



**City of Palm Coast**  
**Agenda**  
**COUNCIL MEETING**  
**AMENDED AGENDA**

City Hall  
160 Lake Avenue  
Palm Coast, FL 32164  
[www.palmcoastgov.com](http://www.palmcoastgov.com)

**Mayor David Alfin**  
**Vice Mayor Eddie Branquinho**  
**Council Member Victor Barbosa**  
**Council Member Ed Danko**  
**Council Member Nick Klufas**

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**Tuesday, September 21, 2021**

**9:00 AM**

**COMMUNITY WING**

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**City Staff**

**Denise Bevan, Interim City Manager**  
**William Reischmann, City Attorney**  
**Virginia A. Smith, City Clerk**

- Public Participation shall be in accordance with Section 286.0114 Florida Statutes.
- Other matters of concern may be discussed as determined by City Council.
- If you wish to obtain more information regarding the City Council's agenda, please contact the City Clerk's Office at 386-986-3713.
- In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk at 386-986-3713, at least 48 hours prior to the meeting.
- City Council Meetings are streamed live on YouTube at <https://www.youtube.com/user/PalmCoastGovTV/live>.
- All pagers and cell phones are to remain OFF while City Council is in session.

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE TO THE FLAG**

**C. ROLL CALL**

**D. PUBLIC PARTICIPATION**

Public Participation shall be held in accordance with Section 286.0114 Florida Statutes. And pursuant to the City Council's Meeting Policies and Procedures:

- (1) Each speaker shall at the podium, provide their name and may speak for up to 3 minutes.
- (2) The Public may provide comments to the City Council relative to matters not on the agenda at the times indicated in this Agenda. Following any comments from the public, there may be discussion by the City Council.
- (3) When addressing the City Council on specific, enumerated Agenda items, speakers shall:
  - (a) direct all comments to the Mayor;
  - (b) make their comments concise and to the point;
  - (c) not speak more than once on the same subject;
  - (d) not, by speech or otherwise, delay or interrupt the proceedings or the peace of the City Council;

- (e) obey the orders of the Mayor or the City Council; and
  - (f) not make any irrelevant, impertinent or slanderous comments while addressing the City Council; which pursuant to Council rules, shall be considered disorderly.
- (4) Any person who becomes disorderly or who fails to confine his or her comments to the identified subject or business, shall be cautioned by the Mayor and thereafter must conclude his or her remarks on the subject within the remaining designated time limit.

Any speaker failing to comply, as cautioned, shall be barred from making any additional comments during the meeting and may be removed, as necessary, for the remainder of the meeting.

Members of the public may make comments during the public comment portion of the meeting. Please be advised that public comment will only be permitted during the public comment portions of the agenda at the times indicated by the Chair during the meeting.

**E. MINUTES**

- 1. **MINUTES OF THE CITY COUNCIL:**
  - MINUTES OF THE SEPTEMBER 7, 2021 SPECIAL BUDGET WORKSHOP**
  - MINUTES OF THE SEPTEMBER 7, 2021 SPECIAL BUSINESS MEETING**
  - MINUTES OF THE SEPTEMBER 9, 2021 SPECIAL BUDGET HEARING**
  - MINUTES OF THE SEPTEMBER 14, 2021 WORKSHOP**

**F. PROCLAMATIONS**

- 2. **PRESENTATION - GOOD SAMARITAN RECOGNITIONS**
- 3. **PRESENTATION EMPLOYEE RECOGNITION**
- 4. **PROCLAMATION - RAISE THE PINK FLAG WITH THE PINK ARMY MONTH**

**G. ORDINANCES FIRST READ**

- 5. **ORDINANCE 2021-XX AMENDING THE UNIFIED LAND DEVELOPMENT CODE CHAPTER 10.02 FLOODPLAIN MANAGEMENT**
- 6. **ORDINANCE 2021-XX REPEALING AND REPLACING CHAPTER 2, ARTICLE 1, DIVISION 3 OF THE CITY OF PALM COAST CODE OF ORDINANCES**
- 7. **ORDINANCE 2021-XX AMENDING THE FUTURE LAND USE MAP DESIGNATION FOR 70.2+/- ACRES OF PROPERTY FROM MIXED USE TO RESIDENTIAL WITH A SITE SPECIFIC POLICY TO LIMIT DEVELOPMENT TO 227 RESIDENTIAL DWELLING UNITS (SEMINOLE TRAILS)**

8. **ORDINANCE 2021-XX AMENDING THE ZONING MAP DESIGNATION FOR A 70.2+/- ACRE PARCEL FROM MASTER PLANNED DEVELOPMENT (MPD) TO SINGLE-FAMILY RESIDENTIAL-1 (SEMINOLE TRAILS)**

**H. ORDINANCES SECOND READ**

9. **ORDINANCE 2021-XX SECRET GARDENS, APPLICATION NO. 4816 TO REZONE 52.4 +/- ACRES FROM THE GENERAL OFFICE (OFC-2) ZONING DISTRICT TO THE HIGH INTENSITY COMMERCIAL (COM-3), PRESERVATION (PRS) AND PUBLIC/SEMI-PUBLIC (PSP) ZONING DISTRICTS**
10. **ORDINANCE 2021-XX SEMINOLE POINTE, APPLICATION NO. 4820 TO REZONE 71.74 +/- ACRES FROM THE MASTER PLANNED DEVELOPMENT (MPD) AND GENERAL COMMERCIAL (COM-2) ZONING DISTRICTS TO THE MULTI-FAMILY RESIDENTIAL-2 (MFR-2) AND HIGH INTENSITY COMMERCIAL (COM-3) ZON**

**I. RESOLUTIONS**

11. **RESOLUTION 2021-XX APPROVING THE TERMINATION OF THE SEMINOLE POINTE MASTER PLANNED DEVELOPMENT AGREEMENT (MPD)**

**J. OTHER BUSINESS**

12. **COUNCIL DECISION AND DIRECTION TO STAFF ON WHETHER TO AMEND THE COMMERCIAL VEHICLE ORDINANCE IN CHAPTER 44, ARTICLE II**
13. **APPOINT A MEMBER TO FLAGLER COUNTY HOUSING TASK FORCE/AFFORDABLE HOUSING ADVISORY COMMITTEE**
14. **APPOINT ONE MEMBER TO THE DISTRICTING COMMISSION**

**K. CONSENT**

15. **RESOLUTION 2021-XX ADOPTING GUIDELINES FOR NAMING OF PUBLIC FACILITIES**
16. **RESOLUTION 2021-XX APPROVING PIGGYBACKING THE CITY OF ST. AUGUSTINE WITH ENGINEERED SPRAY SOLUTIONS, INC., FOR GRAVITY SEWER MANHOLE SEALING AND COATING ON AN AS NEEDED BASIS**
17. **RESOLUTION 2021-XX APPROVING A MASTER SERVICES AGREEMENT WITH HARN R/O SYSTEMS, INC. FOR NANOFILTRATION MEMBRANE REPLACEMENT PROJECT**
18. **RESOLUTION 2021-XX APPROVING A MASTER PRICE AGREEMENT WITH FERGUSON WATERWORKS TO PURCHASE VARIOUS UTILITY SUPPLIES**

**L. PUBLIC PARTICIPATION**

Remainder of Public Comments is limited to three (3) minutes each.

**M. DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA**

**N. DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA**

**O. DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA**

**19. REPORTING OF EMERGENCY AND SOLE SOURCE PURCHASES FOR AUGUST 2021  
PURCHASES**

**P. ADJOURNMENT**

**20. WORKSHEET**