

# City of Palm Coast, Florida Agenda Item

**Agenda Date:** February 18, 2026

<b>Department</b>	COMMUNITY DEVELOPMENT	<b>Amount</b>
<b>Division</b>	PLANNING	<b>Account #</b>

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

**Presenter:** Michael Hanson, AICP, Senior Planner

**Attachments:**

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

**Background:**

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

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

**Recommended Action:**

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



**COMMUNITY DEVELOPMENT DEPARTMENT  
TECHNICAL SITE PLAN - TIER 2  
STAFF REPORT FOR FEBRUARY 18, 2026  
PLANNING AND LAND DEVELOPMENT REGULATION BOARD**

**OVERVIEW**

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Project Name:	Town Center Medical
Application Number:	AR # 6347
Property Owner:	Palm Coast Medical Center, LLC
Applicant:	Charles Faulkner, Faulkner and Associates of Flagler, Inc.
Size of subject property:	±7.59 acres
Location:	Southeast quadrant of the intersection of Town Center Boulevard and Town Court.
Address:	N/A
Current FLUM designation:	Town Center Development of Regional Impact (DRI) – Urban Core
Current Zoning designation:	Town Center Master Planned Development (MPD) – Urban Center
Current Use:	Vacant
Parcel ID #:	08-12-31-4965-00000-0010, 08-12-31-4965-00000-0030, 08-12-31-4965-00000-0040, 08-12-31-4965-00000-0050, 08-12-31-4965-00000-0060

**REQUESTED ACTION**

Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find the project in compliance with Town Center Master Planned Development, Land Development Code, and the Comprehensive Plan; and approve the Technical Site Plan – Tier 2 for Town Center Medical, Application No. 6347.

**BACKGROUND/SITE HISTORY**

The applicant has submitted a Technical Site Plan Tier 2 application for a medical office park comprising two two-story buildings that will provide a total gross floor area of ±54,500 square feet. The applicant’s proposal also includes an internal accessory restaurant/cafeteria to provide food services within the medical office park for employees, patients, and visitors.

The project is located at the southeast quadrant of the intersection of Town Center Boulevard and Town Court and is located on Tract 10A of the Town Center Master Planned Development (MPD) and includes ±7.59 acres comprising Lots 1, 3, 4, 5, and 6. Please note that the proposed development only utilizes Lots 1, 5, and 6, with the applicant reserving Lots 3 and 4 for potential future development. Tract 10A is part of the area of the Town Center MPD that is designated as Urban Center. The project is within the Urban Core of the Town Center Development of Regional Impact (DRI), and the applicant has secured the necessary non-residential entitlements for the project from the Town Center Community Development District (CDD) declarant.

### LAND USE AND ZONING INFORMATION

The subject site is located within the Town Center DRI and has a designation of DRI-Urban Core on the Future Land Use Map. The project is part of Tract 10A of the Town Center MPD and is zoned as MPD on the Official Zoning map. The proposed use and accessory use are allowed within Tract 10A. The following table summarizes the general land use and zoning information:

### SURROUNDING ZONING AND FLUM CATEGORIES

Direction	FLUM Category	Zoning District
North	DRI-Urban Core, Conservation	MPD (Urban Center, Town Commons)
East	DRI-Urban Core, Conservation	MPD (Urban Center, Town Commons)
South	DRI-Urban Core, Conservation	MPD (Urban Center, Town Commons)
West	DRI-Urban Core	MPD (Urban Center, Town Commons)

### SITE DEVELOPMENT REQUIREMENTS

Site development for the property must be in accordance with the requirements of the Town Center MPD Development Agreement, the City of Palm Coast’s Land Development Code, and the City’s Comprehensive Plan. Please note that the MPD Development Agreement prevails in the event of a conflict with the Land Development Code. The following table summarizes the basic development standards and how the proposed development project complies with these standards.

### SITE DEVELOPMENT REQUIREMENTS

Criteria	Required	Provided
Minimum Development Site Area	4,000 sq. ft.	±230,531 sq. ft. <sup>1</sup>
Maximum Impervious Surface Ratio	0.85	±0.71 <sup>1</sup>
Maximum Floor Area Ratio	0.40	±0.236 <sup>1</sup>
Minimum Building Height	24 feet	
Maximum Building Height	80 feet	40 feet

Minimum Building Setbacks	Front:	20 feet	±24 feet
	Interior Side:	0 feet	0 feet
	Street Side:	20 feet	±24 feet
	Rear Street:	20 feet	25 feet
Minimum Parking <sup>2</sup> : 1:300 SF	182 spaces including 8 accessible spaces		198 spaces including 10 accessible spaces

<sup>1</sup> Note: The calculations provided are from the applicant’s Site Plan (see attachments), which only include Lots 1, 5, and 6. The overall property is ±7.59 acres (±330,620.4 sq. ft.) which include Lots 1, 3, 4, 5, and 6. Lots 3 and 4 will likely have future development but are not part of this application. Because the calculations only address Lots 1, 5, and 6, the figures provided are higher than if they included the area of Lots 3 and 4. When the applicant decides to develop Lots 3 and 4, the overall project shall still be limited by the Town Center MPD and the non-residential entitlements purchased from the Town Center CDD Declarant.

<sup>2</sup> The Land Development Code allows for the maximum parking to be 120 percent of the required parking. Therefore, the proposed 198 parking spaces are consistent with the maximum parking requirement.

**TECHNICAL SITE PLAN PROCESS**

The Technical Site Plan review application process is specified in Chapter 2, Section 2.11 of the Unified Land Development Code (LDC). This review process is intended to ensure that site development takes place in an orderly and efficient manner through a process that provides adequate review based on the size and complexity of the proposed development. The purpose of detailed site plan review is to ensure compliance with all development regulations; therefore, the level of detail shall be that of construction plans and technical specifications. The review is based not only on conformance to Code, but also conformance with any applicable approved master plan or Special Exception. Approval of the construction plans and technical specifications represents the final development order. Therefore, approval of a Technical Site Plan Development Order authorizes an applicant to apply for a building permit.

The application incorporates a review/approval process coordinated by and through City staff, the PLDRB and City Council based upon the scale of development. As provided in Table 2-1 of Sec. 2.04 of the LDC, nonresidential projects ranging from 40,000 to 100,000 square feet of gross floor area are classified as Moderate or Tier 2 projects. The approval authority of this project is the PLDRB, which shall base their determination for approval or denial on the criteria found in LDC Sec. 2.05.05.

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

Prior to approval of a Development Order for a Technical Site Plan, the proposed project must be evaluated for conformance with the requirements of LDC Chapter 2, Section 2.05.05, which provides criteria that must be met to issue approval. The proposed project has been evaluated against the review criteria as directed by the LDC, which 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;**

**Planning Staff Finding:** The proposed development is not in conflict with or contrary to the public interest, as the site’s specified land use is consistent with the Town Center DRI and MPD.

The proposed use is compatible with the surrounding developmental pattern which includes an assisted living facility, an additional medical office park, a hospital, and nearby townhouses and apartments.

***B. The proposed development must be consistent with the provisions of the Land Development Code and the Comprehensive Plan;***

**Planning Staff Finding:** The request will be consistent with all applicable portions of the LDC and the Comprehensive Plan. The following are a selection of goals, policies and objectives from the Comprehensive Plan that the project supports:

- **Chapter 1, Future Land Use Element: Objective 1.1.4 Discourage Urban Sprawl** – Promote compact and contiguous development, a mixture of land uses, and discourage urban sprawl.
- **Chapter 1, Future Land Use Element: Policy 1.1.4.1** – The Mixed Use Future Land Use designation is intended to provide opportunities for residents to work, shop, engage in recreational activities, and attend school and religious services in reasonable close proximity to residential uses.
- **Chapter 1, Future Land Use Element: Policy 1.1.4.2** – The Master Planned Development (MPD) zoning district shall allow residential housing types to be mixed with retail, service, office, commercial, and other land uses. It shall be supported that MPD's are strategically located throughout the City to promote infill development and to maximize vehicular and pedestrian accessibility.
- **Chapter 1, Future Land Use Element: 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.
- **Chapter 1, Future Land Use Element: Policy 1.3.1.3** - The City shall encourage development to locate in the areas where public facilities, infrastructure, and services are available. Where there are deficiencies and where appropriate, the City shall require the developer to provide or extend the facilities as necessary to accommodate development provided such provision or extension is consistent with state law. Applicable impact fees shall be used by the City consistent with State law to offset the costs of the City providing facilities.

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

**Planning Staff Findings:** The public infrastructure needed to support the project is already in place or close to the site and any extensions or connections to utilities will be provided by the developer at the developer's expense and not impose a significant financial liability on the city. The property owner will be required to maintain their own on-site infrastructure.

***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;***

**Planning Staff Finding:** The proposed development poses no unreasonable hazard, nuisance, nor does it constitute a threat to the general health, welfare, or safety of the City's inhabitants. The proposed buildings, and associated parking areas are designed to meet the applicable codes and will meet all life safety requirements of the Florida Building Code upon construction. Further as the proposed development is a medical office park, the project at completion will

provide additional medical services within the City which can directly promote the health, welfare, and safety of the City's residents.

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

**Planning Staff Finding:** The applicant's application for Technical Site Plan has been reviewed by the City's technical team of review staff to ensure compliance with the Town Center DRI, the Town Center MPD, the Land Development Code, the Comprehensive Plan, the Florida Building Code, the Florida Fire Prevention Code, and all other applicable state and federal regulations. This project shall be required upon approval of the Technical Site Plan application to submit for a Site Development Permit and Building Permits where the construction of the project will ensure that the project maintains compliance with all applicable codes and regulations.

## **SUMMARY OF FINDINGS**

After the review and evaluation of the proposed project for conformance with the requirements of the Land Development Code and Comprehensive Plan, staff finds that the proposed development complies with all such requirements.

## **PUBLIC PARTICIPATION**

Neighborhood meetings are not required for Technical Site Plan applications. Additionally, Technical Site Plan applications, including Tiers 2 and 3, do not require newspaper notification or the posting of the orange signs along the project's frontage.

## **RECOMMENDATION**

Staff recommends that the Planning and Land Development Regulation Board find the project in compliance with Town Center Master Planned Development, Land Development Code, and the Comprehensive Plan; and approve the Technical Site Plan – Tier 2 for Town Center Medical, Application No. 6347.

Prepared By:  
Community Development Department  
City of Palm Coast  
160 Lake Avenue, Suite 135  
Palm Coast, FL 32164

Reserved for Recording Information:

Return To:  
City Clerk  
City of Palm Coast  
160 Lake Avenue, Suite 225  
Palm Coast, FL 32164

**CITY OF PALM COAST**  
**TECHNICAL SITE PLAN TIER 2**  
**DEVELOPMENT ORDER APPROVAL**  
**LOT 1 / TOWN CENTER MEDICAL/ TOWN CENTER PHASE I TRACT**  
**10A**

On February 18, 2026, the City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

LOTS 1, 3, 4, 5 AND 6, PALM COAST MEDICAL, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 21, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

(The afore described property description has been provided to the City of Palm Coast by the owner of the afore described property.)

**FINDINGS OF FACT**

**Property Owner:** PALM COAST MEDICAL CENTER LLC  
1478 RIVERPLACE ROAD, 2104  
JACKSONVILLE, FL 32207

**Project Name:** LOT 1 / TOWN CENTER MEDICAL/ TOWN CENTER PHASE I  
TRACT 10A

**Project No.:** 2025070039

**Application Type:** TECHNICAL SITE PLAN TIER 2

**Application No.** 6347

**Requested Development Approval: Site Plan Approval for Medical Buildings  
(in accordance with stamped approved plans)**

**Zoning Classification: Master Planned Development**

**FLUM: DRI - Urban Core**

**Parcel #'s: 08-12-31-4965-00000-0010; 08-12-31-4965-00000-0060 and  
08-12-31-4965-00000-0050**

**Address #: 6 & 7 Medical Ct**

**Parcel Acreage: 7.59**

### **SITE DEVELOPMENT DATA**

**Building Use: Medical**

**Bldg Height: 40'**

**Total Bldg Square Footage: 54,500**

**Number of Bldgs: 2**

**Building 1 SF: 18,200**

**Building 2 SF: 36,300**

**Parking Provided: Standard Spaces:198 ;Accessible Spaces: 10**

**Bicycle Parking Spaces: 10**

**Impervious Surface Ratio (ISR):71%**

**Floor Area Ratio (FAR): 23%**

**Pervious/Open Space:29%**

### **CONCLUSIONS OF LAW**

The Development Approval sought is consistent with the *City of Palm Coast Comprehensive Plan* and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances as set forth in the Code of Ordinances of the City of Palm Coast.

The Owners have expressly agreed to be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such conditions and commitments run with, follow, and perpetually burden the afore described property.

## ORDER

### NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The afore mentioned application for Development Approval is **GRANTED**.

(2) All development of the property shall fully comply with all of the codes and ordinances in effect in the City of Palm Coast at the time of issuance of a development order and/or development permit, including but not limited to, all impact fee ordinances.

(3) Issuance of a Development Permit or Development Order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

(4) This Development Order touches and concerns the afore described property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or in part by action of the City of Palm Coast by virtue of a document of equal dignity herewith. The Owners have expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Development Order shall be found to be invalid or illegal then the entire Development Order shall be null and void.

(6) The Development Order shall remain valid for a period of twelve (12) months from the date of issuance. If construction has not commenced or is not continuing in good faith to conclusion during this valid period, this Development Order will expire. The Development Order may be extended, upon request, during the period of three (3) months before the expiration of the valid period. Staff may approve an extension not to exceed twelve (12) months. A maximum of three (3) extensions may be granted.

(7) **No construction of any TYPE shall commence until a mandatory pre-construction meeting has been conducted with City Staff.**

(8) **Utility fees and applicable agreements shall be executed prior to issuance of a Site Development permit.**

(9) All required federal, state, county, and/or local permits shall be acquired prior to

construction.

(10) All projects located in Special Flood Hazard Area "A" or "AE" zone(s) shall meet Chapter 10.02, Unified Land Development Code and Chapter 15, Code of Ordinances regarding Flood Damage Protection regulations. These building(s) and associated utilities will require elevation certificates at all three stages (construction drawing, building under construction and final construction) at building permit.

(11) This Development Order satisfies the concurrency requirements for transportation, parks & recreation and fire. This Development Order is limited to the land uses and associated development as listed below:

Description: Medical ; Unit Amount: 54.500

Concurrency shall remain valid with the life of this Development Order.

**Done and Ordered on the date first written above.**

**As approved and authorized for execution by the City Council of the City of Palm Coast, at their regularly scheduled meeting of February 18, 2026.**

Attest:

**City of Palm Coast, Florida**

\_\_\_\_\_  
Irene Schaefer, Recording Secretary

\_\_\_\_\_  
Sandra Shanks, Chairperson

\_\_\_\_ Sign and Return

\_\_\_\_ Sign and Record

**Development Order Affidavit**

**OWNER'S CONSENT AND COVENANT:**

Project Name: LOT 1 / TOWN CENTER MEDICAL/ TOWN CENTER PHASE I TRACT 10A  
Application Type: TECHNICAL SITE PLAN TIER 2  
Application No.: 6347

**COMES NOW**, PALM COAST MEDICAL CENTER LLC, the Owner on behalf of itself and its successors, assigns and transferees of any nature, whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, and conditions, and commitments set forth in this Development Order. Affiant states that he/she accepts the findings, as outlined in this Development Order, and further states that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing the said Development Order for LOT 1 / TOWN CENTER MEDICAL/ TOWN CENTER PHASE I TRACT 10A:

PALM COAST MEDICAL CENTER LLC  
1478 RIVERPLACE ROAD, 2104  
JACKSONVILLE, FL 32207

\_\_\_\_\_  
Authorized Signer

**ACKNOWLEDGEMENT**

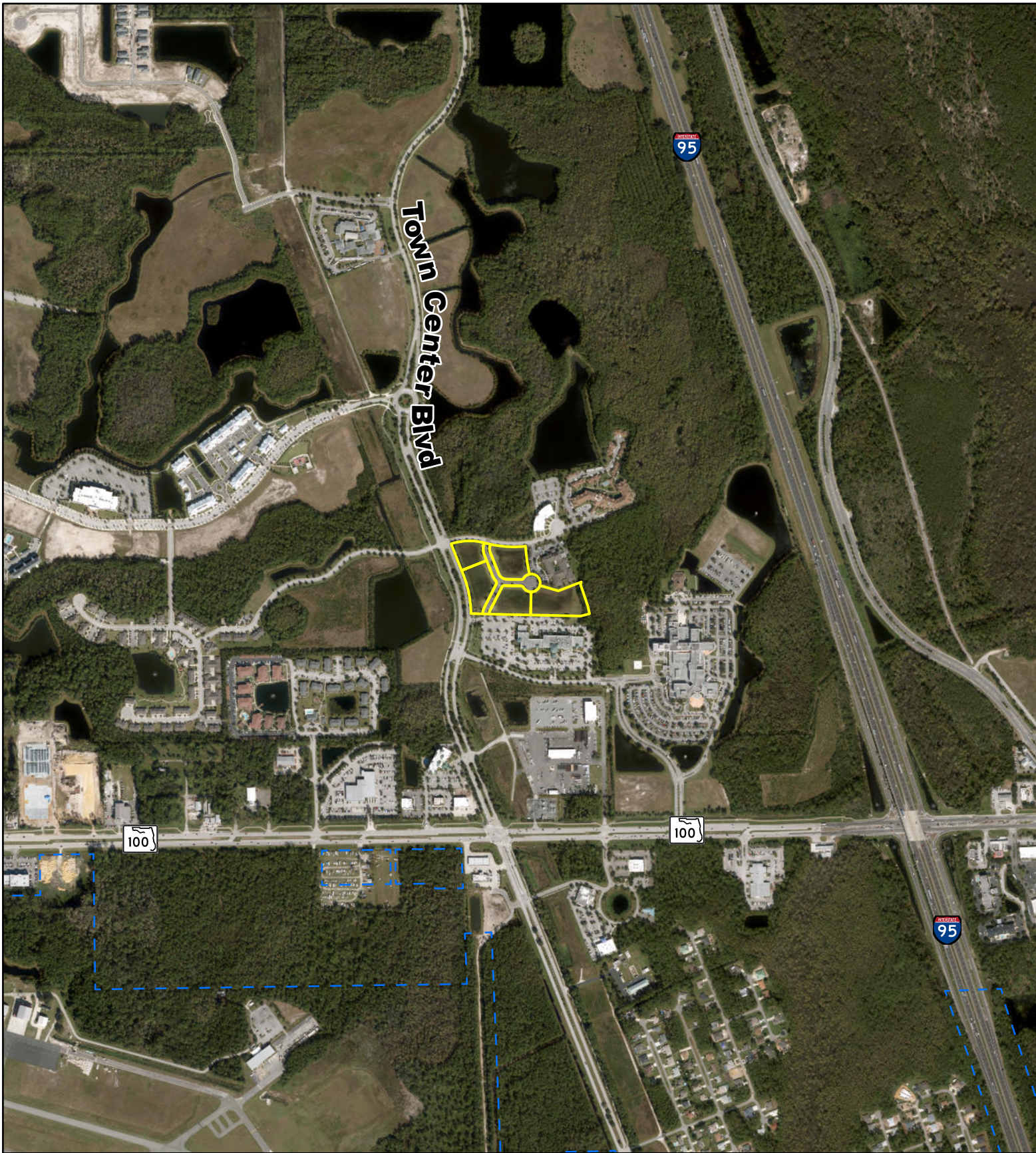
**STATE OF** \_\_\_\_\_

**COUNTY OF** \_\_\_\_\_



The foregoing instrument was acknowledged before me, by means of \_ physical presence or \_ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_ of PALM COAST MEDICAL CENTER LLC who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and did/did not take an oath.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public

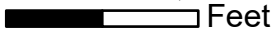


## Distant Aerial

-  Palm Coast City Limits
-  Subject Property

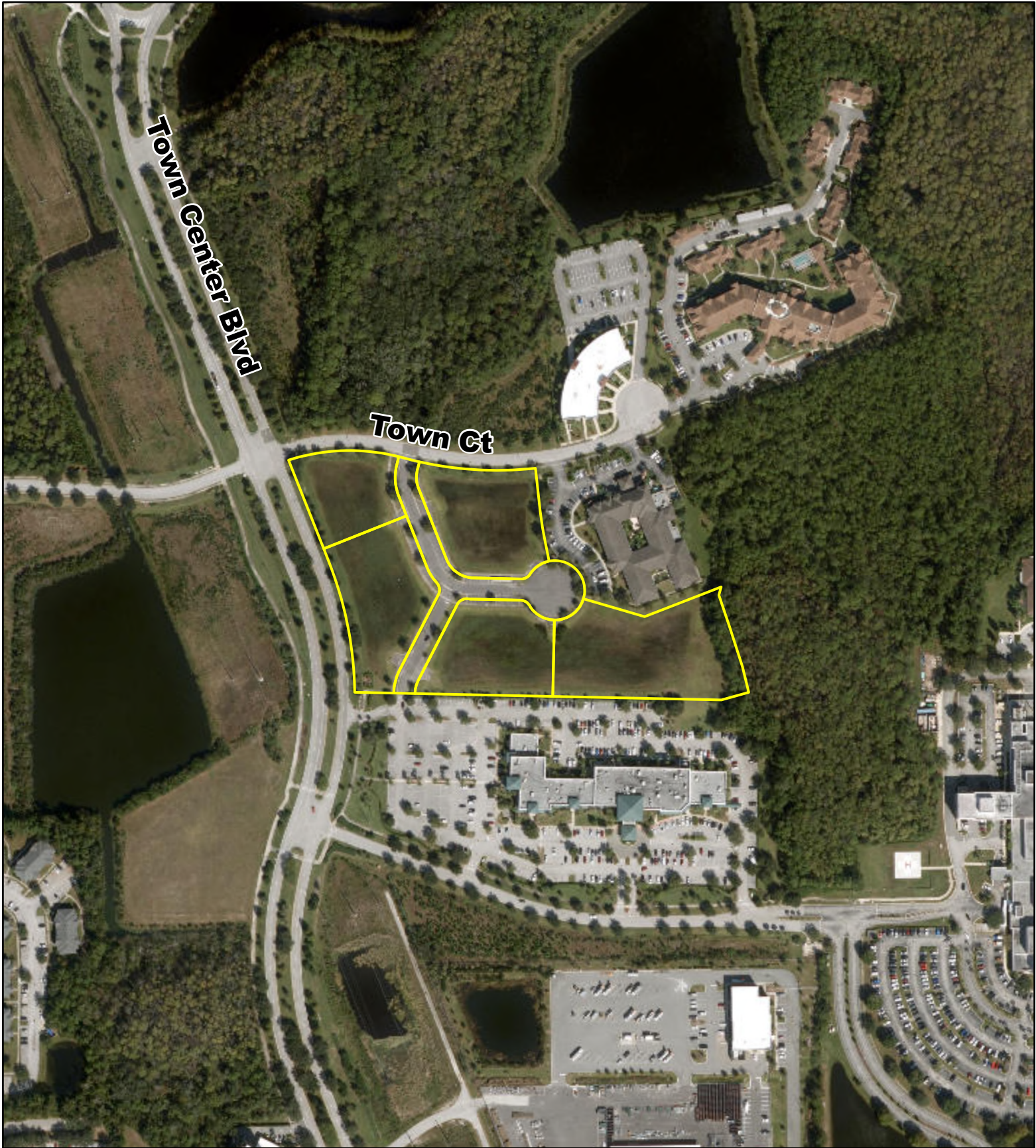


0 1,000 Feet





**Map Provided by the Planning Division**

**Date: 1/28/2026**



### Close Up Aerial

-  Palm Coast City Limits
-  Subject Property

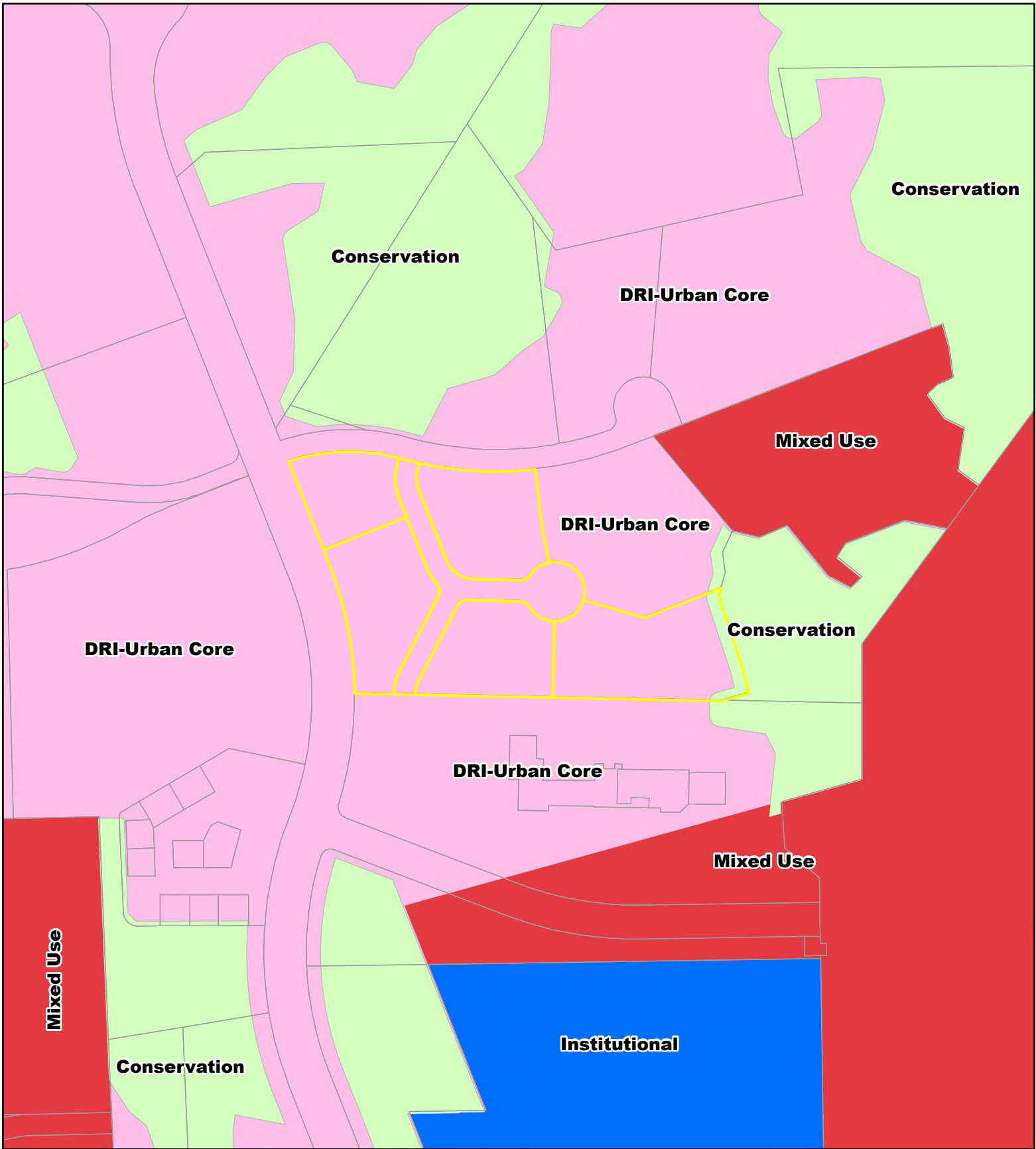


0 300  
 Feet









**Map Provided by the Planning Division**

**Date: 1/28/2026**



## Future Land Use Map

-  Palm Coast City Limits
-  Subject Property
-  Conservation
-  DRI-Urban Core
-  Institutional
-  Mixed Use





Map Provided by the Planning Division

Date: 1/28/2026







**COM-3**

## Zoning Map

-  Palm Coast City Limits
-  Subject Property

### Palm Coast Zoning Districts

-  COM-3
-  PSP

-  MPD, MPD post 11-16-08 designation
-  MPD, MPD pre 11-16-08 designation



**Map Provided by the Planning Division**

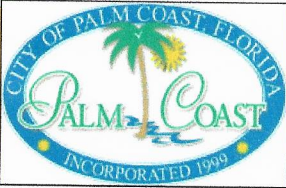
Date: 1/28/2026



- GENERAL APPLICATION:**
- |  |  |
|--|--|
| <input type="checkbox"/> Rezoning  | <input type="checkbox"/> Special Exception                           |
| <input type="checkbox"/> Nonstatutory Land Division/Parcel Reconfiguration | <input type="checkbox"/> Vacating Plat                               |
| <input type="checkbox"/> Subdivision Master Plan                           | <input type="checkbox"/> Preliminary Plat                            |
| <input type="checkbox"/> Master Site Plan                                  | <input type="checkbox"/> Final Plat                                  |
| <input checked="" type="checkbox"/> Technical Site Plan                    | <input type="checkbox"/> Nonresidential Controlling Master Site Plan |
| <input type="checkbox"/> Variance  | <input type="checkbox"/> Site Plan Addition                          |
| <input type="checkbox"/> Wireless Communication Facility (new structure)   | <input type="checkbox"/> Development Order Modification              |

CD Plus Application #: \_\_\_\_\_ Application Submittal Date: \_\_\_\_\_  
Fee Paid: \$ \_\_\_\_\_ Date of Acceptance: \_\_\_\_\_  
Employee Name Accepting Application (print name): \_\_\_\_\_  
Rejected on \_\_\_\_\_ Rejected by: \_\_\_\_\_  
Reason for Rejection: \_\_\_\_\_

- A. PROJECT NAME: THE MEDICAL CENTER AT PALM COAST
- B. LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS): \_\_\_\_\_  
7 MEDICAL CT
- C. PROPERTY APPRAISER'S PARCEL NUMBER(s): \_\_\_\_\_ 08-12-31-4965-00000-0010, 30, 40, 50, 60 & TRACT B
- D. LEGAL DESCRIPTION: \_\_\_\_\_ Subdivision Name; \_\_\_\_\_ Section; \_\_\_\_\_ Block; \_\_\_\_\_ Lot  
PALM COAST MEDICAL MB 37 PG 21 LOTS 1, 3, 4, 5, 6 & TRACT B
- E. SUBJECT PROPERTY ACRES / SQUARE FOOTAGE: 8.83 ACRES
- F. FUTURE LAND USE MAP DESIGNATION: DRI URBAN CORE EXISTING ZONING DISTRICT: PUD - TOWN CENTER  
OVERLAY DISTRICT: \_\_\_\_\_
- G. FLOOD ZONE: X COMMUNITY PANEL NUMBER: 12035C DATE: 06/06/18
- H. PRESENT USE OF PROPERTY: UNDEVELOPED
- I. DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS): \_\_\_\_\_  
MEDICAL OFFICE COMPLEX and RESTAURANT
- J. PROPOSED NUMBER OF LOTS: \_\_\_\_\_ 0
- K. CHECK APPROPRIATE BOX FOR SITE PLAN:  
 Tier 1 (up to 40,000 sq. ft. / 40 units)  
 Tier 2 (up to 100,000 sq. ft. / 100 units)  
 Tier 3 (exceeding 100,000 sq. ft. / 100 units)
- L. LIST BELOW ANY APPLICATIONS CURRENTLY UNDER REVIEW OR RECENTLY APPROVED ASSOCIATED WITH THIS APPLICATION:  
NONE
- M. WATER/SEWER PROVIDER: CITY OF PALM COAST
- N. IS THERE AN EXISTING MORTGAGE?  Yes  No



**OWNER:**

Name:	Paul Hassan
Mailing Address:	1478 Riverplace Blvd. #2104 Jacksonville, FL 32207
Phone Number:	904-654-6300
E-mail Address:	phassan@truventureholdings.com

**APPLICANT / AGENT:**

Name:	CHARLIE FAULKNER
Mailing Address:	124 CENTRAL AVE CRESCENT CITY, FL 32112
Phone Number:	386-931-9147
E-mail Address:	MAINSAIL11@GMAIL.COM

**MORTGAGE HOLDER:**

Name:	
Mailing Address:	
Phone Number:	
E-mail Address:	

**ENGINEER OR PROFESSIONAL:**

Name:	BRETT WITTE
Mailing Address:	11723 Orpington St., Ste. 100 Orlando, FL 32817
Phone Number:	(386) 569-3183
E-mail Address:	bwitte@halff.com

**PLANNER:**

Name:	
Mailing Address:	
Phone Number:	
E-mail Address:	

**TRAFFIC ENGINEER:**

Name:	LTG, Inc.
Mailing Address:	1450 W. GRANADA BLVD., SUITE 2 ORMOND BEACH, FL 32174
Phone Number:	386-257-2571
E-mail Address:	RLASSITER@LTG-INC.US

**SURVEYOR:**

Name:	
Mailing Address:	
Phone Number:	
E-mail Address:	

**LANDSCAPE ARCHITECT:**

Name:	BEEBE & ASSOCIATES, INC.
Mailing Address:	250 PALM COAST PKWY NE SUITE #607, PMB 128 PALM COAST, FL 32137
Phone Number:	386-931-1202
E-mail Address:	BBASSOCIATES@AOL.COM

**ATTORNEY:**

Name:	ZACH MILLER
Mailing Address:	3203 Old Barn Court Ponte Vedra Beach, Florida 32082
Phone Number:	(904) 651-8958
E-mail Address:	Zwmillerlaw@gmail.com

**DEVELOPER OR DOCKMASTER:**

Name:	Paul Hassan
Mailing Address:	1478 Riverplace Blvd. #2104 Jacksonville, FL 32207
Phone Number:	904-654-6300
E-mail Address:	phassan@truventureholdings.com

I HEREBY CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS CORRECT:

Signature of owner OR person authorized to represent this application

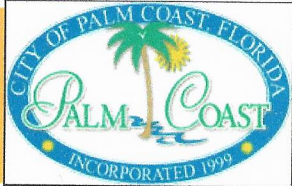
Signature(s) \_\_\_\_\_

Printed or typed name(s): Charlie Faulkner

NOTARY: This instrument was acknowledged before me on this 27 day of August, 2024 by Paul Hassan who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary Public, State of Florida

(SEAL)



Property Owner Letter of Authorization

\*\*\*\*\*IF APPLICANT IS NOT THE PROPERTY OWNER\*\*\*\*\*

Dear Planning Manager,

I / We,

Paul Hassan

(All property owners)

being the current property owner(s) of the property legally described as Parcel Number(s)

08-12-31-4965-00000-0010, 30, 40, 50

and also described as Subdivision

Section, Block, Lot, OR

Street Address or Physical Location: 7 MEDICAL CT PALM COAST, FL 32164

Do hereby designate and authorize

CHARLIE FAULKNER

(name of agent / applicant)

representing

FAULKNER & ASSOCIATES

(Individual or Corporate Name)

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

SITE PLAN APPROVAL APPLICATION

(type of application)

for the property described above.

Signature of Paul Hassan

Signature of property owner

Paul Hassan

Print name

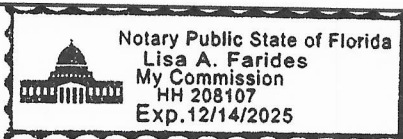
Signature of property owner

Print name

NOTARY: This instrument was acknowledged before me on this 27 day of August, 2024 by Paul Hassan who is/are personally known to me, or who has/have produced as identification.

Signature of Lisa A. Farides

Signature of Notary Public, State of Florida



(SEAL)



**AFFIDAVIT OF CORPORATE IDENTITY / AUTHORITY**

STATE OF Florida

COUNTY OF Duval

COMES NOW, Paul Hassan, being first duly sworn, who deposes and says:

(1) That he/she is the President, an officer of Palm Coast Medical Center, 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: SITE PLAN APPROVAL APPLICATION 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**

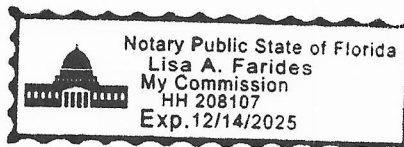
[Signature]  
Signature  
Paul Hassan  
Print name

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print name

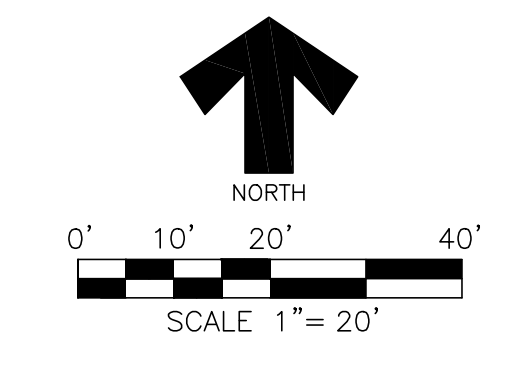
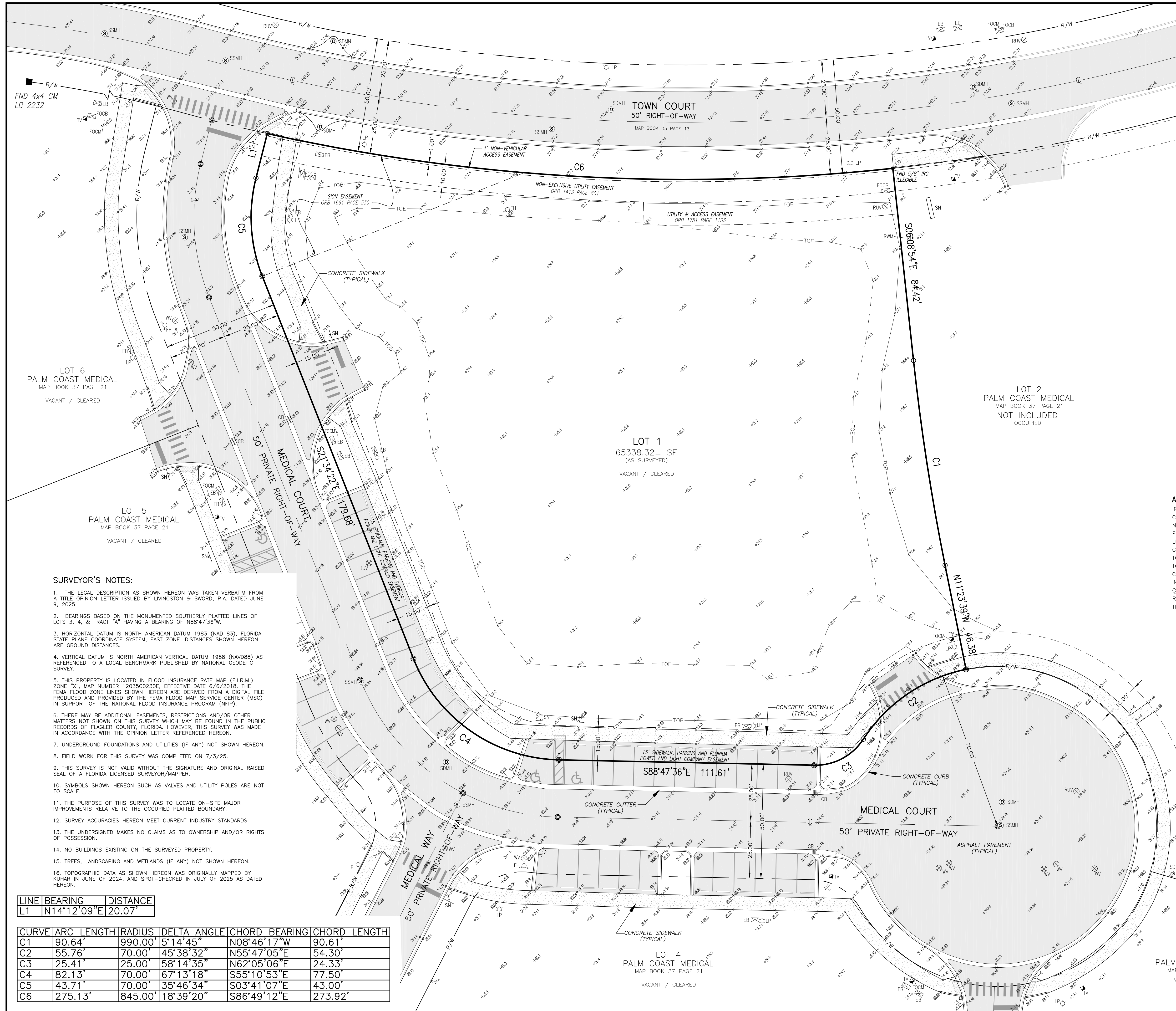
NOTARY: This instrument was acknowledged before me on this 27 day of August, 2024 by Paul Hassan who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.

[Signature]  
Signature of Notary Public, State of Florida

(SEAL)







SEE SHEET 1 FOR  
OVERALL  
ALTA BOUNDARY  
DATA

- ABBREVIATIONS**
- IRC IRON ROD & CAP
  - CM CONCRETE MONUMENT
  - N&D NAIL & DISK
  - FND FOUND
  - LB LICENSED BUSINESS
  - CB CATCH BASIN
  - TOB TOP OF BANK
  - TOE TOE OF SLOPE
  - CLS CENTERLINE OF SWALE
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  - CL CENTERLINE
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  - TP TRANSFORMER PAD
- LEGEND**
- FOUND IRON ROD WITH CAP
  - SET IRON ROD WITH CAP "LB 7991"
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  - ⊘ WATER LINE STUB-OUT
  - ⊙ REUSE VALE
  - ⊚ REUSE WATER METER
  - ⊛ CABLE TELEVISION BOX
  - ⊜ ELECTRIC SERVICE VAULT
  - ⊝ ELECTRIC SERVICE BOX
  - ⊞ FIBER OPTIC CABLE BOX
  - ⊟ ELECTRIC PANEL
  - ⊠ FIBER OPTIC CABLE MARKER
  - ⊡ SIGN
  - ⊣ LIGHT POLE
  - ⊤ SANITARY SEWER MANHOLE
  - ⊥ STORM DRAIN MANHOLE
  - ⊦ CLEAN OUT

**SURVEYOR'S NOTES:**

1. THE LEGAL DESCRIPTION AS SHOWN HEREON WAS TAKEN VERBATIM FROM A TITLE OPINION LETTER ISSUED BY LIVINGSTON & SWORD, P.A. DATED JUNE 9, 2025.
2. BEARINGS BASED ON THE MONUMENTED SOUTHERLY PLATTED LINES OF LOTS 3, 4, & TRACT "A" HAVING A BEARING OF N88°47'36"W.
3. HORIZONTAL DATUM IS NORTH AMERICAN DATUM 1983 (NAD 83), FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
4. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AS REFERENCED TO A LOCAL BENCHMARK PUBLISHED BY NATIONAL GEODETIC SURVEY.
5. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE "X", MAP NUMBER 12035C0230E, EFFECTIVE DATE 6/6/2018. THE FEMA FLOOD ZONE LINES SHOWN HEREON ARE DERIVED FROM A DIGITAL FILE PRODUCED AND PROVIDED BY THE FEMA FLOOD MAP SERVICE CENTER (MSC) IN SUPPORT OF THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP).
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. HOWEVER, THIS SURVEY WAS MADE IN ACCORDANCE WITH THE OPINION LETTER REFERENCED HEREON.
7. UNDERGROUND FOUNDATIONS AND UTILITIES (IF ANY) NOT SHOWN HEREON.
8. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 7/3/25.
9. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR/MAPPER.
10. SYMBOLS SHOWN HEREON SUCH AS VALVES AND UTILITY POLES ARE NOT TO SCALE.
11. THE PURPOSE OF THIS SURVEY WAS TO LOCATE ON-SITE MAJOR IMPROVEMENTS RELATIVE TO THE OCCUPIED PLATTED BOUNDARY.
12. SURVEY ACCURACIES HEREON MEET CURRENT INDUSTRY STANDARDS.
13. THE UNDERSIGNED MAKES NO CLAIMS AS TO OWNERSHIP AND/OR RIGHTS OF POSSESSION.
14. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
15. TREES, LANDSCAPING AND WETLANDS (IF ANY) NOT SHOWN HEREON.
16. TOPOGRAPHIC DATA AS SHOWN HEREON WAS ORIGINALLY MAPPED BY KUHAR IN JUNE OF 2024, AND SPOT-CHECKED IN JULY OF 2025 AS DATED HEREON.

LINE	BEARING	DISTANCE
L1	N14°12'09"E	20.07'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	90.64'	990.00'	5°14'45"	N08°46'17"W	90.61'
C2	55.76'	70.00'	45°38'32"	N55°47'05"E	54.30'
C3	25.41'	25.00'	58°14'35"	N62°05'06"E	24.33'
C4	82.13'	70.00'	67°13'18"	S55°10'53"E	77.50'
C5	43.71'	70.00'	35°46'34"	S03°41'07"E	43.00'
C6	275.13'	845.00'	18°39'20"	S86°49'12"E	273.92'

**KUHAR SURVEYING & MAPPING, LLC**  
 1501 RIDGEWOOD AVENUE, SUITE 205, HOLLY HILL, FLORIDA 32117  
 Phone: 386-672-0002 WWW.KUHARSURVEYING.COM  
 © 2023 KUHAR SURVEYING & MAPPING, LLC  
 LB 7991 LS (PSM) 6105

NO	DATE	DESCRIPTION

**ALTA / NSPS LAND TITLE BOUNDARY SURVEY**  
 PROJECT NO. K24046  
 DRAWING REFERENCE NO. K24046 WORKSHEET KK DWG  
 REVISION NO./DATE 7/08/2024  
 ORIGINAL ISSUE DATE 6/28/2024  
 SHEET 2 OF 5

THIS SHEET FOR  
ABOVE-GROUND  
UTILITY  
APPURTENANCE  
LOCATIONS

SEE SHEET 1  
FOR CERTIFICATION

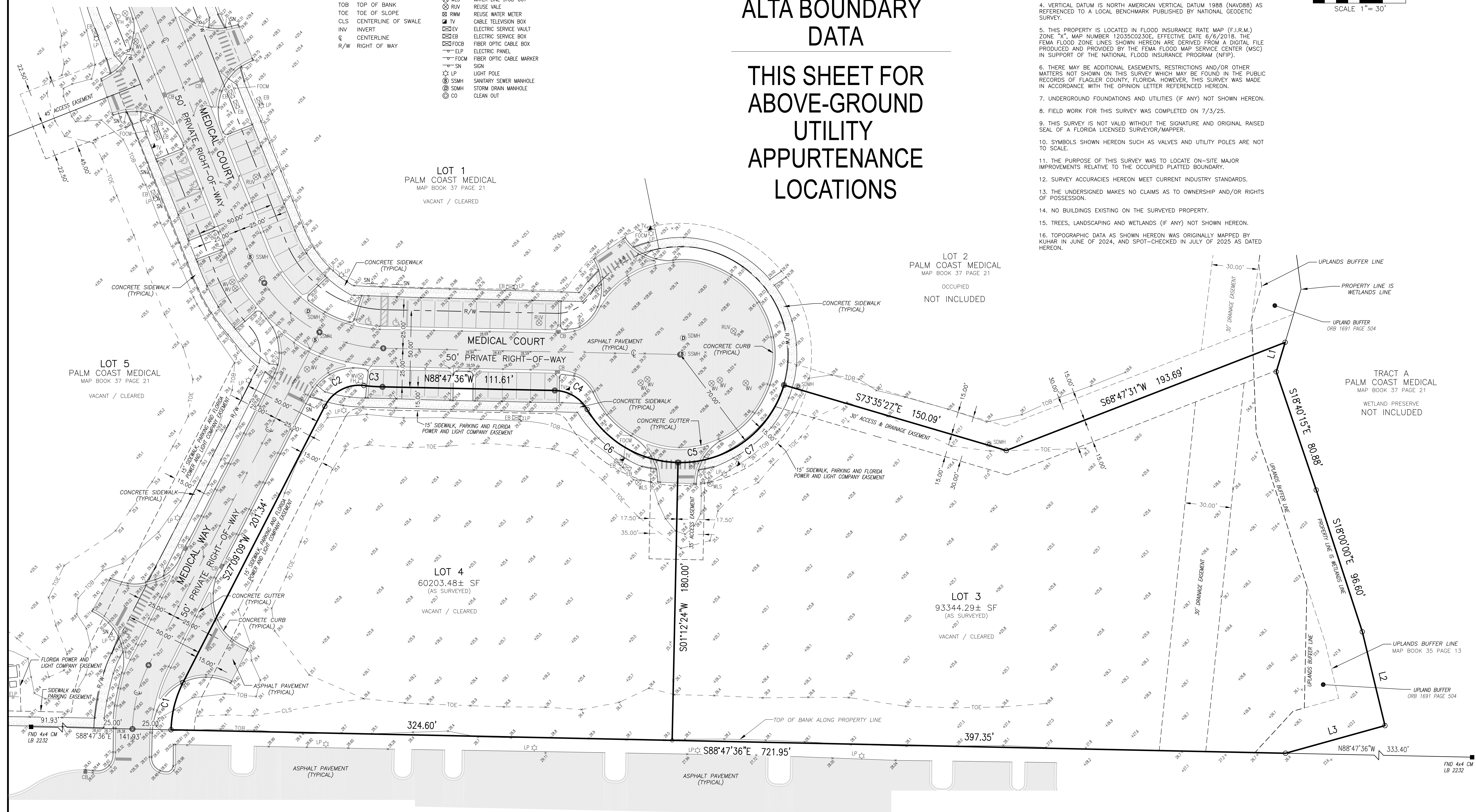
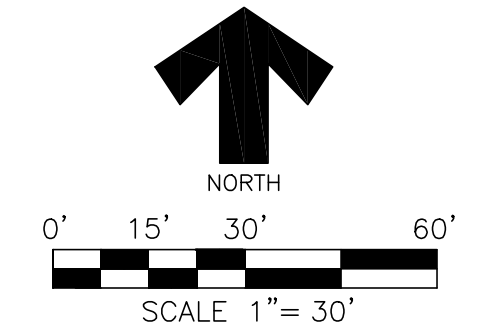
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  - ⊗ LP LIGHT POLE
  - ⊗ SSMH SANITARY SEWER MANHOLE
  - ⊗ SDMH STORM DRAIN MANHOLE
  - ⊗ CO CLEAN OUT

# SEE SHEET 1 FOR OVERALL ALTA BOUNDARY DATA

# THIS SHEET FOR ABOVE-GROUND UTILITY APPURTENANCE LOCATIONS

**SURVEYOR'S NOTES:**

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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.70'	70.00'	25°56'36"	S14°10'50"W	31.43'
C2	30.47'	25.00'	69°49'41"	N62°04'00"E	28.62'
C3	12.09'	120.00'	5°46'22"	N85°54'21"W	12.09'
C4	25.41'	25.00'	58°14'35"	S59°40'18"E	24.33'
C5	162.54'	70.00'	133°02'26"	N82°55'46"E	128.41'
C6	71.16'	70.00'	58°14'35"	N59°40'18"W	68.13'
C7	91.38'	70.00'	74°47'51"	N53°48'28"E	85.03'

LINE	BEARING	DISTANCE
L1	S16°45'41"W	19.89'
L2	S13°33'57"E	62.52'
L3	N74°28'07"E	66.81'

**K**

**KUHAR SURVEYING & MAPPING, LLC**

1501 RIDGEWOOD AVENUE, SUITE 205, HOLLY HILL, FLORIDA 32117  
Phone: 386-672-0002 WWW.KUHARSURVEYING.COM

**K**

© 2023 KUHAR SURVEYING & MAPPING, LLC  
LB 7991

NO	DATE	DESCRIPTION

**ALTA / NSPS LAND TITLE  
BOUNDARY SURVEY**

LOTS 3 & 4 PALM COAST MEDICAL  
PREPARED FOR: TRUVENTURE HOLDINGS, LLC

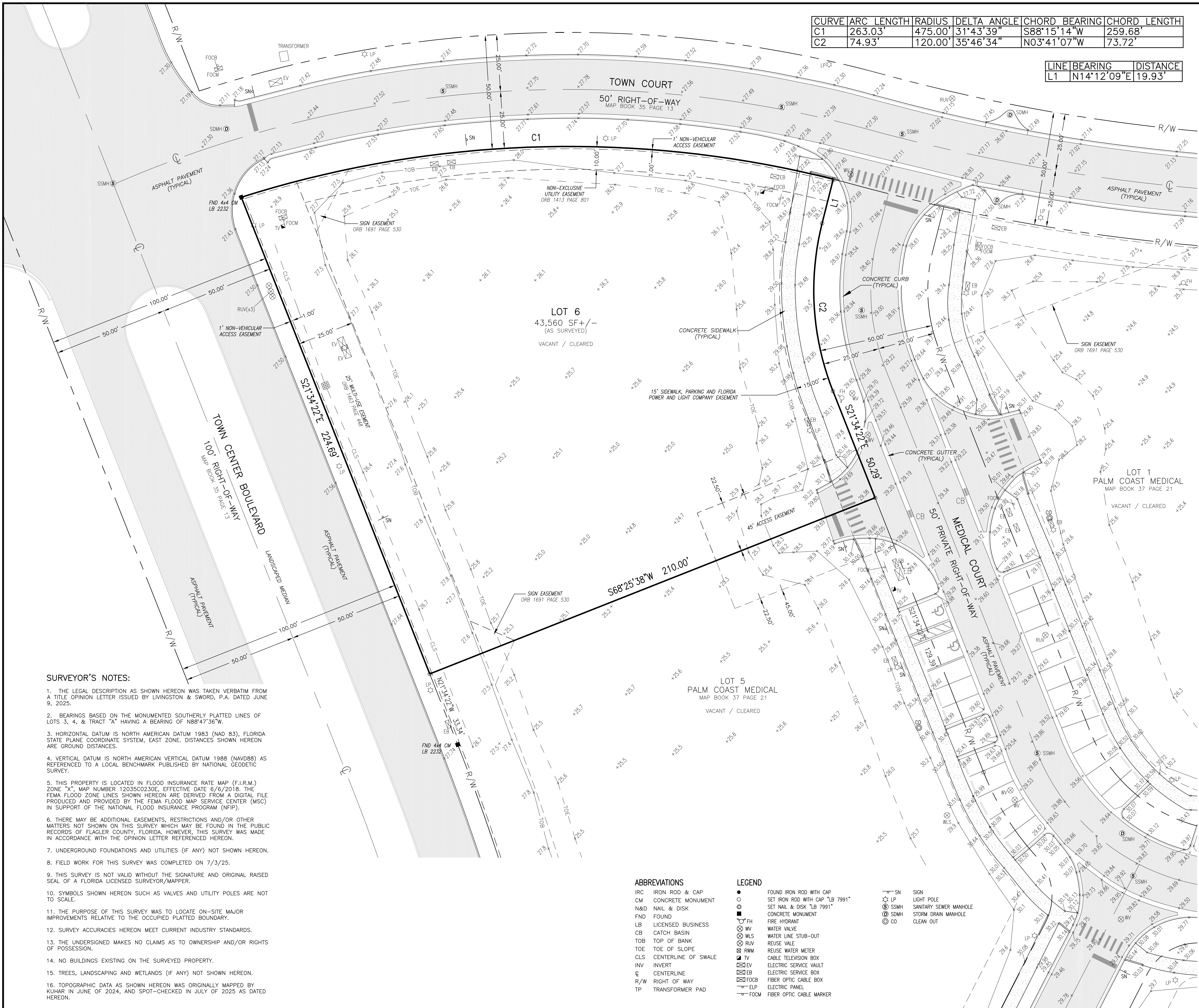
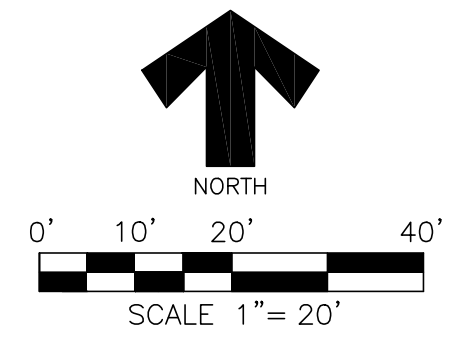
PROJECT NO. K24046
DRAWING REFERENCE NO. K24046 WORKSHEET KK DWG
REVISION NO./DATE
ORIGINAL ISSUE DATE
SHEET 3 OF 5

SEE SHEET 1  
FOR CERTIFICATION



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	263.03'	475.00'	31°43'39"	S88°15'14"W	259.68'
C2	74.93'	120.00'	35°46'34"	N03°41'07"W	73.72'

LINE	BEARING	DISTANCE
L1	N14°12'09"E	19.93'



**SURVEYOR'S NOTES:**

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**ABBREVIATIONS**

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- TP TRANSFORMER PAD

**LEGEND**

- FOUND IRON ROD WITH CAP
- SET IRON ROD WITH CAP "LB 7991"
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 © 2023 KUHAR SURVEYING & MAPPING, LLC  
 LB 7991 LS (PSM) 6105

NO	DATE	DESCRIPTION

**ALTA / NSPS LAND TITLE BOUNDARY SURVEY**  
 PROJECT NO. K24046  
 DRAWING REFERENCE NO. K24046 WORKSHEET KK.DWG  
 REVISION NO./DATE  
 ORIGINAL ISSUE DATE  
 SHEET 5 OF 5

SEE SHEET 1 FOR OVERALL ALTA BOUNDARY DATA

THIS SHEET FOR ABOVE-GROUND UTILITY APPURTENANCE LOCATIONS

SEE SHEET 1 FOR CERTIFICATION

# LIVINGSTON & SWORD, P.A.

## Attorneys At Law

---

June 9, 2025

Ray Tyner  
Deputy Chief Development Officer  
City of Palm Coast  
160 Lake Avenue  
Palm Coast, Florida 32164

Subject: Attorneys Title Opinion  
The Medical Center of Palm Coast

Dear Mr. Tyner:

I have examined the title with respect to the property described in the attached Exhibit "A" (the "Property"). Based on my examination of the title to the Property it is my opinion that as of May 29, 2025, title to the Property is vested in **Palm Coast Medical Center, LLC, a Florida limited liability company**, by virtue of that certain Warranty Deed recorded in **Official Records Book 2871, Page 807**, of the Public Records of Flagler County, Florida, and that certain Warranty Deed recorded in **Official Records Book 2908, Page 1317**, of the Public Records of Flagler County, Florida, subject to the following matters:

1. All matters contained on the Plat of Town Center Phase 1, as recorded in Plat Book 35, Page 13, Public Records of Flagler County, Florida.
2. Town Center at Palm Coast Development of Regional Impact Development Order as recorded in Official Records Book 959, Page 1509, Public Records of Flagler County, Florida.
3. Declaration of Restrictions recorded December 2, 2003 in Official Records Book 1014, Page 1951, Public Records of Flagler County, Florida.
4. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded in Deed Book 30, Page 346, and Release of Right of Entry as recorded in Official Records Book 750, Page 115, Public Records of Flagler County, Florida.
5. City of Palm Coast Ordinance No. 2003-32, P.U.D. 03-06 recorded in Official Records Book 1025, Page 1405 as modified in Official Records Book 1468, Page 553, Official Records Book 1667, Page 238, Official Records Book 2116,

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391 Palm Coast Parkway SW #1  
Palm Coast, Florida 32137  
T 386.439.2945  
F 866.896.5573  
jay.livingston314@protonmail.ch

- Page 260, Official Records Book 2502, Page 1078 and Official Records Book 2711, Page 1704, Public Records of Flagler County, Florida.
6. City of Palm Coast Developer Agreement recorded in Official Records Book 1091, Page 1949, Public Records of Flagler County, Florida.
  7. Conservation Easement recorded in Official Records Book 1212, Page 1812, Public Records of Flagler County, Florida.
  8. Notice of Appointment to Architectural Review Committees and Verification of Prior Actions recorded in Official Records Book 1281, Page 1449 and Second Notice of Appointment of Architectural Review Committees and Ratification of Prior Action recorded in Official Records Book 1281, Page 1452, Public Records of Flagler County, Florida.
  9. Covenants, conditions and restrictions contained in that certain Warranty Deed recorded in Official Records Book 1413, Page 817, Public Records of Flagler County, Florida.
  10. Assignment of Development Rights and Declaration of Covenants, Conditions, Restrictions and Reservations recorded in Official Records Book 1413, Page 807; Reassignment and Modification to Assignment of Development Rights and Declaration of Covenants, Conditions, Restrictions and Reservations recorded in Official Records Book 1695, Page 551; and Supplemental Modification to Assignment of Development Rights and Declaration of Covenants, Conditions, Restrictions and Reservations for Land Located in Town Center at Palm Coast, Florida, recorded in Official Records Book 2871, Page 822, all of the Public Records of Flagler County, Florida.
  11. Non-exclusive Utility Easement in favor of Bellsouth Telecommunications, Inc. recorded in Official Records Book 1413, Page 801, Public Records of Flagler County, Florida.
  12. Drainage Easement Agreement recorded in Official Records Book 1413, Page 796, Public Records of Flagler County, Florida.
  13. Town Center Multi-Use Easement Agreement recorded in Official Records Book 1463, Page 448, Public Records of Flagler County, Florida.
  14. Utility Agreement for Water and Wastewater Service, recorded in Official Records Book 1676, Page 1742, Public Records of Flagler County, Florida.
  15. City of Palm Coast Development Order Approval recorded in Official Records Book 1685, Page 1378, Public Records of Flagler County, Florida.
  16. All matters contained on the Plat of Palm Coast Medical, as recorded in Plat Book 37, Page 21 as supplemented by Supplement to Dedication and Reservation recorded in Official Records Book 1691, Page 502, Public Records of Flagler County, Florida.

17. City of Palm Coast Development Order recorded in Official Records Book 1689, Page 418, Public Records of Flagler County, Florida.
18. Easement Agreement for Vehicular and Pedestrian Ingress, Egress and Access, Surface Water and Underground Drainage, Storm-Water Retention and Parking recorded in Official Records Book 1691, Page 504, Public Records of Flagler County, Florida.
19. Easement Agreement for Signage and Vehicular and Pedestrian Access, Ingress and Egress recorded in Official Records Book 1691, Page 530, Public Records of Flagler County, Florida.
20. Covenants, conditions and restrictions recorded November 17, 2008, in Official Records 1691, Page 540, together with Affidavit recorded in Official Records Book 1692, Page 1488, Public Records of Flagler County, Florida.
21. Notice of Rule Adoption of the Town Center at Palm Coast Community Development District recorded in Official Records Book 1752, Page 502, Public Records of Flagler County, Florida.
22. Drainage Easement Agreement recorded in Official Records Book 1686, Page 1993, and Affidavit confirming Easement recorded in Official Records Book 1695, Page 549, Public Records of Flagler County, Florida.
23. City of Palm Coast Development Order Approval Palm Coast Medical/Town Center Phase I Re-plat Lot 21 Modification recorded in Official Records Book 1699, Page 989, and Development Order Modification Approval recorded in Official Records Book 1740, Page 1164, Public Records of Flagler County, Florida.
24. Utility Easement Agreement recorded in Official Records Book 1751, Page 1133, Public Records of Flagler County, Florida.
25. Easement Agreement for Vehicular and Pedestrian Ingress, Egress and Access, Surface Water and Underground Drainage Storm-water Retention and Parking recorded in Official Records Book 1691, Page 519, Public Records of Flagler County, Florida.
26. Partial Non-Exclusive Assignment and Assumption of Declarant's Rights and Agreement Regarding Adoption of Rules recorded in Official Records Book 1752, Page 497 and amended in Official Records Book 2180, Page 552, Public Records of Flagler County, Florida.
27. Assignment of Development Rights For Land Located in Town Center at Palm Coast, Florida recorded in Official Records Book 2871, Page 810, Public Records of Flagler County, Florida.
28. Assignment of Premium Lighting Agreement recorded in Official Records Book 2871, Page 813, Public Records of Flagler County, Florida.

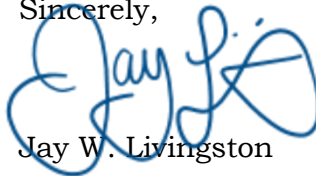
29. Assignment of Development Rights for Land Located in Town Center At Palm Coast, Florida recorded in Official Records Book 2908, Page 1318, Public Records of Flagler County, Florida.

30. Taxes for 2024 are paid.

31. Subject to taxes for 2025 and all subsequent years.

The title opinion is being provided in accordance with Section 177.041(2), Florida Statutes.

Sincerely,

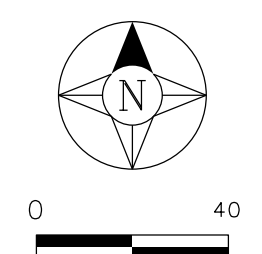
A handwritten signature in blue ink, appearing to read "Jay W. Livingston". The signature is stylized and cursive.

Jay W. Livingston

**EXHIBIT "A"**

**Legal Description of Property**

Lots 1, 5 and 6 Palm Coast Medical according to the map or plat thereof as recorded in Plat Book 37, Page 21, Public Records of Flagler County, Florida.



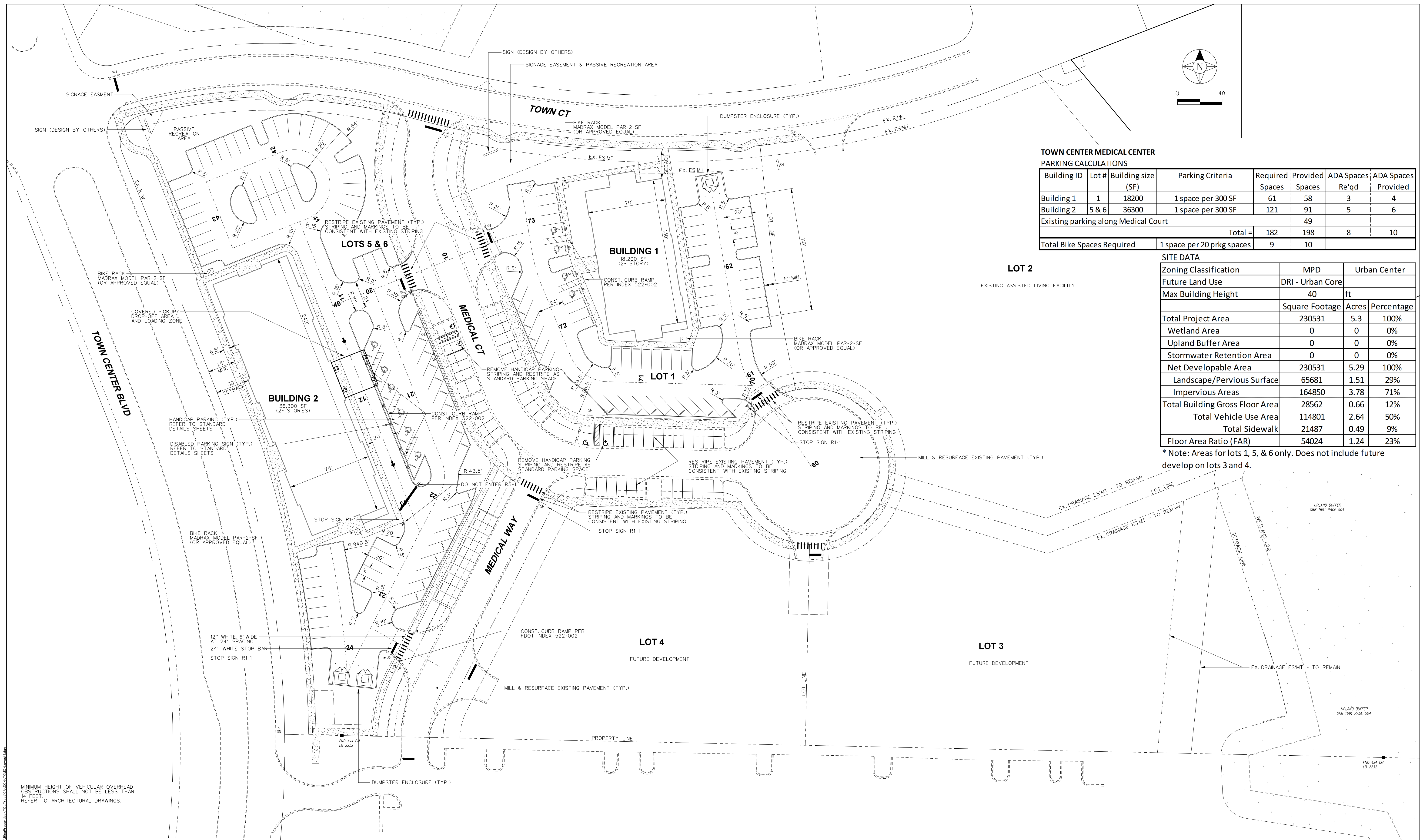
**TOWN CENTER MEDICAL CENTER  
PARKING CALCULATIONS**

Building ID	Lot #	Building size (SF)	Parking Criteria	Required Spaces	Provided Spaces	ADA Spaces Re'qd	ADA Spaces Provided
Building 1	1	18200	1 space per 300 SF	61	58	3	4
Building 2	5 & 6	36300	1 space per 300 SF	121	91	5	6
Existing parking along Medical Court					49		
Total =				182	198	8	10
Total Bike Spaces Required			1 space per 20 prkg spaces	9	10		

**SITE DATA**

Zoning Classification	MPD	Urban Center	
Future Land Use	DRI - Urban Core		
Max Building Height	40	ft	
	Square Footage	Acres	Percentage
Total Project Area	230531	5.3	100%
Wetland Area	0	0	0%
Upland Buffer Area	0	0	0%
Stormwater Retention Area	0	0	0%
Net Developable Area	230531	5.29	100%
Landscape/Pervious Surface	65681	1.51	29%
Impervious Areas	164850	3.78	71%
Total Building Gross Floor Area	28562	0.66	12%
Total Building Use Area	114801	2.64	50%
Total Sidewalk	21487	0.49	9%
Floor Area Ratio (FAR)	54024	1.24	23%

\* Note: Areas for lots 1, 5, & 6 only. Does not include future develop on lots 3 and 4.



Revision	Date	Approved

Designed by: BRW  
 Drawn by: BRW  
 Checked by: RBC  
 Approved by: BRW  
 Vertical Datum: NAVD88

**SAI SINGHOFEN & ASSOCIATES INCORPORATED**  
 3504 Lake Lynda Drive, Suite 400  
 Orlando, Florida 32817  
 Ph: (407) 679-3001  
 DBPR No. 33380

**halff**

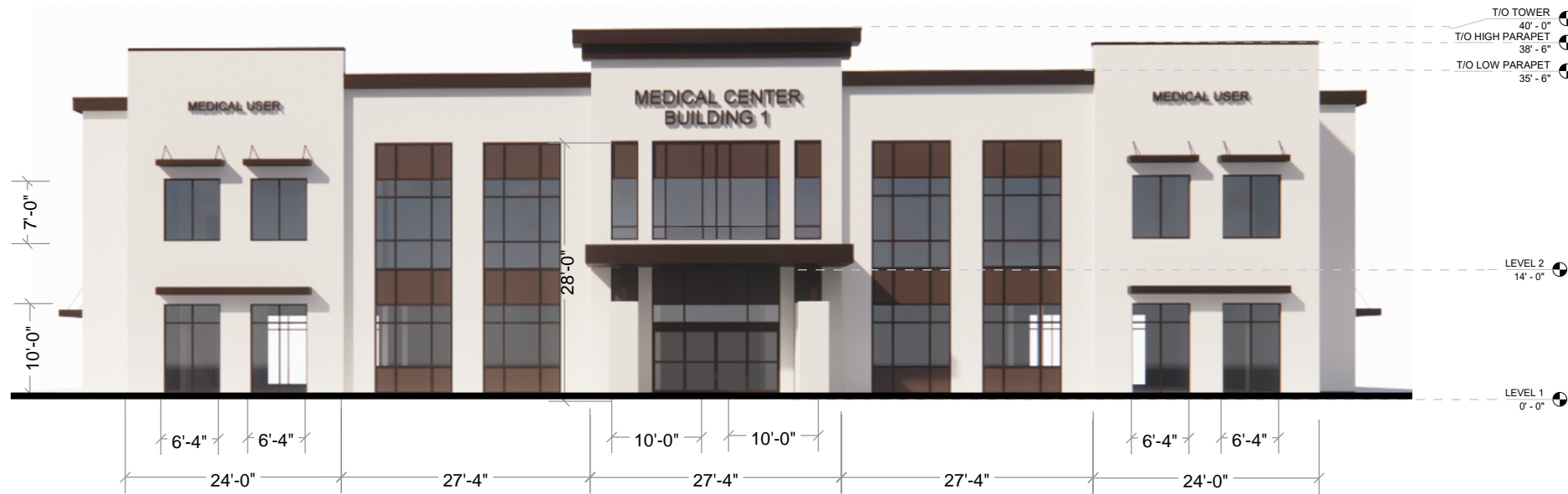
**BINA PROPERTIES, LLC**

**TOWN CENTER MEDICAL CENTER**

**SITE LAYOUT PLAN**

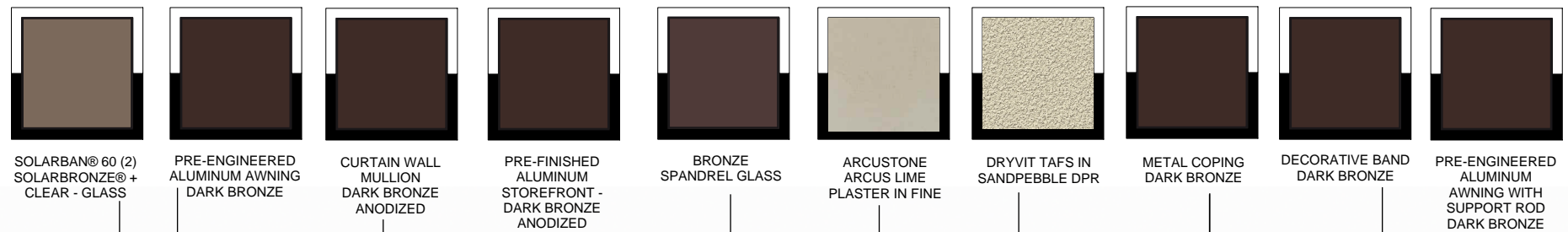
SHEET  
**5**  
 SAI  
 Project No.  
 05194.001

1/27/2022



WEST VIEW

Insulating Glass Unit Performance for 1-inch (25 mm) units with 1/2-inch (13 mm) airspace and two 1/4-inch (6 mm) lites								
Glass Type Outdoor Lite: Coating if Any (Surface) Glass	Indoor Lite: Coating if Any (Surface) Glass	Visible Light Transmittance (VLT) <sup>2</sup> %	Visible Light Reflectance <sup>2</sup>		(Btu/hr·ft <sup>2</sup> ·F) NFRC U-Value <sup>3</sup>		Solar Heat Gain Coefficient (SHGC) <sup>4</sup>	Color Rendering Index (CRI) <sup>5</sup>
			Exterior %	Interior %	Winter Nighttime	Winter Argon		
SOLARBAN 60 (2) SOLARBRONZE + Clear		42	7	11	0.29	0.24	0.28	95

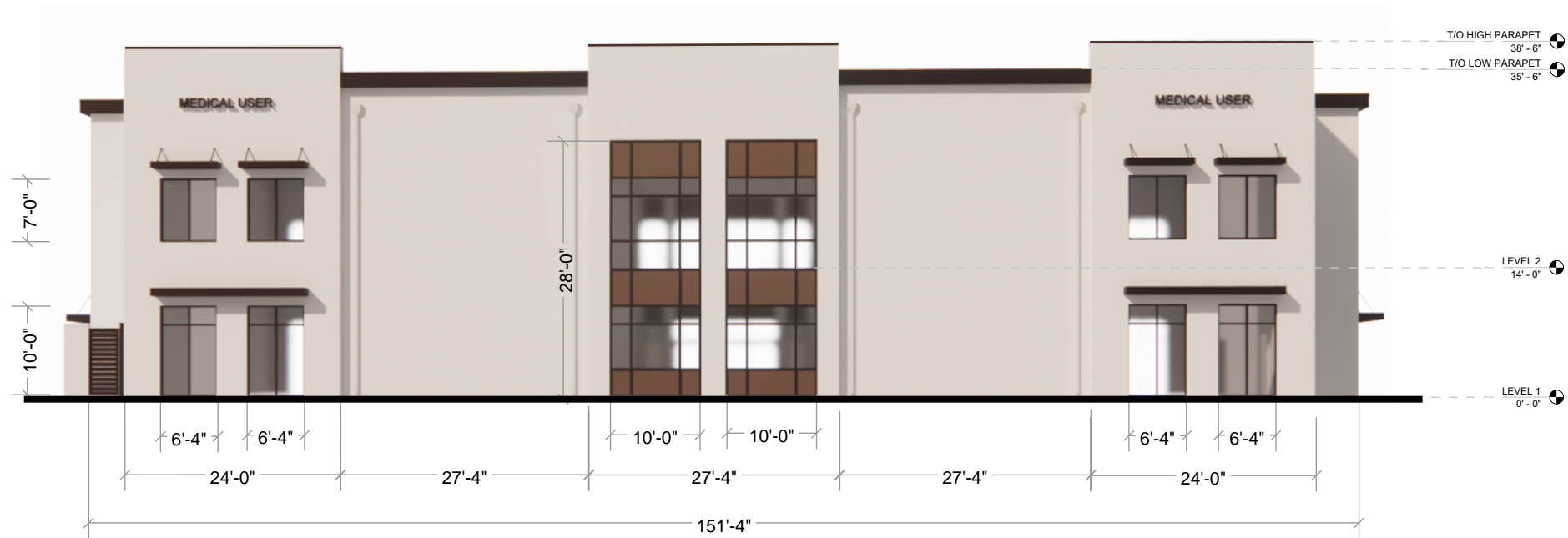


SOUTH VIEW

# THE MEDICAL CENTER AT PALM COAST BUILDING 1

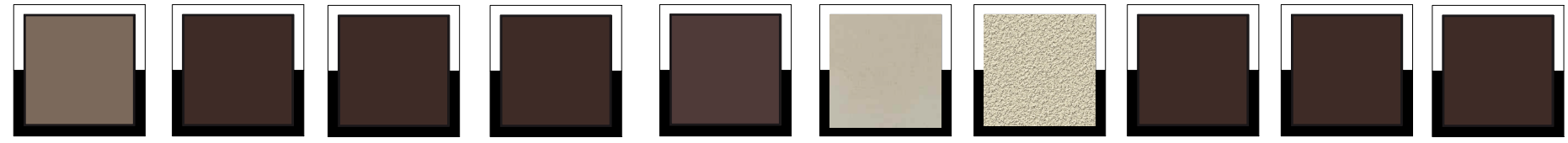
TOWN CENTER TRACT 10A  
PALM COAST, FL 32164

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO VARIATIONS MONITORS, INK, AND DIFFERENCES IN PRINTERS, AN EXACT MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.



EAST VIEW

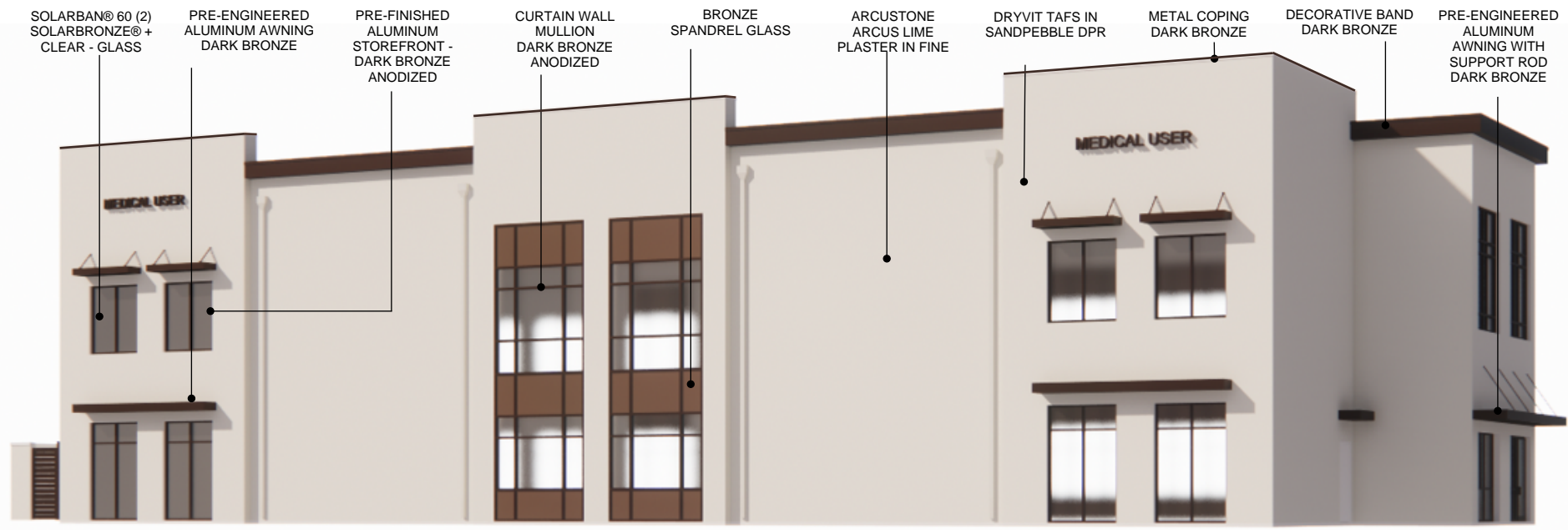
Insulating Glass Unit Performance for 1-inch (25 mm) units with 1/2-inch (13 mm) airspace and two 1/4-inch (6 mm) lites									
Outdoor Lite: Coating if Any (Surface) Glass	Glass Type	Indoor Lite: Coating if Any (Surface) Glass	Visible Light Transmittance (VLT) <sup>2</sup> %	Visible Light Reflectance <sup>3</sup>		(Btu/hr-ft <sup>2</sup> -F) NFRC U-Value <sup>2</sup>		Solar Heat Gain Coefficient (SHGC) <sup>4</sup>	Color Rendering Index (CRI) <sup>5</sup>
				Exterior %	Interior %	Winter Nighttime	Winter Argon		
	SOLARBAN 60 (2) SOLARBRONZE + Clear		42	7	11	0.29	0.24	0.28	95



DIRECT APPLIED TEXTURED FINISH SYSTEM OR EXTERIOR PLASTER FINISH SYSTEM OVER ICF - COLOR: CREAM (FINAL PRODUCT AND COLOR SELECTION TO BE PROVIDED AS A PART OF THE PERMIT DOCUMENTS)

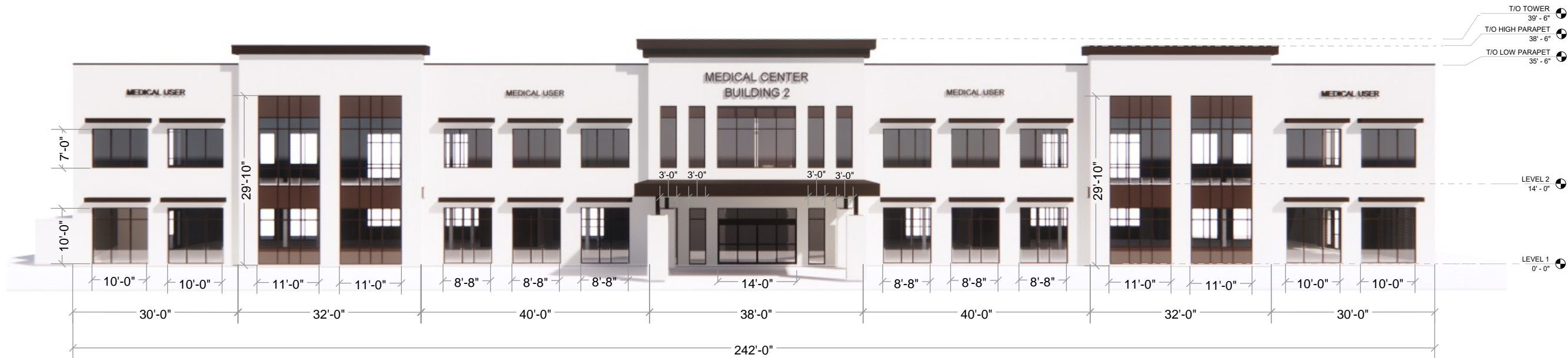


NORTH VIEW



# THE MEDICAL CENTER AT PALM COAST BUILDING 1

TOWN CENTER TRACT 10A  
PALM COAST, FL 32164

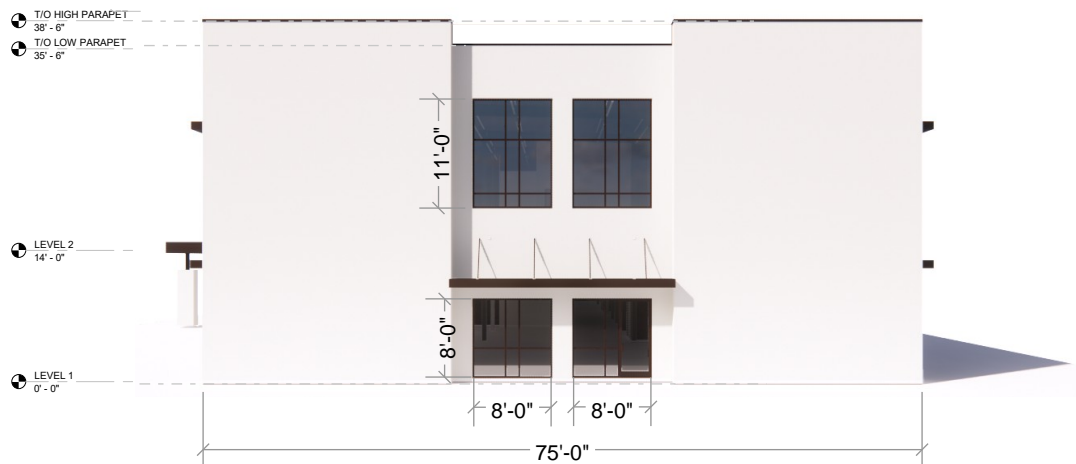


**EAST VIEW**

Insulating Glass Unit Performance for 1-inch (25 mm) units with 1/2-inch (13 mm) airspace and two 1/4-inch (6 mm) lites

Glass Type	Visible Light Transmittance (VLT) <sup>1</sup> %	Visible Light Reflectance <sup>2</sup>		(Btu/hr·ft <sup>2</sup> ·F) NFRC U-Value <sup>3</sup>		Solar Heat Gain Coefficient (SHGC) <sup>4</sup>	Color Rendering Index (CRI) <sup>5</sup>
		Exterior %	Interior %	Winter Nighttime	Winter Argon		
SOLARBAN 60 (2) SOLARBRONZE + Clear	42	7	11	0.29	0.24	0.28	95

DIRECT APPLIED TEXTURED FINISH SYSTEM OR EXTERIOR PLASTER FINISH SYSTEM OVER ICF - COLOR: CREAM (FINAL PRODUCT AND COLOR SELECTION TO BE PROVIDED AS A PART OF THE PERMIT DOCUMENTS)



**NORTH VIEW**



# THE MEDICAL CENTER AT PALM COAST BUILDING 2

TOWN CENTER TRACT 10A  
PALM COAST, FL 32164

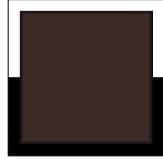


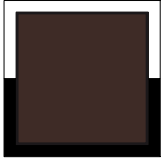
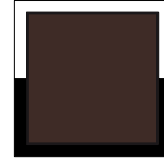
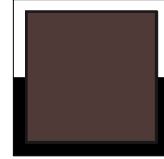
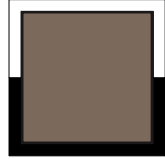

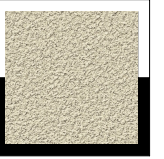

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WEST VIEW

Insulating Glass Unit Performance for 1-inch (25 mm) units with 1/2-inch (13 mm) airspace and two 1/4-inch (6 mm) lites

Glass Type	Outdoor Lite: Coating if Any (Surface) Glass	Indoor Lite: Coating if Any (Surface) Glass	Visible Light Transmittance (VLT) <sup>2</sup> %	Visible Light Reflectance <sup>2</sup>		(Btu/hr-ft <sup>2</sup> -F) NFRC U-Value <sup>3</sup>		Solar Heat Gain Coefficient (SHGC) <sup>4</sup>	Color Rendering Index (CRI) <sup>5</sup>
				Exterior %	Interior %	Winter Nighttime	Winter Argon		
SOLARBAN 60 (2) SOLARBronze + Clear			42	7	11	0.29	0.24	0.28	95

-   
METAL COPING  
DARK BRONZE
-   
PRE-ENGINEERED  
ALUMINUM AWNING  
DARK BRONZE
-   
DECORATIVE BAND  
DARK BRONZE
-   
CURTAIN WALL  
MULLION  
DARK BRONZE  
ANODIZED
-   
PRE-FINISHED  
ALUMINUM  
STOREFRONT  
DARK BRONZE  
ANODIZED
-   
BRONZE  
SPANDREL GLASS
-   
SOLARBAN® 60 (2)  
SOLARBronze® +  
CLEAR - GLASS
-   
ARCUSTONE  
ARCUS LIME  
PLASTER IN FINE
-   
DRYVIT TAFS IN  
SANDPEBBLE DPR
-   
PRE-ENGINEERED  
ALUMINUM  
AWNING WITH  
SUPPORT ROD  
DARK BRONZE

DIRECT APPLIED TEXTURED FINISH SYSTEM OR  
EXTERIOR PLASTER FINISH SYSTEM  
OVER IC - COLOR: CREAM  
(FINAL PRODUCT AND COLOR SELECTION TO BE  
PROVIDED AS A PART OF THE PERMIT DOCUMENTS)



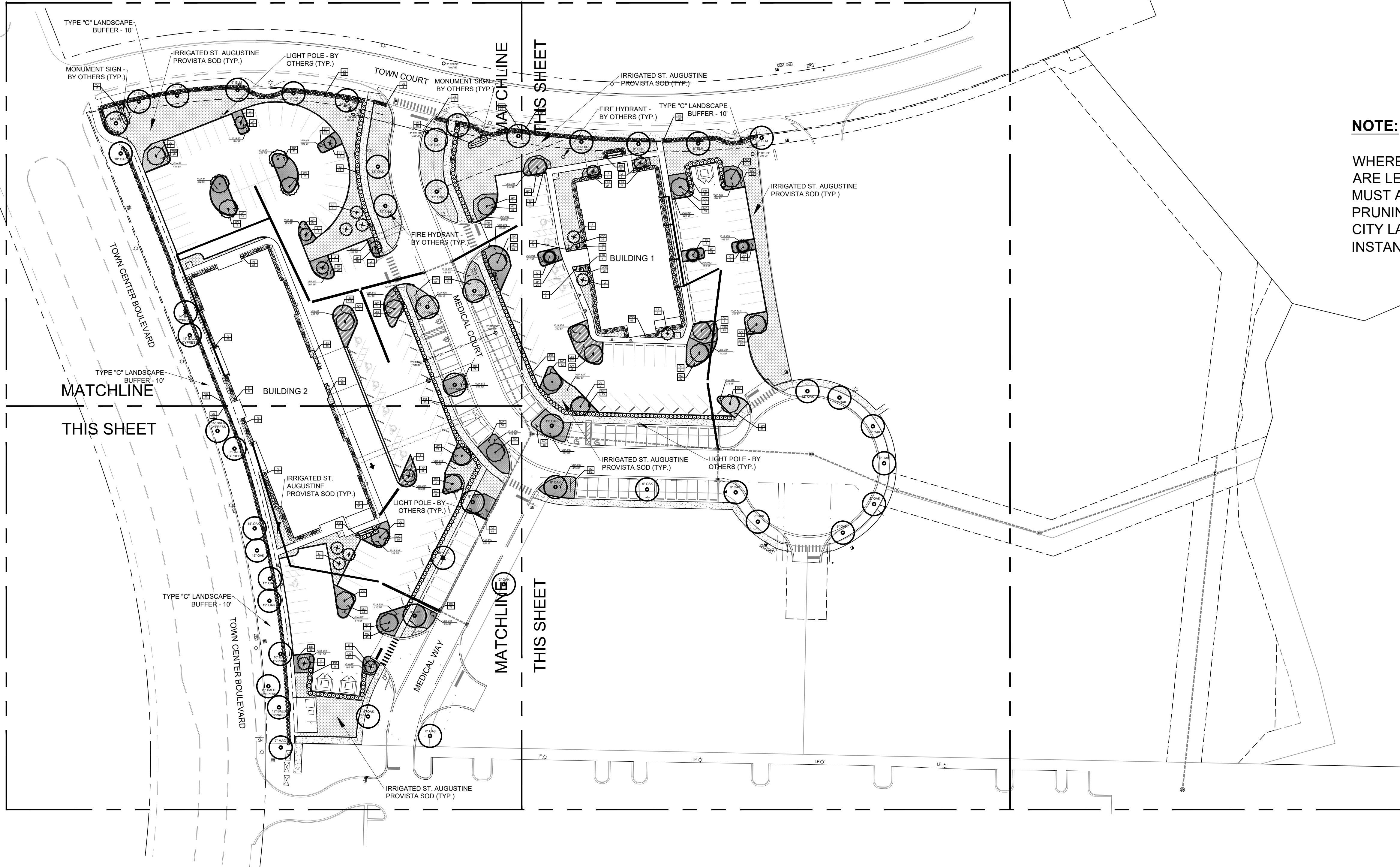
SOUTH VIEW



# THE MEDICAL CENTER AT PALM COAST BUILDING 2

TOWN CENTER TRACT 10A  
PALM COAST, FL 32164

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For City Use

**PERIMETER BUFFER NOTE:**

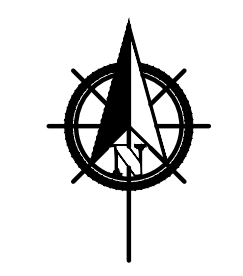
PERIMETER BUFFERS WERE INSTALLED AS PART OF THE ORIGINAL TOWN CENTER MASTER DEVELOPMENT AND HAVE BEEN LEFT IN PLACE.

**NOTE:**

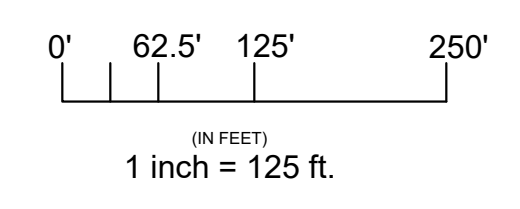
WHERE EXISTING TREES AND LIGHT POLES ARE LESS THAN 15 FEET APART, AN ARBORIST MUST ASSESS EACH CASE AND DETERMINE IF PRUNING IS REQUIRED AND REPORT BACK TO CITY LANDSCAPE ARCHITECT FOR EACH INSTANCE OF THIS OCCURRENCE.

SHEET KEY

LS2	LS4
LS3	



GRAPHIC SCALE



**OVERALL LANDSCAPE PLAN**

**BEEBE & ASSOCIATES, INC.**  
 Golf Course Design, Renovation, Landscape Architecture & Consulting  
 250 Palm Coast Parkway NE, Suite #607, Palm Coast, Florida 32137-8225  
 Phone: (386) 931-1202 Fax: (386) 446-8906 Email: michael@beebeassociates.com

**THE MEDICAL CENTER AT TOWN CENTER**

**PALM COAST, FLORIDA**



**LS1**

Sheet 1

Date: 11-20-2025  
 Scale: 1" = 40'  
 Drawn: MB  
 Checked By: MB  
 Revisions:

Michael Beebe  
 Florida LNF# 0000927