoning allows the property owner to develop the property under heavy industrial uses. The distribution of zoning districts over the City's available land mass significantly limits the development of industrial uses within the City as the City's primary land use relates to residential use. Industrial land use can help diversify the City's tax base towards more nonresidential sources of income. This potential use will ultimately result in the creation of some new jobs within the city; however, because the rezoning is conceptual in nature, the

applicant has not been able to provide an estimate as to the number of jobs created with the proposed use.

PUBLIC PARTICIPATION

The applicant hosted a neighborhood meeting as required by Unified Land Development Code (LDC) Section 2.05.02 at 5:30 p.m. Thursday May 29th, 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.

Six members of the public attended the neighborhood meeting. Issues of concern from the neighborhood meeting dealt with the potential amount of traffic on Hargrove Grade and Hargrove Lane, upkeep of the road due to increased industrial dump trucks and concrete mixers on the road, dust and particulate matter, and the potential for their property value to decrease.

Staff has not received further public participation regarding the project as of drafting this staff report.

RECOMMENDATION

Planning staff recommends that the Planning and Land Development Regulation Board determine the proposed rezoning (Application No. 6253) is consistent with the Comprehensive Plan and recommended approval to City Council to rezone ±36.65 acres from the IND-1 zoning district to the IND-2 zoning district.



**THE CITY OF PALM COAST
160 LAKE AVENUE
PALM COAST, FL 32164**

**BUSINESS IMPACT ESTIMATE
PURSUANT TO F.S. 166.041(4)**

Meeting Date: June 18, 2025

Ordinance Number: 2025-XX

Posted To Webpage: June 9, 2025

This Business Impact Estimate is given as it relates to the proposed ordinance titled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, AMENDING THE OFFICIAL ZONING MAP, AS ESTABLISHED IN SECTION 2.06 OF THE CITY OF PALM COAST UNIFIED LAND DEVELOPMENT CODE, FOR ±36.65 ACRES OF CERTAIN REAL PROPERTY DESCRIBED AS TAX PARCEL IDENTIFICATION NUMBER 16-11-30-0000-01010-0013, GENERALLY LOCATED ON THE EAST SIDE OF HARGROVE LANE APPROXIMATELY ±850 FEET SOUTH OF ITS INTERSECTION WITH HARGROVE GRADE AND BEING MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT A, FROM LIGHT INDUSTRIAL AND WAREHOUSING (IND-1) TO HEAVY INDUSTRIAL (IND-2); PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

The sections below are not required to be completed if the ordinance involves any one of the following types of regulations. Please check if applicable:

- ☐ 1. Ordinances required for compliance with federal or state law or regulation;
- ☐ 2. Ordinances relating to the issuance or refinancing of debt;
- ☐ 3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ 4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;
- ☐ 5. Emergency ordinances;

- ___ 6. Ordinances relating to procurement; or
- ___ 7. Ordinances enacted to implement the following:
 - a. Development orders, and development agreements, and development permits, as those terms are defined in S 163.3164, and development agreements, as authorized by the Florida Local Government Development Acts SS. 163.3220-163.3243;
 - b. Comprehensive Plan amendments and land development regulation amendments initiated by an application by a private party other than the county;
 - ___ c. Sections 190.005 and 190.046;
 - ___ d. Section 553.73, relating to the Florida Building Code; or
 - ___ e. Section 633.202, relating to the Florida Fire Prevention Code.

Part I. Summary of the proposed ordinance and statement of public purpose:

The proposed ordinance amends the City's Official Zoning Map for ±36.65 acres of certain real property described as tax parcel identification number 16-11-30-0000-01010-0013, generally located on the east side of Hargrove Lane approximately ±850 feet south of its intersection with Hargrove Grade from the Light Industrial and Warehousing (IND-1) zoning district to the Heavy Industrial (IND-2) zoning district.

The public purpose of this ordinance helps to expand the City's stock of land zoned for heavy industrial uses, which enable the City to expand its nonresidential tax base. The proposed use for a Concrete Batch Plant, is an allowed use under IND-2 and could potentially assist the community in providing a competitive local source for concrete used in construction. This public purpose aligns with the City's adopted Comprehensive Plan Policy 11.1.5.4 – *The City shall continue to support the "Buy Local" and other initiatives aimed at boosting locally-owned small businesses by leveraging marketing strategies, hosting events, and offering incentives to encourage residents to support them.*

ECONOMIC IMPACT ON BUSINESS

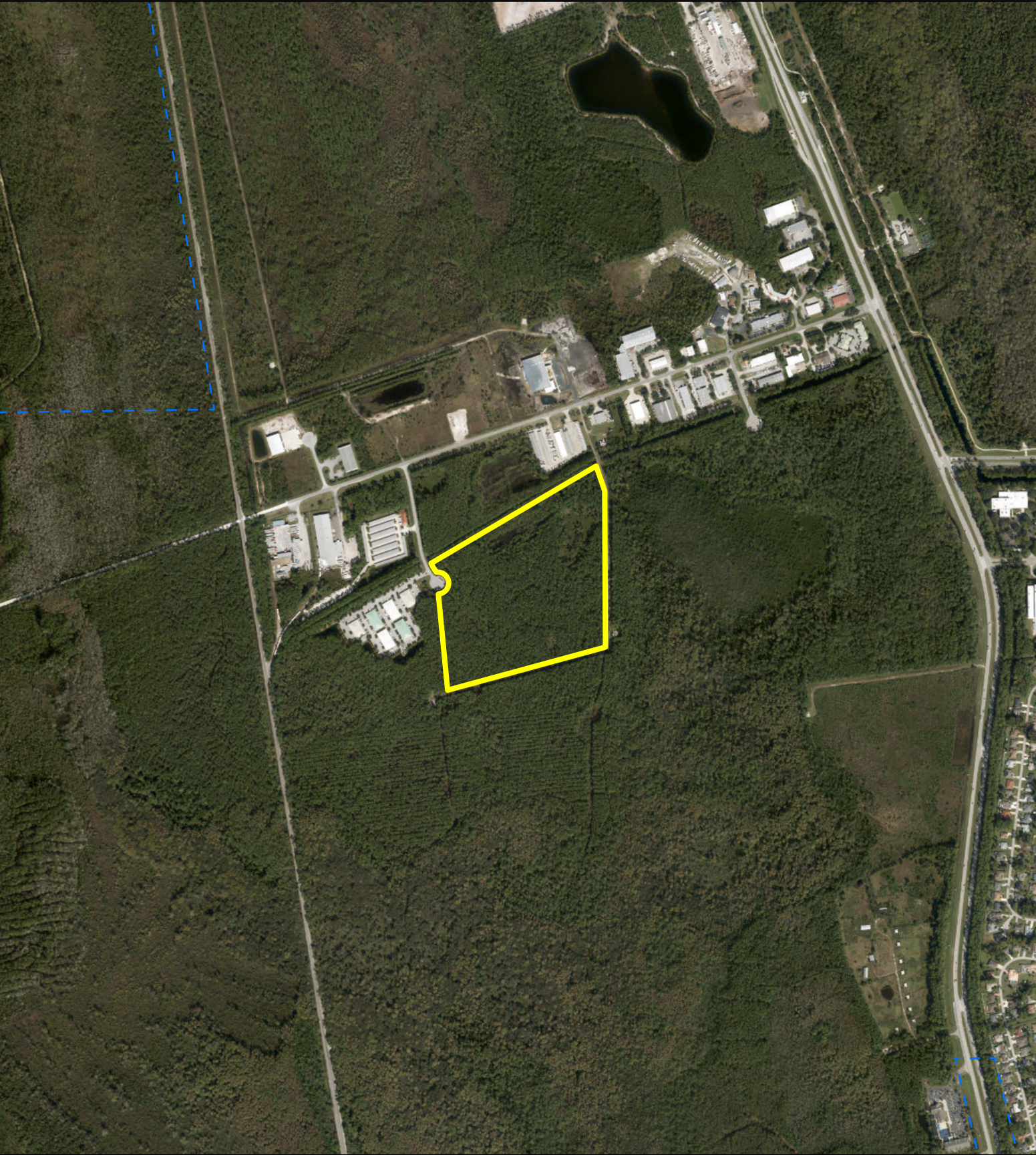
a. Estimated number of businesses impacted: The potential impact of this rezoning is not anticipated to have a significant economic impact on any nearby businesses as the property is designated as Industrial on the Future Land Use Map and was intended to provide an industrial park for the community.

b. Types of businesses affected: Industrial manufacturing and warehouses.



c. Estimated direct economic impact: The proposed rezoning will change the zoning of the subject parcel to IND-2 from IND-1, within an industrial park that is designated for Industrial uses. This rezoning would allow the site to develop a proposed concrete batch plant, which manufactures concrete. This would provide a locally sourced option for developers within the city to reduce the fuel cost and time involved in sourcing concrete as a building material from other locations outside of the City.

d. Negative impact: None, as this property is located within an industrial park, and is designated for industrial uses. The existing zoning is IND-1, and the proposed zoning district is IND-2 which is compatible with the land use.

e. Compliance Costs: There are no compliance costs expected for the proposed rezoning.



Distant Aerial

-  Palm Coast City Limits
-  Proposed Property



0 1,000
Feet





Map Provided by the Planning Division

Date: 6/9/2025

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.



Close Up Aerial

-  Palm Coast City Limits
-  Proposed Property

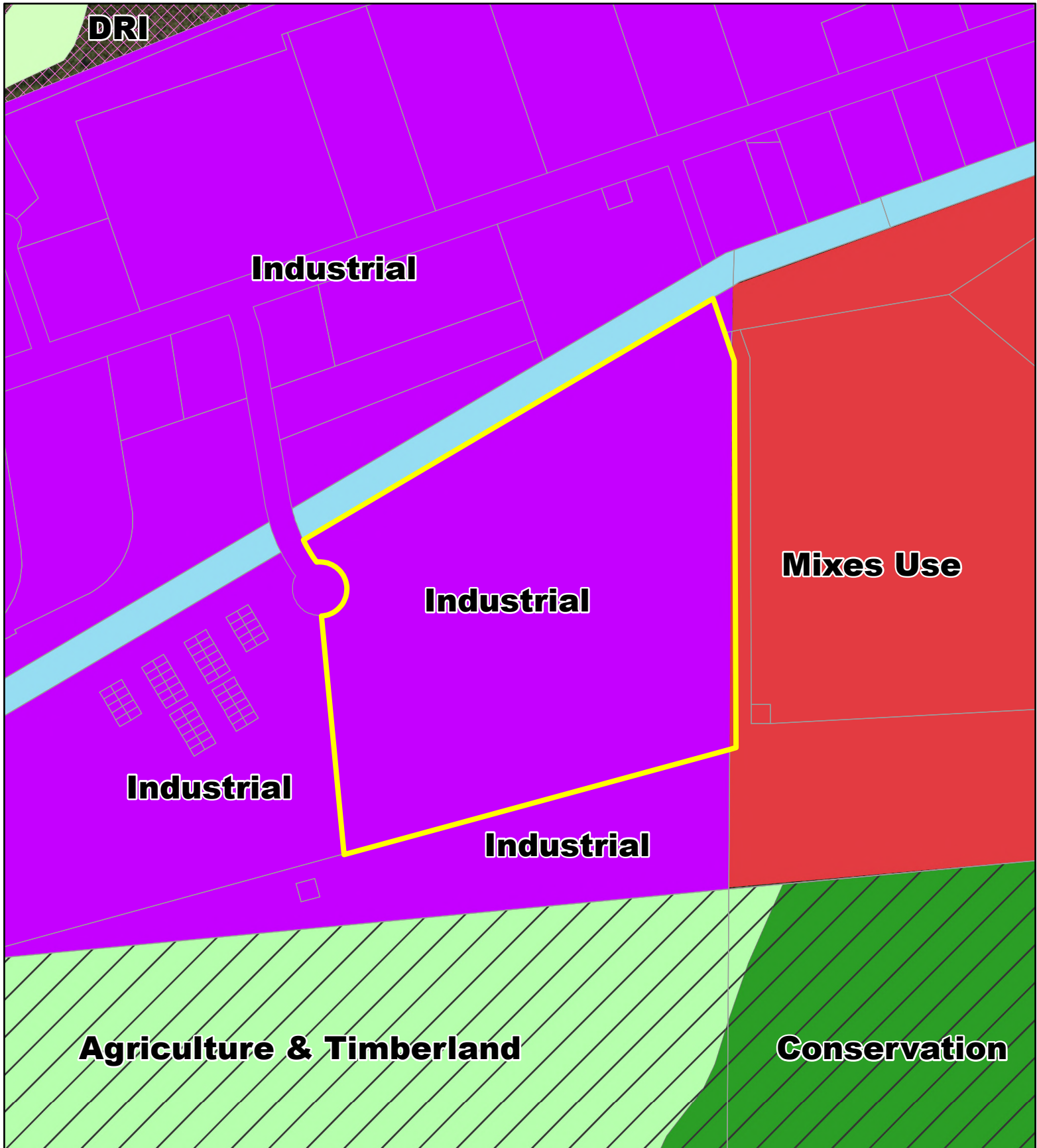


0 400
Feet



Map Provided by the Planning Division

Date: 6/9/2025



Future Land Use Map

- | | |
|------------------------|--|
| Palm Coast City Limits | Industrial |
| Polygons | Conservation |
| Proposed Property | DRI-Mixed Use |
| Palm Coast FLUM | Mixed Use |
| Canals | CONSERVATION, Annexed Area, Flagler County FLUM adopted |
| | AGRICULTURE & TIMBERLANDS, Annexed Area, Flagler County FLUM adopted |

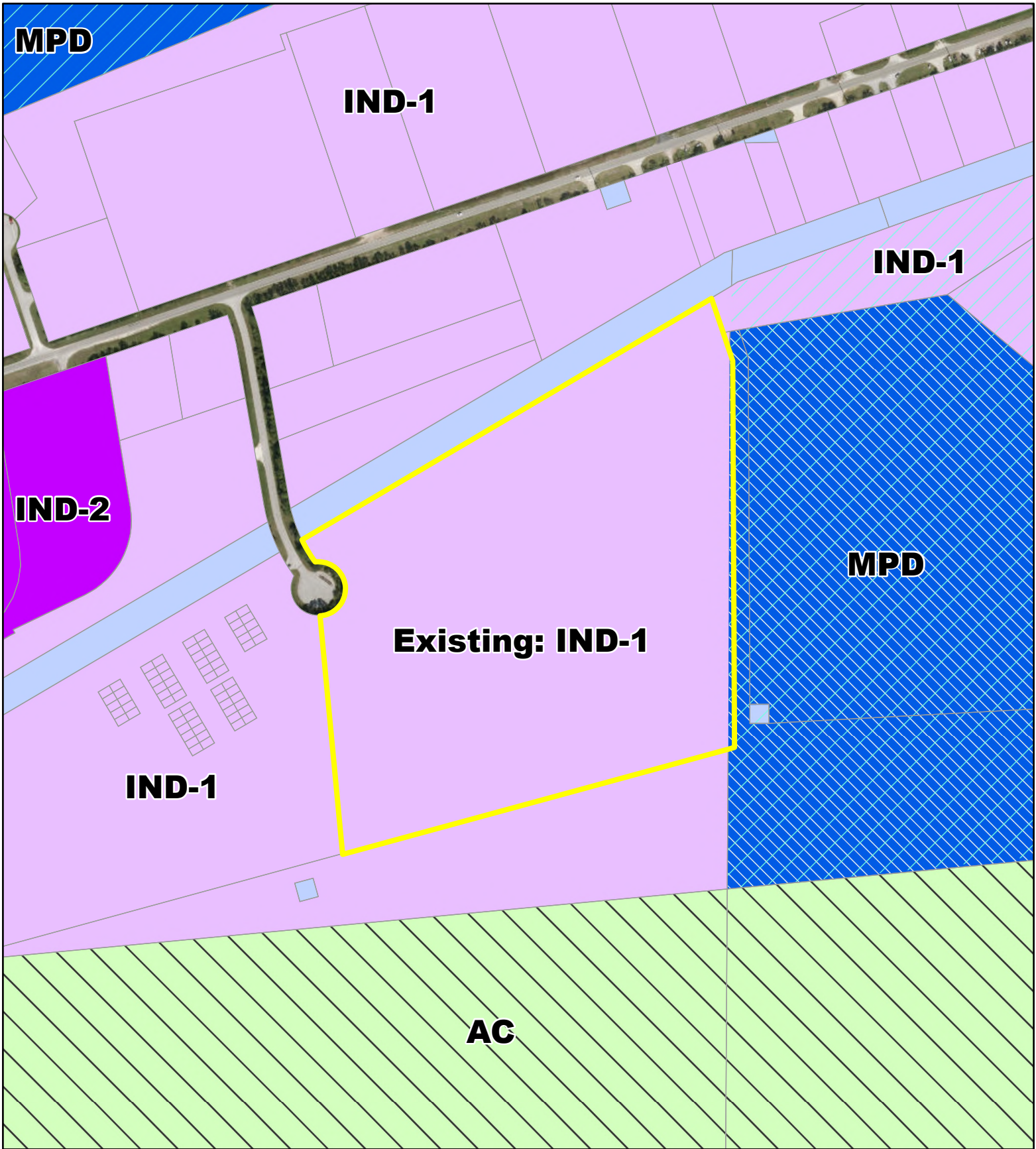


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Feet

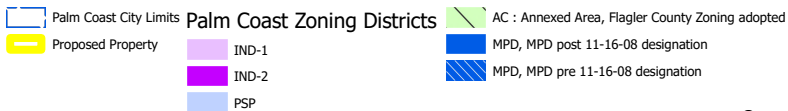


Map Provided by the Planning Division

Date: 6/9/2025



Existing Zoning Map

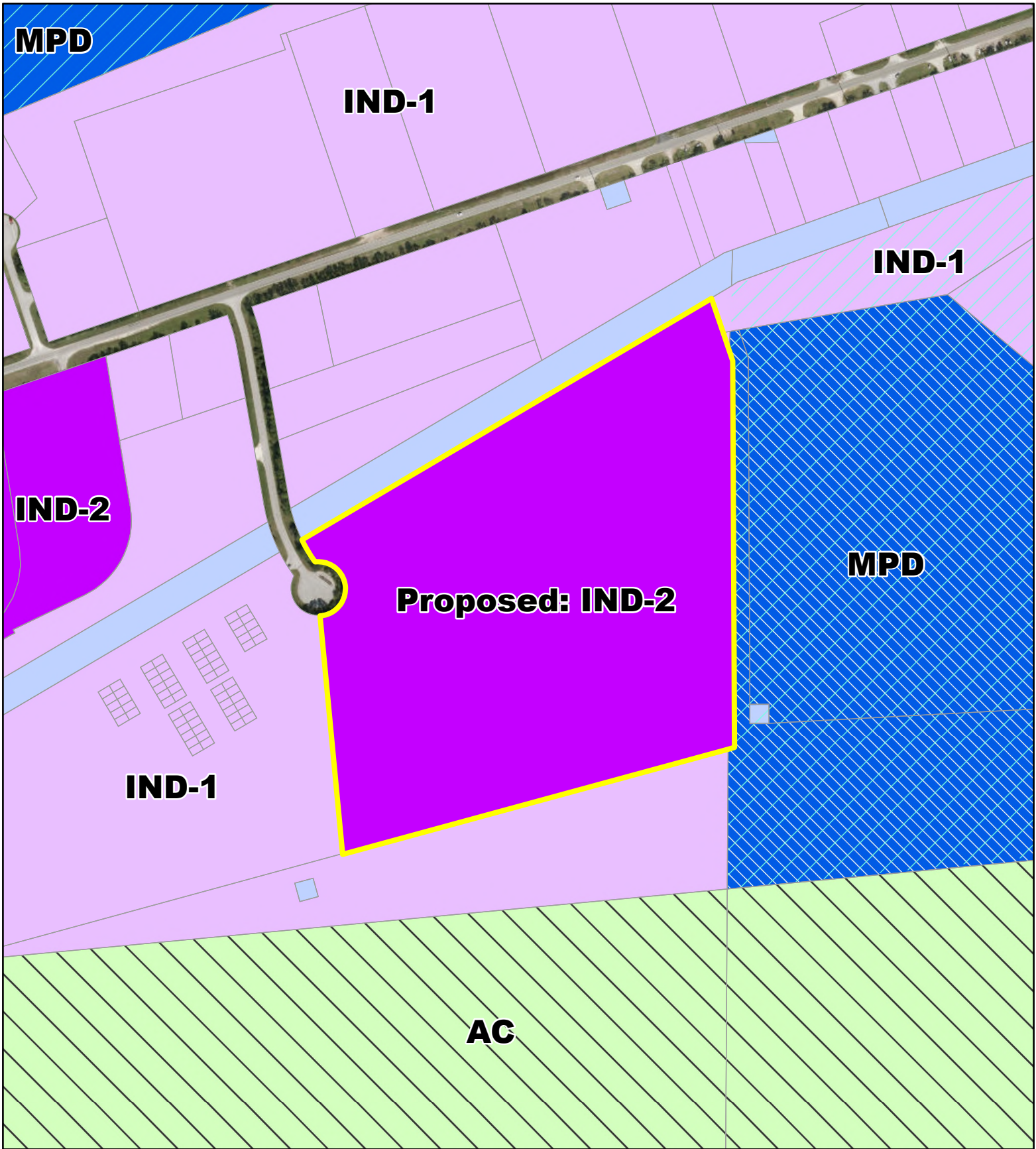


0 400 Feet

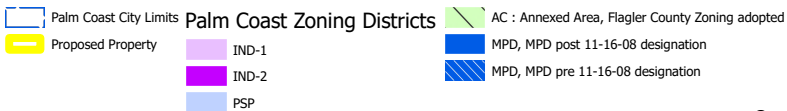


Map Provided by the Planning Division

Date: 6/9/2025



Proposed Zoning Map



0 400
Feet



Map Provided by the Planning Division

Date: 6/9/2025

AFFIDAVIT


PREPARED BY: Alliant Engineering, Inc.
RETURNED TO: City of Palm Coast


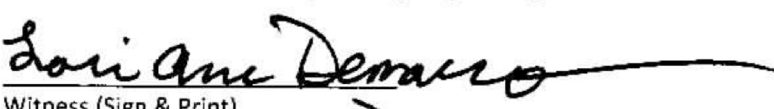
STATE OF FLORIDA)
County of Flagler) RE: Property located at 15 Hargrove Ln. Palm Coast, FL 32137

The undersigned Affiant, Jeff Gelman, does hereby attest that the ALTA/ NSPS survey prepared by Alliant Florida, Inc. (LB 8289) being a wholly owned subsidiary of Alliant Engineering, Inc., certified on 12-13-2023, (Alliant file No. 200-043) is an accurate representation of the lands as described on the face thereof as of that date.

The purpose of this Affidavit is to state, I, Jeff Gelman (representing JB Gelman Companies, LLC), being the owner of the aforementioned property do hereby attest that there have been no changes made to the property, physical or otherwise, and that said property is in the same state as shown on said survey prepared by Alliant and certified on 12-13-2023 .

Further, Affiant sayeth naught.

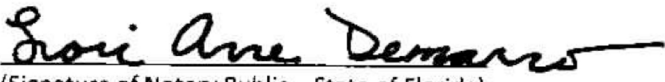

Affiant (Sign & Print)
Jeffrey Gelman


Witness (Sign & Print) Matt Boasaba

Witness (Sign & Print) LORI DEMARCO

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this the 14 day of April, 2025, by JEFFREY GELMAN




(Signature of Notary Public – State of Florida)
LORI ANNE DEMARCO
(Name of Notary Typed, Printed, or Stamped)

(Notary Seal)
Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____

CERTIFIED TO:

TO JB GELMAN COMPANIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IT'S SUCCESSORS AND/OR ASSIGNS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS ALTA/NSPS SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AND INCLUDES ITEMS 1, 3, 4, 8, 13, AND 16. THE FIELDWORK WAS COMPLETED ON MAY 11, 2022.

DATE OF MAP: 12/13/2023

CLAYTON WALLEY, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 7209
ALLIANT FLORIDA, INC. LB 8289

PROPERTY REPORT REFERENCE

- ITEM 1: NOT SURVEY RELATED.
ITEM 2: NOT SURVEY RELATED.
ITEM 3: SURVEY RELATED, DOES NOT AFFECT SUBJECT PROPERTY.
ITEM 4: NOT SURVEY RELATED.
ITEM 5: DOES NOT AFFECT SUBJECT PROPERTY.
ITEMS 6-8: NOT SURVEY RELATED.
ITEM 9: DOES NOT AFFECT SUBJECT PROPERTY.
ITEM 10: NOT SURVEY RELATED.
ITEM 11: DOES NOT AFFECT SUBJECT PROPERTY.
ITEM 12: DOES NOT AFFECT SUBJECT PROPERTY.
ITEM 13: DOES NOT AFFECT SUBJECT PROPERTY.

A MAP SHOWING AN ALTA / NSPS SURVEY

A PORTION OF SECTION 16, TOWNSHIP 11 SOUTH, RANGE 30 EAST,
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

LEGAL DESCRIPTION
PER TITLE COMMITMENT

A PARCEL OF LAND LYING EAST OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RAILROAD RIGHT-OF-WAY IN GOVERNMENT SECTIONS 15 AND 16, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE NORTHWEST CORNER OF SAID GOVERNMENT SECTION 15, THENCE SOUTH 00 DEGREES 21 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF SECTION 15 A DISTANCE OF 449.84 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ST. JOE CANAL (100 FOOT R/W), THENCE SOUTH 59 DEGREES 28 MINUTES 58 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY LINE OF ST. JOE CANAL A DISTANCE OF 72.18 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE SOUTH 18 DEGREES 45 MINUTES 16 SECONDS EAST A DISTANCE OF 208.02 FEET, THENCE SOUTH 00 DEGREES 15 MINUTES 16 SECONDS EAST A DISTANCE OF 1215.00 FEET, THENCE SOUTH 74 DEGREES 44 MINUTES 44 SECONDS WEST A DISTANCE OF 2577.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY (150 FOOT R/W), THENCE NORTH 09 DEGREES 09 MINUTES 56 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 570.61 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 25 DEGREES 24 MINUTES 43 SECONDS EAST ALONG THE BOUNDARY OF LANDS RECORDED IN OFFICIAL RECORDS BOOK (ORB) 240, PAGES 263 AND 264 A DISTANCE OF 68.08 FEET TO A POINT OF CURVATURE, THENCE 9.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT (CONCAVE WESTERLY) HAVING A CENTRAL ANGLE OF 01 DEGREES 24 MINUTES 07 SECONDS, A RADIUS OF 368.06 FEET, A CHORD BEARING OF NORTH 26 DEGREES 12 MINUTES 34 SECONDS EAST AND A CHORD DISTANCE OF 9.01 FEET TO A POINT ON THE SOUTHERLY LINE OF ST. JOE CANAL, THENCE DEPARTING SAID LANDS IN ORB 240, PAGES 263 AND 264, NORTH 59 DEGREES 28 MINUTES 58 SECONDS EAST ALONG SAID SOUTHERLY LINE OF ST. JOE CANAL A DISTANCE OF 2869.76 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 553, PAGE 1539 THROUGH 1840, LYING SOUTH OF ST. JOE CANAL A 100 FOOT DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 549, PAGES 991 THROUGH 1047, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LOCATED IN GOVERNMENT SECTION 16, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE NORTHEAST CORNER OF SAID GOVERNMENT SECTION 16, THENCE SOUTH 00 DEGREES 21 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF SECTION 16 A DISTANCE OF 2.94 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HARGROVE GRADE (100 FOOT RW), THENCE DEPARTING SAID EAST LINE OF SECTION 16 SOUTH 71 DEGREES 14 MINUTES 44 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 784.17 FEET THENCE SOUTH 18 DEGREES 45 MINUTES 16 SECONDS EAST A DISTANCE OF 452.94 FEET TO A POINT ON THE ST. JOE CANAL, THENCE SOUTH 59 DEGREES 28 MINUTES 58 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 916.76 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 8, OF THE PLAT PALM COAST INDUSTRIAL PARK PHASE II, RECORDED IN MAP BOOK 33, PAGE 52, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, TO A POINT ON A CURVE, THENCE SOUTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF HARGROVE LANE (80 FOOT R/W) 102.05 FEET ALONG A CURVE TO THE LEFT (CONCAVE EASTERLY) HAVING A CENTRAL ANGLE OF 12 DEGREES 42 MINUTES 39 SECONDS, A RADIUS OF 460.00 FEET, A CHORD BEARING OF SOUTH 19 DEGREES 36 MINUTES 22 SECONDS EAST AND A CHORD DISTANCE OF 101.84 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF ST. JOE CANAL (100 FOOT WIDE DRAINAGE EASEMENT) SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE CANAL RUN SOUTHEASTERLY CONTINUING ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 71.84 FEET SAID CURVE HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 56 MINUTES 52 SECONDS, A CHORD BEARING SOUTH 30 DEGREES 26 MINUTES 08 SECONDS EAST AND A CHORD DISTANCE OF 71.76 FEET TO A POINT OF TANGENCY, THENCE SOUTH 34 DEGREES 54 MINUTES 34 SECONDS EAST, 9.90 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.78 FEET, HAVING A CENTRAL ANGLE OF 303 DEGREES 51 MINUTES 18 SECONDS, A RADIUS OF 85.00 FEET, A CHORD BEARING SOUTH 55 DEGREES 05 MINUTES 26 SECONDS WEST AND A CHORD DISTANCE OF 80.00 FEET TO A POINT, THENCE DEPARTING SAID CURVE ALONG A NON-TANGENT LINE, RUN NORTH 34 DEGREES 54 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 8.90 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.96 FEET, SAID CURVE HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 16 MINUTES 18 SECONDS, A CHORD BEARING NORTH 30 DEGREES 46 MINUTES 25 SECONDS WEST AND A CHORD DISTANCE OF 77.8 FEET TO A POINT ON A NON-TANGENT LINE BEING A POINT ON THE SAID SOUTHERLY BOUNDARY LINE OF ST. JOE CANAL, THENCE NORTH 59 DEGREES 28 MINUTES 58 SECONDS EAST A DISTANCE OF 80.22 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT ALL OF PALM COAST COMMERCIAL & INDUSTRIAL CENTER CONDOMINIUM PHASE 1 ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN O.R. BOOK 1456, PAGE 457, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF SECTION 15 BEING S00°21'22"W AND ARE ON FLORIDA STATE PLANE COORDINATES EAST N.A.D. 1983 / 2011 ADJ.
- THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.
- UTILITIES SHOWN ARE BASED ON FIELD OBSERVATION AND NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY.
- ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND IN TENTHS AND ARE BASED ON THE U.S. SURVEY FOOT.
- THE LAST DAY OF FIELD WORK PERFORMED WAS 09/25/2020.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, COVENANTS, AND ENCUMBRANCES THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- VERTICAL DATUM IS REFERENCED NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) - GPS DERIVED. THE ELEVATIONS SHOWN HEREON ALSO REFER TO (NAV88).
- HORIZONTAL DATUM IS REFERENCED TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 / 2011 ADJ (NAD83) - GPS DERIVED.
- MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED STANDARDS OF PRACTICE FOR LAND SURVEYING AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5 J-17.050-.052.
- NAMES OF ADJOINING OWNERS ARE DEPICTED BASED ON FLAGLER COUNTY GIS TAX INFORMATION.
- FOR ANY 105'X20' AREA WITHIN THE WETLANDS, THERE IS AN AVERAGE OF 15 PINE TREES (8 INCH AVERAGE) AND 8 BAY TREES (4 INCH AVERAGE).
- THE PROPERTY LIES WITHIN ZONE "X" (UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "A" OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE COMMUNITY PANEL NO. 12035C0120E, EFFECTIVE 06/06/2018.
- SUBJECT PROPERTY CONTAINS 1580516.99 SQUARE FEET OR 36.28 ACRES MORE OR LESS.
- THIS SURVEY AND PROPERTY DESCRIPTION SHOWN HEREON IS BASED UPON INFORMATION FOUND IN THE PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED SEPTEMBER 25, 2023 @ 5:00 PM.
- THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CLAYTON A. WALLEY USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LEGEND

- FOUND IRON MONUMENT
- SET IRON MONUMENT
- ◇ FIRE HYDRANT
- ◇ POWER POLE
- ⊗ WATER VALVE
- SIGN
- ⊕ TREE W/ PT. NO.
- ×24.4 SPOT ELEVATION
- OU— OVERHEAD UTILITY
- W— WETLAND BOUNDARY
- C— CONTOUR
- WETLAND
- BITUMINOUS PAVEMENT



10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com
LB 8289



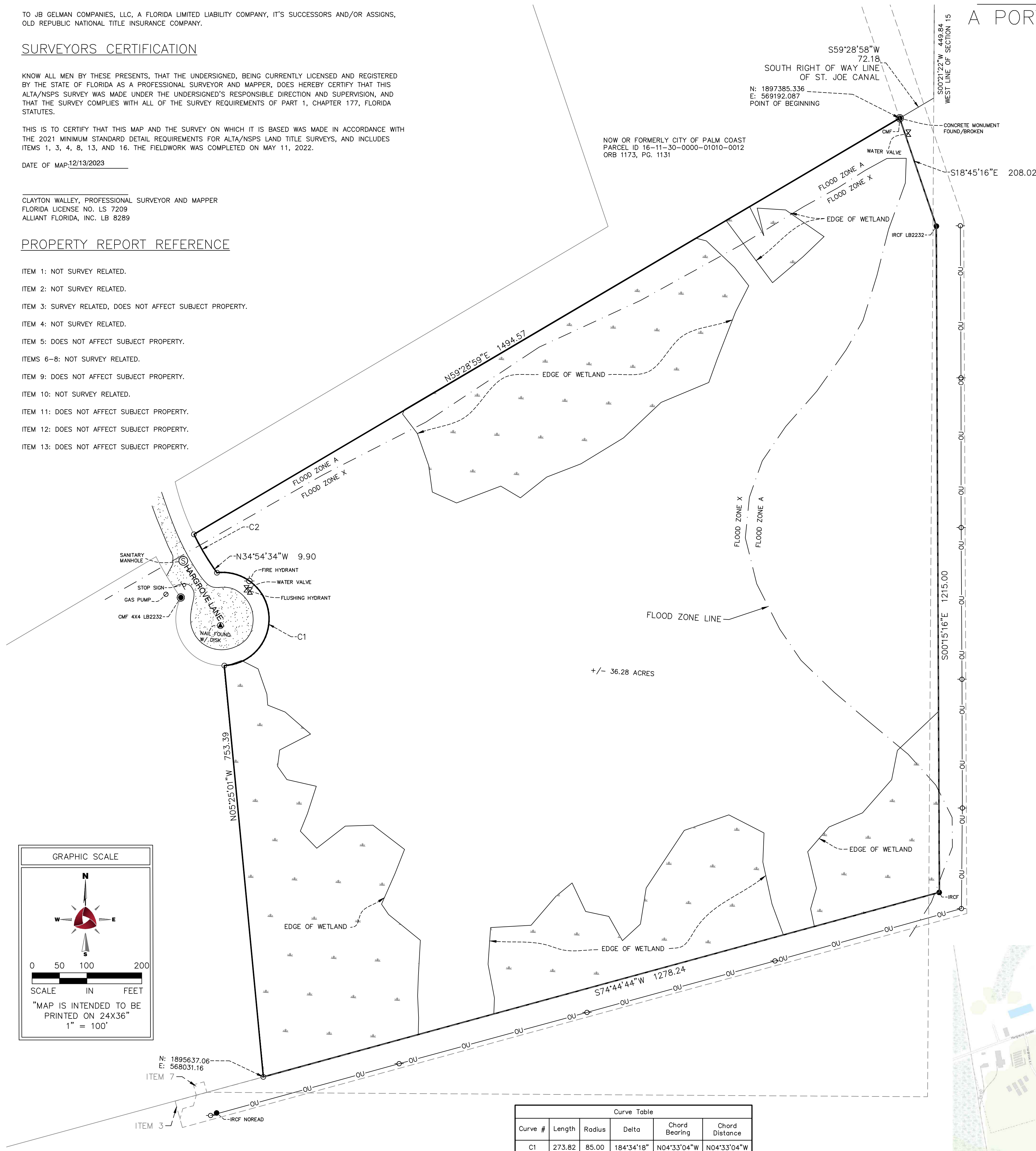
HARGROVE LN ALTA/NSPS SURVEY

15 HARGROVE LANE
PALM COAST, FL 32137

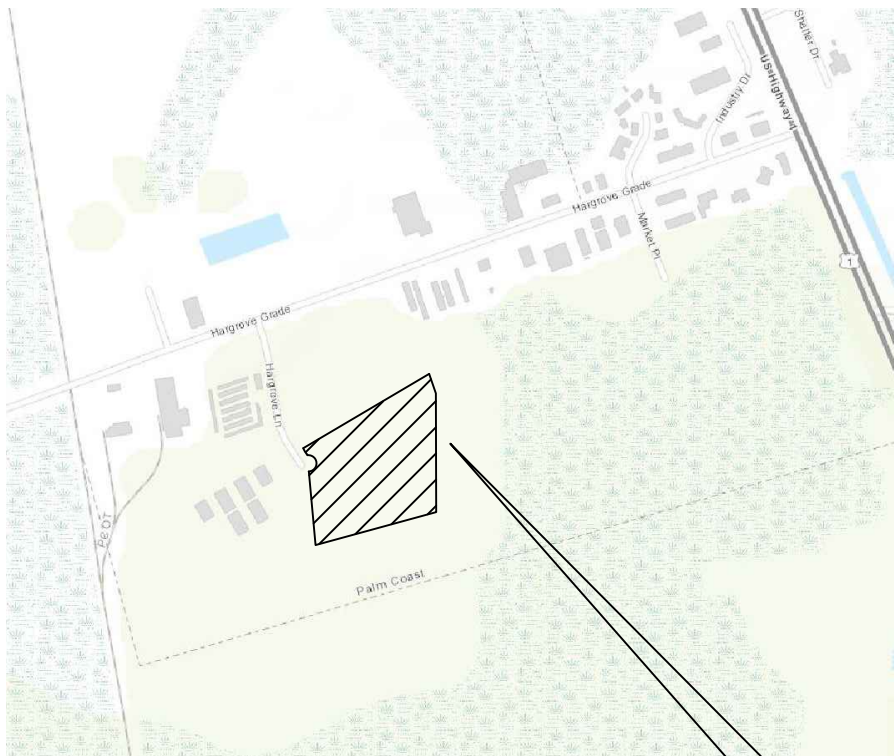
DRAWN BY JTK
CHECKED BY CAW
DATE ISSUED 12/13/2023
SCALE 1"=100'
JOB NO. 200043

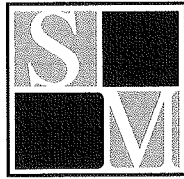
VICINITY MAP
NOT TO SCALE

PROJECT
LOCATION



Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	273.82	85.00	184°34'18"	N04°33'04"W
C2	71.84	460.00	008°56'52"	N30°26'08"W





Gateway Center
1000 Legion Place • Suite 1200
Orlando, FL 32801
Tel 407 539 1638
Fax 407 539 2679
www.southmilhausen.com

South Milhausen

A PROFESSIONAL ASSOCIATION

April 8, 2025

Ray Tyner, Deputy Director of Community
Development
City of Palm Coast
160 Lake Avenue
Palm Coast, Florida 32164

Re: Rezoning of 15 Hargrove Lane, Palm Coast, FL 32137

To Whom It May Concern:

OPINION OF TITLE

We have examined the record title to the real property located in Flagler County, Florida more fully described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property"). We examined record title for the Property through April 1, 2025 at 5:00 p.m. (the "Effective Date")

Based on our examination of record title, we are of the opinion that as of the Effective Date fee simple title to the Property, subject to the matters or encumbrances discussed below, was vested in the following owners (collectively, the "Record Owners"):

JB Gelman Companies, LLC, a Florida limited liability company

The Record Owners hold record title for the Property pursuant to the following recorded conveyance: that certain Special Warranty Deed dated July 24, 2020, and recorded July 27, 2020, in Official Records Book 2461, Page 1136, Public Records of Flagler County, Florida (vesting title in JB Gelman Companies, LLC).

The Record Owner's title to the Property as of the Effective Date is subject to the following matters:

1. General or special taxes and assessments required to be paid in the year 2025 and subsequent years.
2. Division of State Planning Amending Agreement recorded in O.R. Book 96, Page 204, Clarification of the Division of State Planning Amending Agreement recorded in O.R.

Jeffrey P. Milhausen
J. Todd South
Richard D. Baxter †
William R. Bird, Jr.
Jesse E. Graham, Jr. **
Jason R. Hawkins
Jon E. Kane **†††
David H. Popper **
Dudley Q. Sharp LL.M. ††
D. Scott South
Logan C. Templeton
Nathan L. Townsend **
Mary-Beth T. Valley
Michael S. Scala

†† OF COUNSEL
Graham Legal Group, PLLC
D.H. Popper, P.A.
Jon E. Kane, P.A.
Nathan L. Townsend, P.A.

††† BOARD CERTIFIED IN BUSINESS
BANKRUPTCY LAW
American Board of Certification

† ALSO ADMITTED IN NEW YORK
†† ALSO ADMITTED IN MISSOURI

- Book 413, Page 656, and Third Amending Agreement recorded in O.R. Book 439, Page 1203, Public Records of Flagler County, Florida.
3. Utility and Right-of-Way Easement recorded in O.R. Book 552, Page 1782, Public Records of Flagler County, Florida.
 4. Terms, covenants, conditions and other matters contained in Agreement recorded in O.R. Book 560, Page 912 and Settlement Agreement recorded in O.R. Book 596, Page 763, Public Records of Flagler County, Florida.
 5. Easement in favor of Palm Coast Utility Corporation recorded in O.R. Book 615, Page 1366, Public Records of Flagler County, Florida.
 6. Development Agreement recorded in O.R. Book 775, Page 971, Public Records of Flagler County, Florida.
 7. Restrictions, covenants, conditions and easements as contained in the Declaration of Restrictions and Protective Covenants recorded in O.R. Book 921, Page 1080, Public Records of Flagler County, Florida, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
 8. City of Palm Coast Utilities Meter Agreement recorded in O.R. Book 1369, Page 889, Public Records of Flagler County, Florida.
 9. Easement to Florida Power & Light Company recorded in O.R. Book 1485, Page 651, and in O.R. Book 1492, Page 1329, Public Records of Flagler County, Florida.
 10. Terms and provisions of City of Palm Coast Development Order recorded in O.R. Book 1597, Page 911, Public Records of Flagler County, Florida.
 11. Supplemental Final Order and Judgment regarding AT&T Fiber Optic Cable Installation Litigation recorded in O .R. Book 1651, Page 612, Public Records of Flagler County, Florida.
 12. Terms, covenants, conditions, restrictions, easements and other matters contained in Non-Exclusive Access Easement Agreement recorded in O.R. Book 1676, Page 1172, Public Records of Flagler County, Florida.
 13. Amended Easement Deed by Court Order in Settlement of Landowner Action recorded in O.R. Book 1922, Page 1705, O.R. Book 1946, Page 738, O.R. Book 1970, Page 1446, together with Notice recorded in O.R. Book 1977, Page 393, Public Records of Flagler County, Florida.

14. Notice of Environmental Resource Permit, recorded in O.R. Book 2836, Page 434, of the Public Records of Flagler County, Florida.
15. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
16. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands.
17. Rights of others to use that portion of the insured land lying within the waters of St. Joe Canal.

These opinions are given solely for your benefit, and for the benefit of your successors and assigns, for your use in evaluating the condition of title to the Property before accepting an easement affecting the Property. These opinions may not be quoted in whole or in part, referred to, or otherwise used or relied on by any other person or entity or for any other purpose without our prior written consent.

These opinions are rendered as of the Effective Date, and we undertake no obligation to advise you of any changes in the status of the title to the Property after the Effective Date. This opinion certifies only the information expressly set forth above. We render no opinions with respect to other matters. Further, we render no opinion with respect to any matters that are not disclosed in the Official Records of Orange County, Florida.

The person signing this opinion is an attorney-at-law licensed in Florida.

Sincerely,

South Milhausen, PA

BY: _____

J. Todd South, Esquire
For the Firm

Exhibit "A"
Legal Description

A PARCEL OF LAND LYING EAST OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RAILROAD RIGHT-OF-WAY IN GOVERNMENT SECTIONS 15 AND 16, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE NORTHWEST CORNER OF SAID GOVERNMENT SECTION 15, THENCE SOUTH 00 DEGREES 21 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF SECTION 15 A DISTANCE OF 449.84 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ST. JOE CANAL (100 FOOT R/W), THENCE SOUTH 59 DEGREES 28 MINUTES 58 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY LINE OF ST. JOE CANAL A DISTANCE OF 72.18 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE SOUTH 18 DEGREES 45 MINUTES 16 SECONDS EAST A DISTANCE OF 208.02 FEET, THENCE SOUTH 00 DEGREES 15 MINUTES 16 SECONDS EAST A DISTANCE OF 1215.00 FEET, THENCE SOUTH 74 DEGREES 44 MINUTES 44 SECONDS WEST A DISTANCE OF 2577.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY (150 FOOT R/W), THENCE NORTH 09 DEGREES 09 MINUTES 56 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 570.61 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 25 DEGREES 24 MINUTES 43 SECONDS EAST ALONG THE BOUNDARY OF LANDS RECORDED IN OFFICIAL RECORDS BOOK (ORB) 240, PAGES 263 AND 264 A DISTANCE OF 68.08 FEET TO A POINT OF CURVATURE, THENCE 9.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT (CONCAVE WESTERLY) HAVING A CENTRAL ANGLE OF 01 DEGREES 24 MINUTES 07 SECONDS, A RADIUS OF 368.06 FEET, A CHORD BEARING OF NORTH 26 DEGREES 12 MINUTES 34 SECONDS EAST AND A CHORD DISTANCE OF 9.01 FEET TO A POINT ON THE SOUTHERLY LINE OF ST. JOE CANAL, THENCE DEPARTING SAID LANDS IN ORB 240, PAGES 263 AND 264, NORTH 59 DEGREES 28 MINUTES 58 SECONDS EAST ALONG SAID SOUTHERLY LINE OF ST. JOE CANAL A DISTANCE OF 2869.76 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 553, PAGE 1539 THROUGH 1840, LYING SOUTH OF ST. JOE CANAL A 100 FOOT DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 549, PAGES 991 THROUGH 1047, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LOCATED IN GOVERNMENT SECTION 16, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE NORTHEAST CORNER OF SAID GOVERNMENT SECTION 16, THENCE SOUTH 00 DEGREES 21 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF SECTION 16 A DISTANCE OF 2.94 FEET TO A POINT ON THE

SOUTH RIGHT OF WAY LINE OF HARGROVE GRADE (100 FOOT RW), THENCE DEPARTING SAID EAST LINE OF SECTION 16 SOUTH 71 DEGREES 14 MINUTES 44 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 784.17 FEET THENCE SOUTH 18 DEGREES 45 MINUTES 16 SECONDS EAST A DISTANCE OF 452.94 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE ST. JOE CANAL, THENCE SOUTH 59 DEGREES 28 MINUTES 58 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 916.76 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 8, OF THE PLAT PALM COAST INDUSTRIAL PARK PHASE II, RECORDED IN MAP BOOK 33, PAGE 52, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, TO A POINT ON A CURVE, THENCE SOUTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF HARGROVE LANE (80 FOOT R/W) 102.05 FEET ALONG A CURVE TO THE LEFT (CONCAVE EASTERLY) HAVING A CENTRAL ANGLE OF 12 DEGREES 42 MINUTES 39 SECONDS, A RADIUS OF 460.00 FEET, A CHORD BEARING OF SOUTH 19 DEGREES 36 MINUTES 22 SECONDS EAST AND A CHORD DISTANCE OF 101.84 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF ST. JOE CANAL (100 FOOT WIDE DRAINAGE EASEMENT) SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE OF CANAL RUN SOUTHEASTERLY CONTINUING ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 71.84 FEET SAID CURVE HAVING A RADIUS OF 460.00 FEET. A CENTRAL ANGLE OF 08 DEGREES 56 MINUTES 52 SECONDS, A CHORD BEARING SOUTH 30 DEGREES 26 MINUTES 08 SECONDS EAST AND A CHORD DISTANCE OF 71.76 FEET TO A POINT OF TANGENCY, THENCE SOUTH 34 DEGREES 54 MINUTES 34 SECONDS EAST, 9.90 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.78 FEET, HAVING A CENTRAL ANGLE OF 303 DEGREES 51 MINUTES 18 SECONDS, A RADIUS OF 85.00 FEET, A CHORD BEARING SOUTH 55 DEGREES 05 MINUTES 26 SECONDS WEST AND A CHORD DISTANCE OF 80.00 FEET TO A POINT, THENCE DEPARTING SAID CURVE ALONG A NON-TANGENT LINE RUN NORTH 34 DEGREES 54 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 9.90 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.96 FEET, SAID CURVE HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 16 MINUTES 18 SECONDS, A CHORD BEARING NORTH 30 DEGREES 46 MINUTES 25 SECONDS WEST AND A CHORD DISTANCE OF 77.8 FEET TO A POINT ON A NON-TANGENT LINE BEING A POINT ON THE SAID SOUTHERLY BOUNDARY LINE OF THE ST. JOE CANAL. THENCE NORTH 59 DEGREES 28 MINUTES 58 SECONDS EAST A DISTANCE OF 80.22 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT ALL OF PALM COAST COMMERCIAL & INDUSTRIAL CENTER CONDOMINIUM PHASE 1 ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN O.R. BOOK 1456, PAGE 457, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



city of PALM COAST

GENERAL - APPLICATION

DATE 04/30/2025

APPLICATION TYPE REZONING OTHER

PROJECT NAME		Hargrove Industrial Rezone			
LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS)		11 HARGROVE LN PALM COAST FL 32137			
PROPERTY APPRAISER'S PARCEL NUMBER		16-11-30-0000-01010-0013			
LEGAL DESCRIPTION		36.65 AC PT #103 BEING SOUTH OF ST JOE CANAL, E OF FEC WITHIN INDUSTRIAL DEVELOPMENT AREA OR 921 PG 1078 OR 961 PG 1344 OR 961 PG 1347-CD OR 1330/196 (EXC 24.08 AC BEING PHASE 1 OF PC			
SUBDIVISION NAME					
SECTION	16	BLOCK	01010	LOT	0013
PROPERTY ACRES		36.29	PROPERTY SQ FT		1580792
FUTURE LAND USE MAP DESIGNATION			EXISTING ZONE DISTRICT		IND-1
OVERLAY DISTRICT					
COMMUNITY PANEL NUMBER			MAP PANEL DATE		
FLOOD ZONE		A			
PRESENT USE OF PROPERTY		INDUSTRIAL LIGHT AND WAREHOUSE			
DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS)					
Rezoning to IND-2 to allow for a Concrete Manufacturing Business					
PROPOSED NUMBER OF LOTS			IS THERE EXISTING MORTGAGE?		No



City of PALM COAST

OWNER	APPLICANT / AGENT
Name: JB GELMAN COMPANIES LLC	Name: DAVID SCHMIDT
Mailing Address: 9508 WINDY RIDGE RD WINDERMERE, FL 34786	Mailing Address: 10475 FORTUNE PARKWAY, SUITE 101 JACKSONVILLE, FL 32256
Phone Number: (561) 779-9797	Phone Number: (904) 513-3217
E-mail Address: JEFF@GELCORP.NET	E-mail Address: DSCHMIDT@ALLIANT-INC.COM
MORTGAGE HOLDER	ENGINEER OR PROFESSIONAL
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
ARCHITECT	TRAFFIC ENGINEER
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
SURVEYOR	LANDSCAPE ARCHITECT
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
ATTORNEY	
Name:	
Mailing Address:	
Phone Number:	
E-mail Address:	

APPLICANT / OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning

APPLICANT / OWNER'S ELECTRONIC SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained in this development application is true and correct. By signing this Electronic Submission Form, I consent to use electronic communications, electronic records, and electronic signatures rather than paper documents for the form(s) provided on this web site. I understand that my electronic signature is legally binding, as stated by [2016 Florida Statutes Title XXXIX Chapter 668 Section 50](#)

Signature of Property Owner or Applicant

DAVID SCHMIDT

AFFIDAVIT OF CORPORATE IDENTITY/AUTHORITY

STATE OF FLORIDA

COUNTY OF ORANGE

COMES NOW, JEFFREY GELMAN, being first duly sworn, who deposes and says:

(1) That he/she is the Manager, an officer of IS Hargrave LLC FKA JB Gelman Companies LLC corporation existing under the laws of the State of Florida.

(2) That he/she is authorized to execute the following deeds or instruments on behalf of the above named corporation: IS Hargrave LLC FKA JB Gelman Companies LLC relating to the following described real property:

(3) That this affidavit is made to induce the City of Palm Coast to accept the above described property.

Signature of owner OR person authorized to represent this application

[Signature]
Signature

JEFFREY GELMAN
Print

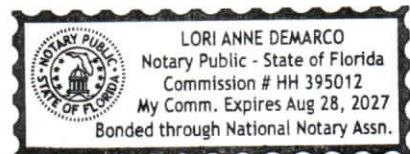
NOTARY: This instrument was acknowledged before me on this by means of ☒ physical presence

or ☐ online notarization 4 day of April, 2025 by

Jeffrey Gelman who is/are personally known to me or who has/have produced _____ as identification.

(SEAL)

Lori Anne Demarco
Signature of Notary Public, State of Florida





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
15 HARGROVE LLC

Filing Information

Document Number	L15000007660
FEI/EIN Number	99-3858745
Date Filed	01/02/2015
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	07/16/2020
Event Effective Date	NONE

Principal Address

9508 WINDY RIDGE RD
WINDERMERE, FL 34786-8311

Mailing Address

9508 WINDY RIDGE RD
WINDERMERE, FL 34786-8311

Registered Agent Name & Address

GELMAN, JEFFREY B
9508 WINDY RIDGE RD
WINDERMERE, FL 34786-8311

Authorized Person(s) Detail

Name & Address

Title MGR

GELMAN, JEFFREY B
9508 WINDY RIDGE RD
WINDERMERE, FL 34786-8311

Annual Reports

Report Year	Filed Date
2023	01/13/2023
2024	02/15/2024

Document Images

01/21/2025 -- ANNUAL REPORT	View image in PDF format
02/15/2024 -- ANNUAL REPORT	View image in PDF format
01/13/2023 -- ANNUAL REPORT	View image in PDF format
01/17/2022 -- ANNUAL REPORT	View image in PDF format
01/09/2021 -- ANNUAL REPORT	View image in PDF format
07/16/2020 -- LC Name Change	View image in PDF format
02/02/2020 -- ANNUAL REPORT	View image in PDF format
02/18/2019 -- ANNUAL REPORT	View image in PDF format
01/14/2018 -- ANNUAL REPORT	View image in PDF format
03/02/2017 -- ANNUAL REPORT	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format
01/02/2015 -- Florida Limited Liability	View image in PDF format

Property Owner Letter of Authorization
*****IF APPLICANT IS NOT THE PROPERTY OWNER*****

Dear Planning Manager,

I/We, 15 Hargrove, LLC FKA JB Gelman Companies, LLC being the
(All property owners)

current property owner(s) of the property legally described as

Parcel # 16-11-30-0000-01010-0010-0013 and also described as

Subdivision _____, Section _____, Block _____, Lot _____.

Street address 15 Hargrove Lane, Palm Coast, FL 32137

Do hereby designate and authorize Curt Wimpée, PE
(name of authorized agent)

representing Alliant Engineering, Inc.
(All property owners)

To sign on my/our behalf, as my/our agent to submit an application for a

Rezoning
(type of application)

[Signature]
Signature of property owner

Print Name

JEFFREY GELMAN, Manager
Print Name

Print Name

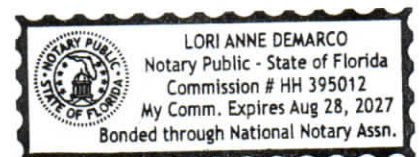
NOTARY: This instrument was acknowledged before me on this by means of ☒ physical presence

or ☐ online notarization 4 day of April, 2025 by

Jeffrey Gelman, Manager who is/are personally known to me or who
has/have produced _____ as identification.

(SEAL)

Lori Anne Demarco
Signature of Notary Public, State of Florida





Hargrove Industrial Rezone

Attn: Michael Hanson
City of Palm Coast
160 Lake Avenue
Palm Coast FL 32164
MHanson@palmcoastgov.com
386-986-3787

Subject: Narrative Statement Regarding the Concrete Batch Plant Development

Dear Mr. Hanson,

We are submitting this narrative in support of the proposed development of our concrete batch plant, with the intent to demonstrate that the development aligns with the public interest, the City's Comprehensive Plan, and the provisions outlined in the City Land Development Code (LDC). As required by Section 2.05.05 and 2.06.03, we outline below how the proposed development meets the criteria set forth in these sections:

1. Consistency with Public Interest and Comprehensive Plan

- **Public Interest:** The proposed development of our concrete batch plant will be designed to be a positive addition to the community, serving local construction needs and contributing to regional economic growth. We have made every effort to ensure that the development will not adversely affect the surrounding community or conflict with the general welfare of the City's inhabitants. The plant will be designed to operate in an environmentally responsible manner, utilizing the best available technologies for air and water quality control. We are confident that the development supports the public interest by enhancing the City's capacity to meet local construction demands without negatively impacting the community or the environment.
- **Comprehensive Plan:** The concrete batch plant aligns with the goals and objectives of the City's Comprehensive Plan, specifically in supporting sustainable growth, promoting economic development, and providing essential infrastructure for the construction industry. The project also adheres to land-use policies that encourage industrial development in appropriate zones. This development will serve to meet current and future

demands for concrete in the area, fostering local job creation and supporting the broader economy.

2. No Significant Financial Liability or Hardship to the City

The development of the concrete batch plant does not impose a significant financial liability or hardship to the City. The plant will operate on private land and is entirely self-sustaining in terms of operations and infrastructure needs. We are committed to complying with all financial obligations, including taxes, fees, and required permits. The development is expected to generate revenue for the City without requiring significant public investment or support.

3. No Unreasonable Hazard, Nuisance, or Threat to Health, Welfare, or Safety

The owner will carefully design the concrete batch plant to minimize any potential hazards or nuisances. The plant will be equipped with modern safety measures and environmental controls to reduce dust, noise, and emissions to levels well within permissible limits. The facility will not pose a threat to public health, safety, or welfare, as we are committed to adhering to all local, state, and federal regulations related to environmental protection, safety standards, and public health. Additionally, the site will be monitored regularly to ensure compliance with all relevant codes and ordinances.

4. Compliance with Local, State, and Federal Laws

The concrete batch plant will fully comply with all local, state, and federal laws, statutes, ordinances, regulations, or codes. This includes adherence to zoning laws, environmental regulations, air and water quality standards, and occupational safety regulations. All necessary permits will be obtained, and all required inspections will be completed to ensure the plant operates in full legal compliance.

5. Impact on Environment or Natural Resources

The environmental impact of the concrete batch plant has been carefully considered. The owner will take steps to mitigate any negative effects on the natural environment, such as employing dust control measures, managing stormwater runoff, and ensuring proper waste disposal. Additionally, the plant will not adversely affect any critical natural resources, wildlife habitats, or adjacent wells. We will continue to monitor the environmental impact of the facility and make adjustments as necessary to maintain compliance with environmental standards.

6. Economic Impact

The concrete batch plant will contribute to the local economy by providing jobs, stimulating demand for construction materials, and supporting growth in the construction sector. The development will also foster economic activity in the surrounding area, as local businesses will benefit from the increased demand for goods and services. This project is expected to generate positive economic outcomes for the City and surrounding communities.

7. Impact on Governmental Services

The concrete batch plant will not place undue strain on essential governmental services such as schools, sewage disposal, potable water, drainage, fire and police protection, solid waste management, or transportation systems. The plant will operate within the capacity of existing infrastructure, and no additional governmental services will be required beyond standard oversight. The client will also work closely with City officials to ensure that any necessary improvements or adjustments to local infrastructure are identified and addressed.

8. Changes in Circumstances or Conditions

The area in which the concrete batch plant is proposed is zoned for industrial use, and its development is consistent with the growth patterns and future planning of the region. We do not anticipate significant changes in conditions that would affect the viability or appropriateness of the plant. The development is compatible with the surrounding uses, which include other industrial facilities and commercial businesses.

9. Compatibility with Proximate Uses and Development Patterns

The concrete batch plant is located in an industrial zone and is consistent with the surrounding development patterns. The site is well-suited for industrial activity and will not create conflicts with neighboring residential or commercial properties. The client will take into account the potential impacts of the plant on nearby residents, ensuring that any negative effects, such as noise or dust, are minimized through proper design and operational controls.

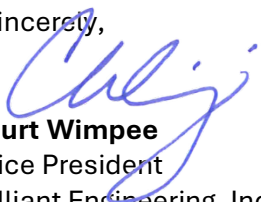
10. Legitimate Public Purpose

The concrete batch plant serves a legitimate public purpose by providing essential infrastructure for the construction industry. By ensuring a steady supply of concrete to meet the growing demands of local construction projects, the facility will contribute to the economic development of the City and improve the overall quality of life for residents. The project supports the City's goals for sustainable growth and infrastructure development.

In conclusion, we believe that the proposed concrete batch plant is fully in compliance with the City's Land Development Code and the Comprehensive Plan. We have taken every necessary step to ensure that the development will be beneficial to the City, its residents, and the local economy. We respectfully request that the City officials review this submission favorably and approve the proposed development.

Thank you for your time and consideration.

Sincerely,



Curt Wimpee
Vice President
Alliant Engineering, Inc.
cwimpee@alliant-inc.com
904-647-5383

Per sec. 2.05.05. Review findings.

- A. The proposed development must not be in conflict with or contrary to the public interest.
- B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;
- C. The proposed development must not impose a significant financial liability or hardship for the City;
- D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants; and
- E. The proposed development must comply with all other applicable local, state, and federal laws, statutes, ordinances, regulations, or codes.

Per sec. 2.06.03. Review findings.

- A. Whether it is consistent with all adopted elements of the Comprehensive Plan and whether it furthers the goals and objectives of the Comprehensive Plan.
- B. Its impact upon the environment or natural resources.
- C. Its impact on the economy of any affected area.
- D. Its impact upon necessary governmental services such as schools, sewage disposal, potable water, drainage, fire and police protection, solid waste, or transportation systems.

- E. Any changes in circumstances or conditions affecting the area.
- F. Compatibility with proximate uses and development patterns, including impacts to the health, safety, and welfare of surrounding residents.
- G. Whether it accomplishes a legitimate public purpose.



May 7, 2025

Mr. Michael Hanson, A.I.C.P.
Planner
City of Palm Coast
160 Lake Avenue
Palm Coast, Florida 32164

RE: Hargrove Industrial Land Rezoning – AR # 6253
City of Palm Coast, Florida

Dear Mr. Hanson:

You requested additional information regarding the water usage for the proposed concrete batch plant at the Hargrove Lane parcel. The proposed well is expected to use a maximum of 10,000 gallons per day over 5.5 working days per week, consistent with water usage permitted by right under a Conditional Use Permit through the St. Johns River Water Management District (SJRWMD). This new well will be subject to a thorough review and approval process by SJRWMD to ensure all regulatory and environmental standards are met.

The applicant is fully aware of the nearby City of Palm Coast raw water wells, which are also permitted under SJRWMD CUP #1947 and draw from the Confined Surficial Aquifer at depths of approximately 65 to 95 feet below sea level. To protect existing water resources, the applicant will conduct appropriate modeling and hydrologic analysis with the SJRWMD during the permitting process. If there is any indication of potential impact to the City's wells, the applicant is prepared to mitigate this risk by constructing the well at a deeper depth within the Upper Floridan Aquifer—approximately 125 to 180 feet below sea level, thus ensuring no interference occurs.

This approach demonstrates the applicant's commitment to responsible groundwater management and full compliance with all regulatory requirements. Feel free to contact me directly should have any questions at (904) 647-5383 or via email at cwimpee@alliant-inc.com.

Sincerely,
Alliant Engineering, Inc.

A handwritten signature in blue ink, appearing to read "Curtis Wimpée", is written over the typed name.

Curtis Wimpée, PE
Principal | VP Southeast Region

CW/al
cc: Matt Basaraba, Gelcorp
v:\projects\4000653-00\permitting\copc\2025-05-07-hargrove rezone letter.docx



Memorandum

DATE: April 27, 2022

TO: Damaris Ramirez

FROM: Mike Light, PE

COPY:

SUBJECT: Hargrove Lane Industrial, Traffic Study Requirement

The traffic study requirement was waived by Mike Grunewald at the TRX meeting.

v:\projects\2020\200043 - hargrove\documents\traffic study memo 4-27-22.docx

Michael Hanson, A.I.C.P

From: Phong Nguyen, PTP
Sent: Monday, May 5, 2025 3:00 PM
To: Curt Wimpée; Michael Hanson, A.I.C.P
Cc: David Schmidt
Subject: RE: Hargrove Lane Rezoning - AR#6253

Good afternoon, Curt

I'll honor Mr. Grunwald's previous decision if the proposed development does not result in an increase of traffic impact.

Phong Nguyen, PTP
Senior Planner
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3779
www.palmcoast.gov



How are we doing?
Let us know below.
PalmCoast.gov/feedback

From: Curt Wimpée <cwimpee@alliant-inc.com>
Sent: Monday, May 5, 2025 10:38 AM
To: Phong Nguyen, PTP <PNguyen@palmcoastgov.com>; Michael Hanson, A.I.C.P <MHanson@palmcoastgov.com>
Cc: David Schmidt <dschmidt@alliant-inc.com>
Subject: RE: Hargrove Lane Rezoning - AR#6253
Importance: High

Phong (Michael):

I just wanted to recap how this project was viewed on Traffic previously. Mr. Grunwald waived any traffic memo or TIA based on the fact that the Hargrove Industrial Park area (Hargrove Grade) was design to handle all trips for the industrial park. Therefore, no study or memo was required for the project. Please see attached memo.

I would assume the same is valid for this rezoning application as the trips were already assumed for the network. Most trips will simply be north or south on US 1 which is quite under capacity and operating at a LOS A.

Please confirm if you are in agreement.

Thanks!

Curt M. Wimpée, PE
PRINCIPAL / VP SOUTHEAST REGION
Alliant Engineering, Inc.



*Building better communities with excellence and passion.
Alliant is an employee-owned company.*

Selected as a 2024 Jacksonville Business Journal Best Place to Work!

From: Curt Wimpée
Sent: Monday, May 5, 2025 10:19 AM
To: Michael Hanson <MHanson@palmcoastgov.com>
Cc: Dylan Rodriguez <DRodriguez@palmcoastgov.com>; Phong Nguyen <PNguyen@palmcoastgov.com>; David Schmidt <dschmidt@alliant-inc.com>
Subject: Hargrove Lane Rezoning - AR#6253
Importance: High

Michael:

Here is one of several emails we'll be sending to you this morning. As discussed, this property has approved construction plans with an associated D.O. The rezoning is anticipating a concrete batch plant. This use will not require any wetland impacts and the trips will be reduced from the current use. I'll follow up with Dylan and Phong this morning to discuss and provide clarity (both copied here).

Attached please find:

1. Current Development Order (good until 2026).
2. Alta Survey.
 - a. To accompany the affidavit.
3. EA Report.
 - a. Please note that no impacts would be expected with a new application for development.

I'll be sending a short set of the City stamped plans next so you are aware of the approved site.

Thanks!

Curt M. Wimpée, PE
PRINCIPAL / VP SOUTHEAST REGION
Alliant Engineering, Inc.
904.647.5383 DIRECT | 904.366.9654 CELL



*Building better communities with excellence and passion.
Alliant is an employee-owned company.*

Any attached files are the property of Alliant Engineering, Inc. and are transmitted for your exclusive use and convenience. By accepting and using these files you assume all responsibility for the content. Hard copies, signed and dated, will govern over any electronic files furnished herein.



Environmental Assessment

For the

Hargrove Lane Industrial Palm Coast, Flagler County, Florida

Prepared By:

Atlantic Ecological Services, LLC
Attention: Jody Sisk
201 Basque Road
St. Augustine, FL 32080
jody@atlanticeco.com
(904) 347-9133

Prepared For:

Gelcorp Industries, LLC
9508 Windy Ridge Rd
Windemere, FL 34786

June 2022

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Appendix I - Figures

- **Location Map**
- **Aerial Map**
- **Topographic Map**
- **Soils Map**
- **Wetland Map**
- **Wetland Impact Map**
- **Habitat Map**

Appendix II - UMAM

1.0 PROJECT INTRODUCTION

The Hargrove Lane Industrial property is located within the City of Palm Coast, Flagler County, Florida, in Section 16, Township 11 South, Range 31 East. The project area is approximately 36.65 acres in total size, and identified as Flagler County Parcel ID # 16-11-30-0000-01010-0013. The subject property is located west of US-1 and south of Hargrove Grade Road. Please see the attached Location Map and Aerial Map within Appendix I for details. The latitude and longitude coordinates for the approximate center of the project are 29° 33' 0.801"North, 81° 16' 31.393" West

The owner/applicant for the project is:

Christine Gelman
Gelcorp Industries, LLC
9508 Windy Ridge Rd
Windemere, FL 34786

Atlantic Ecological Services (AES) conducted an Environmental Assessment (EA) on the Hargrove Lane Industrial property (herein referred to as the subject property). The subject property was reviewed to determine habitat type's present, boundaries of habitat types, presence of or the potential for protected species, wildlife utilization of the site and other environmental constraints noted during the site visits. The subject property field visit and surveys occurred on June 29, 2020 and on June 4, 2022. This EA report discusses the methods used to conduct the EA, the results thereof and includes several supplementary figures.

Mr. Jody Sisk of AES performed the review on the subject property. Mr. Sisk currently holds certifications from the City of Palm Coast as a Qualified Environmental Professional, including Gopher Tortoise Agent (#19567), Wetlands (#19568), and Listed Species (#19569).

2.0 EXISTING SITE CONDITIONS

The communities and land use areas were categorized according to the Florida Department of Transportation (FDOT) (1991) *Florida Land Use, Cover and Forms Classification System* (FLUCFCS). The communities and land uses observed and delineated on the subject property are described in detail below and are shown on the attached Habitat Map.

2.1 Uplands

Pine Plantation (FLUCCS 441) – The subject property consists of historic pine plantation with a mature canopy of slash pine (*Pinus elliottii*). Row planting and furrows are evident; however, the property is not actively managed for timber. Subcanopy species include saw palmetto (*Serona repens*), sweet gum (*Liquidambar styraciflua*), galberry (*Ilex glabra*), and bracken fern (*Pteridium aquilinum*).

Disturbed Land (FLUCCS 740) – A small cleared area is located in the northeast corner of the property. Vegetation includes weedy species such as dog fennel (*Eupatorium capillifolium*), blue stem (*Andropogon virginicus*), beggar ticks (*Bidens alba*), grape vine (*Vitis* sp.), and rust weed (*Polypremum procumbens*).

2.2 Wetlands

Hydric Pine Flatwoods (FLUCCS 625) – Forested wetland areas along the southern portions of the property and wetland W-3 located on the northeast corner of the property consist of hydric pine flatwoods. These areas are relic pine plantations which meet hydric criteria for wetlands. The canopy is dominated by slash pine and under story species include salt bush (*Baccharis halimifolia*), chain fern (*Woodwardia virginica*), and fetter bush (*Lyonia lucida*).

Freshwater Marsh (FLUCCS 641) – A freshwater marsh wetland is located along the north-central portion of the property. Vegetation consists of maiden cane (*Panicum hemitomon*), soft rush (*Juncus effusus*), spike rush (*Rhynchospora* sp.), yellow eyed grass (*Xyris* sp.) and St. John's wort (*Hypericum fasciculatum*).

3.0 SOILS

A discussion of each soil type present on the subject property is documented below. Please see the attached Soils Map within Appendix I for the location of each soil type.

Pineda-Wabasso complex (5) - This is a very deep, nearly level, poorly drained soil found in low flats on the flatwoods. They range in size from 5 to 600 acres. The seasonal high-water table is at a depth of 6 to 18 inches for as much as 6 months of the year.

Pomona fine sand (40) - This is a very deep, nearly level, poorly drained soil found in broad flatwoods. Areas range in size from 80 to 400 acres. The seasonal high-water table is at a depth of 6 to 18 inches for 1 to 3 months, and at a depth of 10 to 40 inches for more than 6 months in most years.

4.0 WETLANDS AND SURFACE WATERS

4.1 Methods and Jurisdiction

Criteria used to determine the presence of the boundaries of wetlands and surface waters were in accordance with Chapter 62-340 F.A.C. The wetland delineation was reviewed and approved in the field by Mr. Cameron Allen of the St. Johns River Water Management District. Wetlands within the subject property are jurisdictional to the St. Johns River Water Management District (SJRWMD) and City of Palm Coast. Approximately 10.27

acres of wetlands are found on the subject property. Please see the attached Wetland Map found within Appendix I.

AES completed an Approved Jurisdictional Determination with the Florida Department of Environmental Protection (FDEP) State 404 Program. No direct wetland dredge or fill is proposed. FDEP 404 issued a No Permit Required for the project.

4.2 Wetland Impacts & Mitigation

Based on the site plan provided by Alliant Engineering, no direct wetland impacts are proposed. Approximately 2.95 acres of secondary impacts are proposed. Secondary impacts to wetlands will required permitting through the SJRWMD. Impacts to wetlands are assessed under the Uniform Mitigation Assessment Method (UMAM) for these agencies. Based on the UMAM analysis 0.2 credits will be required to offset the proposed impacts. Please see the attached UMAM worksheet found in Appendix II.

The subject property is located in Mitigation Basin 9 – Pellicer Creek & Matanzas River. The applicant proposes to purchase 0.2 UMAM freshwater forested credits from the Fishtail Swamp Mitigation Bank.

5.0 WILDLIFE OBSERVATIONS

Wildlife observations, both direct and indirect, were made throughout the course of the site investigation. A list of species observed is provided in the following table:

Table 5.1 Wildlife species observed on the subject site in Flagler County, Florida.

Taxon	Common Name	Scientific Name	Protected*
Birds	Mourning dove	<i>Zenaida macroura</i>	No
	Grey catbird	<i>Dumetella carolinensis</i>	No
	Northern cardinal	<i>Cardinalis cardinalis</i>	No
Mammals	Nine-banded armadillo	<i>Dasypus novemcinctus</i>	No

6.0 PROTECTED SPECIES

Prior to visiting the site, a background literature search was conducted to compile a list of state and federally protected animal and plant species that could occur on the subject property. The primary sources of literature reviewed include the Florida Natural Areas Inventory Biodiversity Matrix and the United States Fish and Wildlife Service Information, Planning, and Consultation System (IPAC). During the site reconnaissance, observations

or evidence of protected species and the likelihood of occurrence of each protected species were noted. Further review was completed following the habitat mapping and descriptions.

6.1 Protected Wildlife Species

The protected animal species with at least some likelihood of occurrence are listed in Table 6.1.1, below. The likelihood of occurrence of each species is noted in the table and those species with at least a moderate likelihood of occurrence are discussed following the table.

Table 6.1.1: Protected wildlife species with the potential to occur on the subject property, in Flagler County, Florida.

Species Name	Common Name	Agency Listing		Likelihood of Occurrence	Habitat
		FWC	FWS/NMFS		
<i>Drymarchon corais couperi</i>	Eastern indigo snake	T	T	Low	Wide variety of habitats
<i>Gopherus polyphemus</i>	Gopher tortoise	T	CS	Mod	Sandhills, scrub, hammocks, dry prairies, flatwoods, & ruderal
<i>Mycteria americana</i>	Wood stork	T	T	Mod	Marshes, swamps, streams and mangroves

Those species listed as having a moderate likelihood of occurrence or higher in Table 6.1 are listed as such due to presence of suitable habitat.

The presence of the eastern indigo snake (*Drymarchon corais couperi*) is unlikely due to the proximity to heavily trafficked roadways, lack of high-quality upland or wetland habitats, and the absence of gopher tortoise burrows within the property.

A 100% gopher tortoise (*Gopherus polyphemus*) burrow survey was conducted on the subject property on June 4, 2022. The gopher tortoise survey was conducted in accordance with the techniques outlined in the publication, *Ecology and Habitat Protection Needs of Gopher Tortoise (Gopherus polyphemus) Populations Found on Lands Slated for Development in Florida*. The gopher tortoise, listed as Threatened by the FWC, is a key component in the determination of habitat suitability for other protected species because of the large number of other animals that will use tortoise burrows for one or more of their life requisites. No potentially occupied gopher tortoise burrows were identified within the subject property.

While no wood storks (*Mycteria americana*) were observed on the subject property, wood storks have been observed routinely throughout the area. No nesting rookeries were observed. The project site is located within a Core Foraging Area for wood storks. Any

impacts to suitable foraging habitat would require mitigation.

The FWC's Eagle Nest Locator website was queried for data regarding documented southern bald eagle (*Haliaeetus l. leucocephalus*) nests in the project vicinity. The southern bald eagle is protected under the Bald and Golden Eagle Protection Act (BGEPA). Development guidelines are required for any proposed projects with 330 feet for urban areas and 660 feet for non-urban areas. One known bald eagle nest is located approximately 5 miles east of the subject property. Therefore, this project is not likely to adversely affect the southern bald eagle.

No other protected species are anticipated to utilize the subject property.

6.2 Protected Plant Species

The protected plant species with some potential to occur on the subject property are listed in Table 6.2.1, below.

Table 6.2.1: Protected plant species with the potential to occur on the subject property, in Flagler County, Florida.

Species Name	Common Name	Agency Listing		Likelihood of Occurrence	Habitat
		FDACS	FWS		
<i>Arnoglossum diversifolium</i>	Variable-leaved Indian-plantain	T		Low	Openings in floodplain forests over limestone with clayey, basic soils
<i>Calopogon multiflorus</i>	Many-flowered grass pink	E		Low	Pine flatwoods, esp. recently burned
<i>Carex chapmanii</i>	Chapman's sedge	T		Low	Hydric hammock and bottomland forest
<i>Centrosema arenicola</i>	Sand butterfly pea	E		Low	pine flatwoods, sandhills, coastal strands and interdunal swales
<i>Helianthus carnosus</i>	Lake-side Sunflower	E		Mod	Wet flatwoods, savannas, roadside ditches.
<i>Lechea cernua</i>	Nodding pine weed	E		Low	dry sandy areas, sand pine scrub, scrub, dunes and sandy ridges
<i>Litsea aestivalis</i>	Pond spice	E		Low	peaty soils in edges of baygalls, flatwoods ponds, and cypress
<i>Matelea floridana</i>	Florida spiny pod	E		Low	open woodlands, sandhills and open fields
<i>Nemastylis floridana</i>	Celestia lily	E		Low	wet, swampy habitats, along marshes and in hammocks and flatwoods
<i>Pteroglossaspis ecristata</i>	Giant orchid	T		Low	Sandhill, scrub, pine flatwoods, pine rocklands

<i>Pycnanthemum floridanum</i>	St. John's Blackeyed Susan	E	Low	wet sites in flood plains, along stream banks, and in moist forests
<i>Salix floridana</i>	Florida Willow	E	Low	Wet, mucky soils in bottomland forests, floodplains, hydric hammocks, swamps, edges of spring-runs, and streams

E= Endangered;
T= Threatened;

No federally protected plant species are expected to occur on the subject property.

7.0 SUMMARY

The Hargrove Lane Industrial property is located within the City of Palm Coast, Flagler County, Florida. The subject property consists of upland and wetland environments and is approximately 36.65 acres in total size. This includes 10.27 acres of wetlands.

Based on the site plan, project construction will result in 2.95 acres of secondary impacts. Based on preliminary UMAM assessment, impacts will result in a functional loss of 0.2 units. Mitigation is proposed through the purchase of 0.2 freshwater forested UMAM credits from the Fishtail Swamp Mitigation Bank.

A 100% gopher tortoise survey was completed on June 4, 2022, and no potentially occupied gopher tortoise burrows were identified.

No other protected fauna species are anticipated within the project area. No federally protected flora species are anticipated on the subject property.

Technical Literature References

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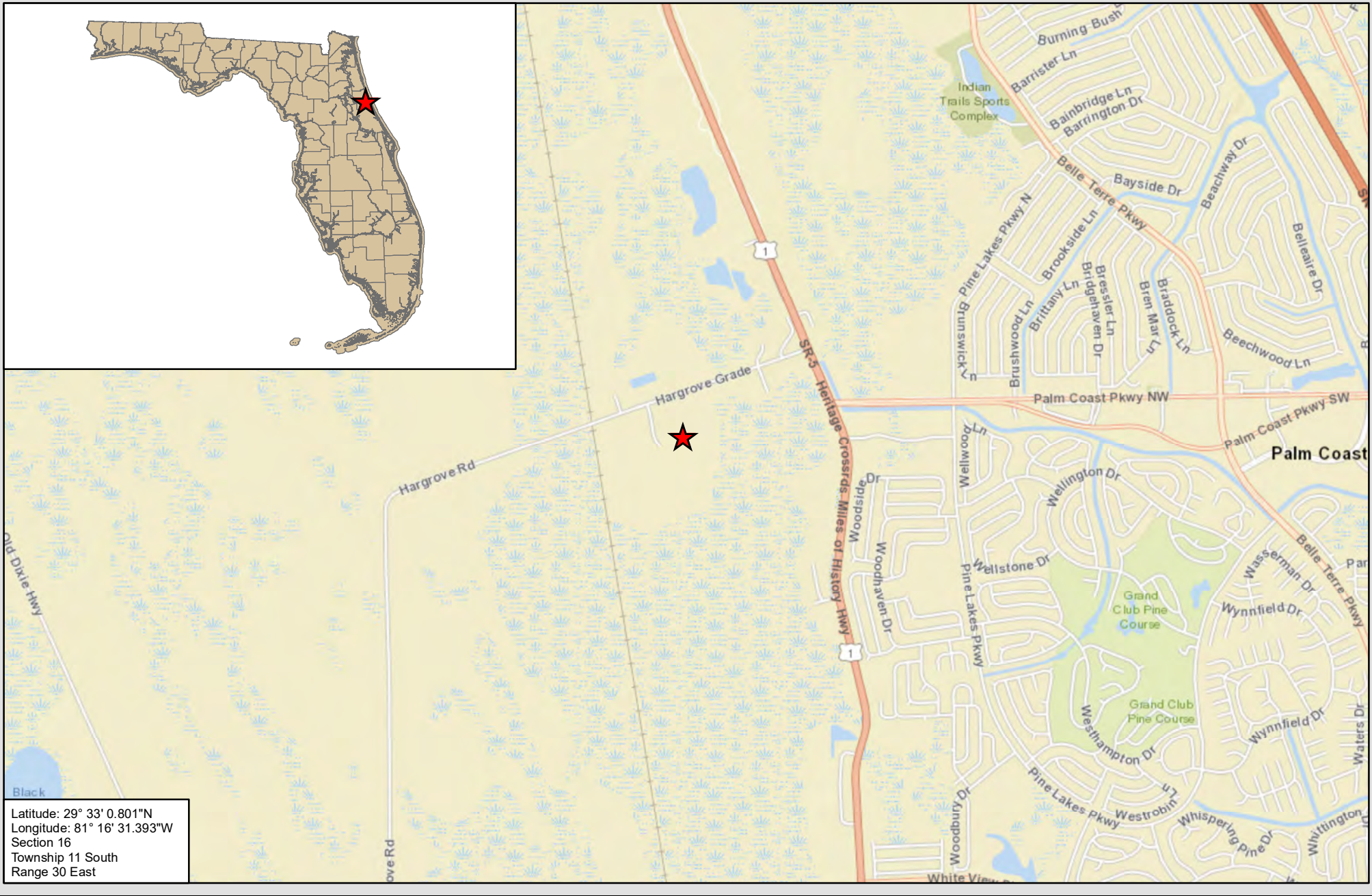
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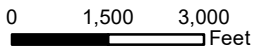
APPENDIX I

FIGURES



Latitude: 29° 33' 0.801"N
Longitude: 81° 16' 31.393"W
Section 16
Township 11 South
Range 30 East

Image Source: ESRI 2020
Date: 6-30-20



Location Map

Palm Coast Commercial - Industrial Phase 2

Flagler County, Florida



WWW.ATLANTICECO.COM
904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080



Parcel - 36.65 ac.

Image Source: ESRI 2020
Date: 6-30-20

0 200 400
Feet



Aerial Map Hargrove Lane Industrial Flagler County, Florida



WWW.ATLANTICECO.COM
904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080



Image Source: ESRI 2020
Date: 6-30-20

0 500 1,000
Feet



Topographic Map Hargrove Lane Industrial Flagler County, Florida



WWW.ATLANTICECO.COM
904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080



Image Source: ESRI 2020
Date: 6-30-20

0 200 400
Feet



Soil Map Hargrove Lane Industrial Flagler County, Florida



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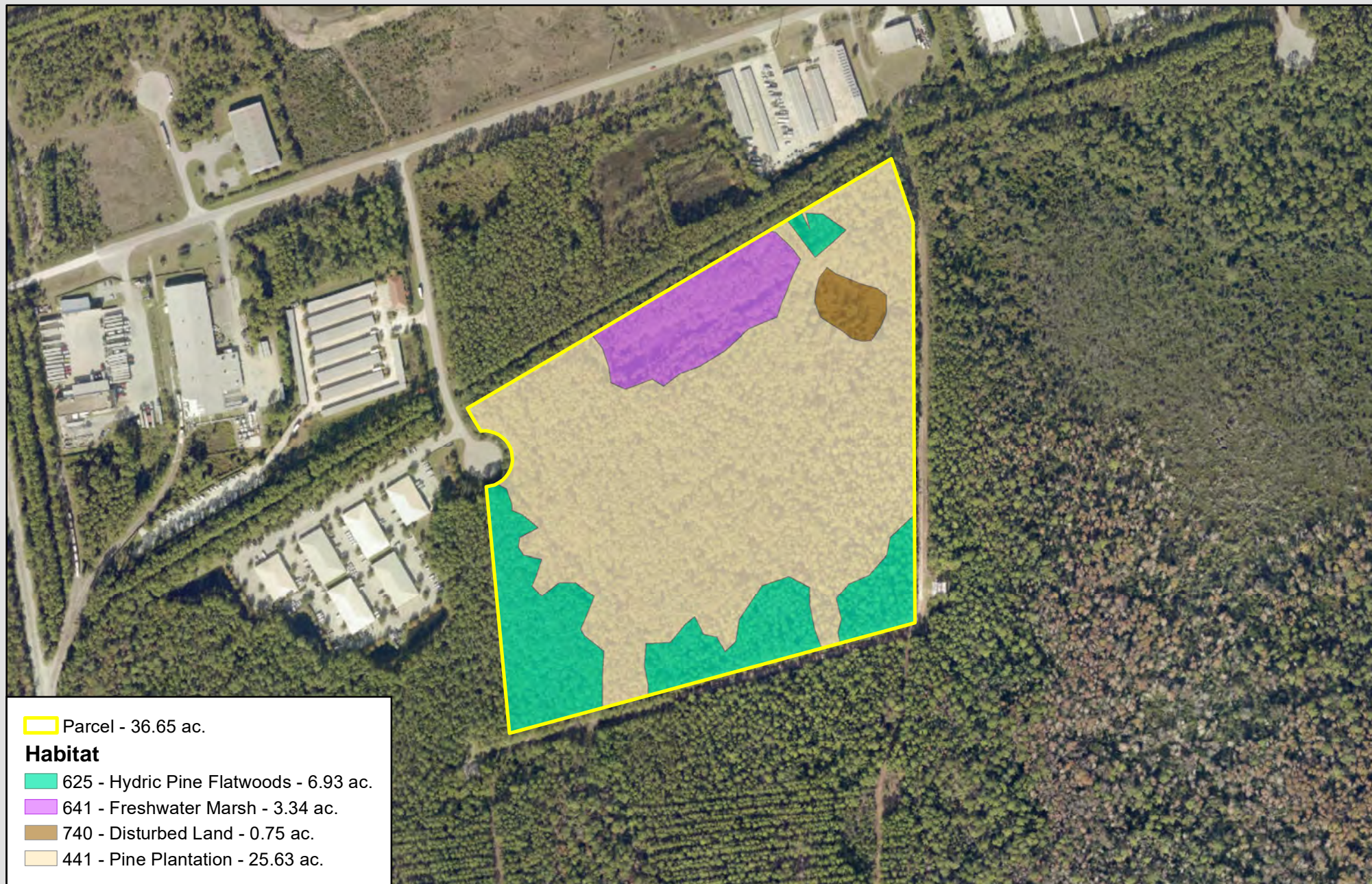


Image Source: ESRI 2017
Date: 6-30-20

0 200 400
Feet



Habitat Map Hargrove Lane Industrial Flagler County, Florida



WWW.ATLANTICECO.COM
904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080



Image Source: ESRI 2017
Date: 2-25-2020

0 200 400
Feet



Wetland Map Hargrove Lane Industrial Flagler County, Florida



WWW.ATLANTICECO.COM
904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080

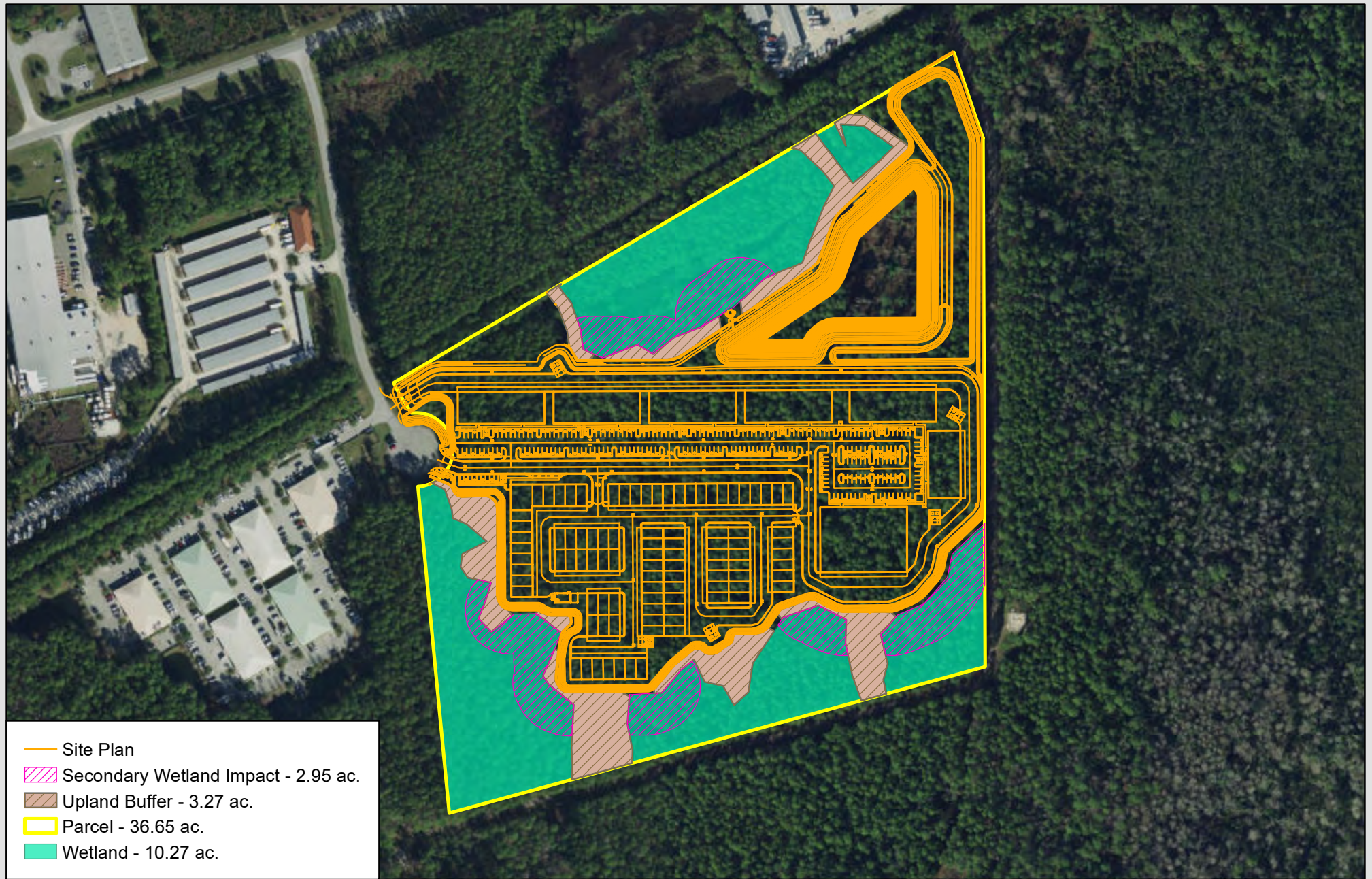


Image Source: ESRI 2020
Date: 2--22-21

0 150 300
Feet



Wetland Impact Map Hargrove Lane Industrial Flagler County, Florida



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APPENDIX II

UMAM

Project: <i>Hargrove Industrial</i>		date onsite: 7-Jun-22								Total Impact Acres
	Habitat type	Location and Landscape Support		Water Environment		Community Structure		Acres	Functional loss	
Impacts		before	after	before	after	before	after			
										2.95
secondary	630	5	0	6	0	7	0		0.0000	Total Functional Loss
		5	4	6	6	7	6	2.95	0.1967	
		0	0	0	0	0	0	0	0.0000	
		0	0	0	0	0	0	0	0.0000	
		0	0	0	0	0	0	0	0.0000	
		0	0	0	0	0	0	0	0.0000	
		0	0	0	0	0	0	0	0.0000	
										0.197
									0.0000	
									0.0000	
									0.0000	

Total Creation Acres	Total Enhancement Provided	Upland Acres Provided
0	0	0

Total Functional Gain Units
0.000

Mitigation	Habitat Type	Location and Landscape Support		Water Environment		Community Structure		time lag	risk factor	Preservation Adjustment Factor	Relative Functional Gain	Acres Provided	Functional Gain Units
		w/o CE	w/ CE	w/o CE	w/ CE	w/o CE	w/ CE						
wetland preservation		0	0	0	0	0	0	1	1.00	1	0.0000		0.0000
		0	0	0	0	0	0	1	1.00	1	0.0000		0.0000
		0	0	0	0	0	0	1	1.00	1	0.0000		0.0000
		0	0	0	0	0	0	1	1.00	1	0.0000		0.0000
		0	0	0	0	0	0	1	1.00	1	0.0000		0.0000
		0	0	0	0	0	0	1	1.00	1	0.0000		0.0000
		0	0	0	0	0	0	1	1.00	1	0.0000		0.0000
enhancement		before	after	before	after	before	after						
		0	0	0	0	0	0	1	1.00	1	0.0000		0.0000
		0	0	0	0	0	0	1	1.00	1	0.0000		0.0000
		0	0	0	0	0	0	1	1.00	1	0.0000		0.0000
		0	0	0	0	0	0	1	1.00	1	0.0000		0.0000
		0	0	0	0	0	0	1	1.00	1	0.0000		0.0000
		0	0	0	0	0	0	1	1.00	1	0.0000		0.0000
uplands		w/o CE	w/ CE	w/o CE	w/ CE	w/o CE	w/ CE						
		0	0	x	x	x	0	1	1.00	1	0.0000		0.0000
		0	0	x	x	x	0	1	1.00	1	0.0000		0.0000
				x	x	x		1	1.00		0.0000		0.0000
				x	x	x		1	1.00		0.0000		0.0000

Michael Hanson, A.I.C.P

From: Dylan Rodriguez
Sent: Monday, May 5, 2025 11:06 AM
To: Curt Wimpée; Michael Hanson, A.I.C.P
Cc: David Schmidt; Phong Nguyen, PTP
Subject: RE: Hargrove Lane Rezoning - AR#6253

Hello Mr. Curt,

In regard to the wetland assessment, the report provided is adequate and will be reviewed with the application.

Thank you,

Dylan Rodriguez
Planner
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-2320
www.palmcoast.gov



**How are we doing?
Let us know below.
PalmCoast.gov/feedback**

From: Curt Wimpée <cwimpee@alliant-inc.com>
Sent: Monday, May 5, 2025 10:49 AM
To: Michael Hanson, A.I.C.P <MHanson@palmcoastgov.com>
Cc: David Schmidt <dschmidt@alliant-inc.com>; Phong Nguyen, PTP <PNguyen@palmcoastgov.com>; Dylan Rodriguez <DRodriguez@palmcoastgov.com>
Subject: RE: Hargrove Lane Rezoning - AR#6253

Michael/All:

Attached please find a “short” set of the approved final engineering plans for Hargrove Lane. This shows what was approved.

The proposed concrete batch plan will be confined within the development footprint and not propose any wetland impacts.

I hope this helps clarify the current application.

Thanks!

Curt M. Wimpée, PE
PRINCIPAL / VP SOUTHEAST REGION
Alliant Engineering, Inc.
904.647.5383 DIRECT | 904.366.9654 CELL

Selected as a 2024 Jacksonville Business Journal Best Place to Work!

From: Curt Wimpée
Sent: Monday, May 5, 2025 10:38 AM
To: Phong Nguyen <PNguyen@palmcoastgov.com>; Michael Hanson <MHanson@palmcoastgov.com>
Cc: David Schmidt <dschmidt@alliant-inc.com>
Subject: RE: Hargrove Lane Rezoning - AR#6253
Importance: High

Phong (Michael):

I just wanted to recap how this project was viewed on Traffic previously. Mr. Grunwald waived any traffic memo or TIA based on the fact that the Hargrove Industrial Park area (Hargrove Grade) was design to handle all trips for the industrial park. Therefore, no study or memo was required for the project. Please see attached memo.

I would assume the same is valid for this rezoning application as the trips were already assumed for the network. Most trips will simply be north or south on US 1 which is quite under capacity and operating at a LOS A.

Please confirm if you are in agreement.

Thanks!

Curt M. Wimpée, PE
PRINCIPAL / VP SOUTHEAST REGION
Alliant Engineering, Inc.
904.647.5383 DIRECT | 904.366.9654 CELL

Selected as a 2024 Jacksonville Business Journal Best Place to Work!

From: Curt Wimpée
Sent: Monday, May 5, 2025 10:19 AM
To: Michael Hanson <MHanson@palmcoastgov.com>
Cc: Dylan Rodriguez <DRodriguez@palmcoastgov.com>; Phong Nguyen <PNguyen@palmcoastgov.com>; David Schmidt <dschmidt@alliant-inc.com>

Subject: Hargrove Lane Rezoning - AR#6253

Importance: High

Michael:

Here is one of several emails we'll be sending to you this morning. As discussed, this property has approved construction plans with an associated D.O. The rezoning is anticipating a concrete batch plant. This use will not require any wetland impacts and the trips will be reduced from the current use. I'll follow up with Dylan and Phong this morning to discuss and provide clarity (both copied here).

Attached please find:

1. Current Development Order (good until 2026).
2. Alta Survey.
 - a. To accompany the affidavit.
3. EA Report.
 - a. Please note that no impacts would be expected with a new application for development.

I'll be sending a short set of the City stamped plans next so you are aware of the approved site.

Thanks!

Curt M. Wimpée, PE

PRINCIPAL / VP SOUTHEAST REGION

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