



**City of Palm Coast**  
**Agenda**  
**COUNCIL BUSINESS**  
**MEETING**

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**

---

**Tuesday, January 4, 2022**

**6:00 PM**

**COMMUNITY WING**

---

**City Staff**

**Denise Bevan, Interim City Manager**

**Neysa Borkert, 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.

**E. MINUTES**

- 1. MINUTES OF THE CITY COUNCIL:  
DECEMBER 7, 2021 BUSINESS MEETING  
DECEMBER 14, 2021 WORKSHOP  
DECEMBER 14, 2021 SPECIAL MEETING**

**F. PRESENTATIONS**

- 2. PRESENTATION GOOD SAMARITAN RECOGNITION AWARD**

**G. ORDINANCES SECOND READ**

- 3. ORDINANCE 2022- XX ESTABLISHING THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT - APPLICATION # 4973**
- 4. ORDINANCE 2022- XX ESTABLISHING THE PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT - APPLICATION # 4972**
- 5. ORDINANCE 2022-XX AMENDING THE FUTURE LAND USE MAP DESIGNATION FOR 141.5+/- ACRES OF PROPERTY FROM RESIDENTIAL LOW-DENSITY AND CONSERVATION TO RESIDENTIAL AND CONSERVATION WITH SITE SPECIFIC POLICY TO LIMIT DEVELOPMENT TO 217 UNITS**
- 6. ORDINANCE 2022-XX AMENDING THE ZONING MAP DESIGNATION FOR 141.5+/- ACRES FROM FLAGLER COUNTY DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD) TO CITY DESIGNATION OF SINGLE-FAMILY RESIDENTIAL-1 (SFR-1) AND PRESERVATION (PRS)-GRAND RESERVE EAST**
- 7. ORDINANCE 2022-XX VOLUNTARY ANNEXATION OF A 30 ACRE PARCEL AT THE TERMINUS OF WHITEVIEW PARKWAY ON THE WESTSIDE OF US-1 - WAM GROUP**

**H. ORDINANCES FIRST READ**

8. **ORDINANCE 2022-XX APPROVING THE SECURE SPACE REZONING – APPLICATION # 4901**

**I. RESOLUTIONS**

9. **RESOLUTION 2022-XX APPROVING THE RED MILL POINTE MULTI-FAMILY MASTER SITE PLAN – TIER 3, APPLICATION # 4871**
10. **RESOLUTION 2022-XX APPROVING AN INTERLOCAL AGREEMENT WITH FLAGLER COUNTY, IN AN AMOUNT NOT-TO-EXCEED \$1,030,377.00, REGARDING MARINELAND ACRES DRAINAGE AND ROADWAY IMPROVEMENTS PROJECT**
11. **RESOLUTION 2022-XX APPROVING AN INTERLOCAL AGREEMENT WITH FLAGLER COUNTY REGARDING UTILITY INFRASTRUCTURE IMPROVEMENTS**
12. **RESOLUTION 2022-XX APPROVING A BUDGET AMENDMENT FOR FISCAL YEAR 2021-2022 RELATING TO THE AMERICAN RESCUE PLAN ACT**

**J. CONSENT**

13. **RESOLUTION 2022-XX APPROVING A WORK ORDER WITH CONNECT CONSULTING, INC., FOR THE REPLACEMENT OF WELL SW-114**
14. **RESOLUTION 2022-XX APPROVING A WORK ORDER WITH CONNECT CONSULTING, INC., FOR THE EVALUATION, REHAB AND REPAIR OF WELLS SW-33 AND SW-36**
15. **RESOLUTION 2022-XX APPROVING A MASTER PRICE AGREEMENT WITH ARGOS USA, LLC FOR CONCRETE 4000 PSI WITH FIBER MESH**
16. **RESOLUTION 2021-XX APPROVING A CONTRACT (#W1246) WITH THE FLORIDA DEPARTMENT OF CORRECTIONS FOR ONE INMATE LABOR WORK CREW FOR THE PUBLIC WORKS**
17. **RESOLUTION 2022-XX APPROVING A CONTRACT & CHANGE ORDER WITH VERDEGO, A WORK ORDER WITH GAI CONSULTANTS, AND A 10% PROJECT CONTINGENCY FOR THE I95 / SR100 INTERCHANGE LANDSCAPE IMPROVEMENT PROJECT**
18. **RESOLUTION 2022-XX APPROVING A CONTRACT WITH TRI-COUNTY BOBCAT SERVICES, INC. FOR CODE ENFORCEMENT MOWING AND GENERAL CLEAN UP SERVICES (PUBLIC NUISANCE)**

**K. PUBLIC PARTICIPATION**

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

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

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

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

**O. ADJOURNMENT**

**19. WORKSHEET**

# City of Palm Coast, Florida Agenda Item

Agenda Date : JANUARY 4, 2022

<b>Department Item Key</b>	<b>Amount Account #</b>
<b>Subject</b> MINUTES OF THE CITY COUNCIL: DECEMBER 7, 2021 BUSINESS MEETING DECEMBER 14, 2021 WORKSHOP DECEMBER 14, 2021 SPECIAL MEETING	
<b>Presenter : VIRGINIA SMITH, CITY CLERK</b>	
<b>Background :</b>	
<b>Recommended Action :</b> <b>APPROVE THE MINUTES OF THE CITY COUNCIL:</b> <b>DECEMBER 7, 2021 BUSINESS MEETING</b> <b>DECEMBER 14, 2021 WORKSHOP</b> <b>DECEMBER 14, 2021 SPECIAL MEETING</b>	

# City of Palm Coast, Florida Agenda Item

Agenda Date : January 4, 2022

<b>Department</b>	COMMUNICATIONS & MARKETING	<b>Amount</b>
<b>Item Key</b>	12976	<b>Account #</b>
<b>Subject:</b> PRESENTATION GOOD SAMARITAN RECOGNITION AWARD		
<b>Presenter: Brittany Kershaw</b>		
<b>Background:</b> Palm Coast resident Richard Bradley will be awarded a certificate of appreciation by Council. The certificate will acknowledge Mr. Bradley's efforts to help an injured bicyclist who was struck by a vehicle during a hit and run incident that occurred on December 1, 2021. Mr. Bradley stayed with the injured cyclist until emergency medical services arrived on scene.		
<b>Recommended Action:</b> <b>PRESENTATION PURPOSES ONLY</b>		

# City of Palm Coast, Florida Agenda Item

Agenda Date: JANUARY 4, 2022

<b>Department</b> PLANNING <b>Item Key</b> 12938	<b>Amount</b> <b>Account</b> <b>#</b>
<b>Subject</b> ORDINANCE 2022- XX ESTABLISHING THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT - APPLICATION # 4973	
<b>Presenter: Bill Hoover, Senior Planner, AICP</b>	
<b>Background:</b> <b><u>UPDATE FROM THE DECEMBER 14, 2021 SPECIAL BUSINESS MEETING.</u></b> This item was heard by City Council at their December 14, 2021 Special Business Meeting. There were no changes suggested to this item.  <b><u>ORIGINAL BACKGROUND FROM THE DECEMBER 14, 2021 SPECIAL BUSINESS MEETING.</u></b>  <b>*THIS ITEM WAS HEARD AT THE DECEMBER 14, 2021 WORKSHOP, WHICH WAS FOLLOWED BY A SPECIAL MEETING FOR FIRST READ OF THIS ORDINANCE*</b>  On November 2, 2021, the Palm Coast City Council adopted Ordinance No. 2021-27 that created the Seminole Palms Master Planned Development (MPD) on 239.63 +/- acres for a residential community. Seminole Palms is located on the west side of Seminole Woods Boulevard, south of the Flagler County Executive Airport and north of the Grand Landings community.  In early November 2021, the applicant submitted a petition to establish the Seminole Palms Community Development District (CDD) which is primarily a mechanism for funding the significant costs of providing infrastructure for a large residential community. In this case the applicant estimates there would be 529 homes in Seminole Palms.  Florida Statutes Chapter 190 – Community Development Districts sets forth the standards for a CDD and more specifically Section 190.005 provides the standards for a local government to adopt an ordinance establishing a CDD. The following six factors are to be used by the City in determining if the City Council will grant or deny the CDD petition. 1. Whether all the statements within the petition have been found to be true and correct. 2. Whether the establishment of the district is inconsistent with any applicable element or portion of the State’s comprehensive plan or of the City’s comprehensive plan. 3. Whether the land area within the proposed district is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community. 4. Whether the district is the best alternative available for delivering CDD services and facilities for the project. 5. Whether the CDD services and facilities of the district will be incompatible with the capacity and uses of existing local and regional community development services and facilities. 6. Whether the area that will be served by the district is amenable to separate special district government.	

A CDD is a special purpose unit of government that is utilized to acquire, finance, operate and maintain the infrastructure within a large planned development. A key advantage for the developer is that low cost financing can be obtained by issuing tax-exempt bonds to finance the infrastructure improvements. The City or County approving such ordinance establishing the CDD is not a party to the financing and does not incur any obligation for this infrastructure debt.

Once the infrastructure is completed, the CDD is managed by a 5-member Board of Supervisors. Florida law requires the Board of Supervisors to operate under public record laws and provide annual audits. Additionally, Florida laws require that potential property owners within the CDD be notified upfront in writing of the infrastructure costs and annual payments associated with the applicable property. These payments would be made to the Flagler County Tax Collector's office as an assessment.

Public Participation: Newspaper ads will be run approximately two weeks prior to each of the two City Council public hearings. The applicant is also required to run four consecutive weekly newspaper ads advising the public of the second City Council public hearing.

**Recommended Action:**

Planning staff recommends that City Council determine the Seminole Palms Community Development District petition is in compliance with Florida Statutes Chapter 190 and the City's Comprehensive Plan and approve the ordinance establishing the Seminole Palms Community Development District, Application No. 4973.



# City of Palm Coast, Florida Agenda Item

Agenda Date: JANUARY 4, 2022

<b>Department</b>	PLANNING	<b>Amount</b>	
<b>Item Key</b>	12937	<b>Account</b>	
		<b>#</b>	
<b>Subject</b>	ORDINANCE 2022- XX ESTABLISHING THE PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT - APPLICATION # 4972		
<b>Presenter: Bill Hoover, Senior Planner, AICP</b>			
<p><b>Background:</b>  <u><b>UPDATE FROM THE DECEMBER 14, 2021 SPECIAL BUSINESS MEETING.</b></u>            This item was heard by City Council at their December 14, 2021 Special Business Meeting. There were no changes suggested to this item.</p> <p><u><b>ORIGINAL BACKGROUND FROM THE DECEMBER 14, 2021 SPECIAL BUSINESS MEETING.</b></u></p> <p><b>*THIS ITEM WAS HEARD AT THE DECEMBER 14, 2021 WORKSHOP, WHICH WAS FOLLOWED BY A SPECIAL MEETING FOR FIRST READ OF THIS ORDINANCE*</b></p> <p>On July 6, 2021, the Palm Coast City Council adopted Ordinance No. 2021-13 that rezoned the subject 145.5 +/- acres for the Palm Coast 145 single-family community. Palm Coast 145 is located on the northeast side of US Highway 1, south of Belle Terre Blvd. and west of Karas Trail.</p> <p>In early November 2021, the applicant submitted a petition to establish the Palm Coast 145 Community Development District (CDD) which is primarily a mechanism for funding the significant costs of providing infrastructure for a large residential community. In this case the applicant estimates there would be 334 homes in Palm Coast 145.</p> <p>Florida Statutes Chapter 190 – Community Development Districts sets forth the standards for a CDD and more specifically Section 190.005 provides the standards for a local government to adopt an ordinance establishing a CDD. The following six factors are to be used by the City in determining if the City Council will grant or deny the CDD petition. 1. Whether all the statements within the petition have been found to be true and correct. 2. Whether the establishment of the district is inconsistent with any applicable element or portion of the State’s comprehensive plan or of the City’s comprehensive plan. 3. Whether the land area within the proposed district is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community. 4. Whether the district is the best alternative available for delivering CDD services and facilities for the project. 5. Whether the CDD services and facilities of the district will be incompatible with the capacity and uses of existing local and regional community development services and facilities. 6. Whether the area that will be served by the district is amenable to separate special district government.</p> <p>A CDD is a special purpose unit of government that is utilized to acquire, finance, operate and maintain the infrastructure within a large planned development. A key advantage for the developer is that low cost financing can be obtained by issuing tax-exempt bonds to finance the infrastructure improvements. The City or County approving such ordinance establishing the</p>			

CDD is not a party to the financing and does not incur any obligation for this infrastructure debt.

Once the infrastructure is completed, the CDD is managed by a 5-member Board of Supervisors. Florida law requires the Board of Supervisors to operate under public record laws and provide annual audits. Additionally, Florida laws require that potential property owners within the CDD be notified upfront in writing of the infrastructure costs and annual payments associated with the applicable property. These payments would be made to the Flagler County Tax Collector's office as an assessment.

Public Participation: Newspaper ads will be run approximately two weeks prior to each of the two City Council public hearings. The applicant is also required to run four consecutive weekly newspaper ads advising the public of the second City Council public hearing.

**Recommended Action:**

Planning staff recommends that City Council determine the Palm Coast 145 Community Development District petition is in compliance with Florida Statutes Chapter 190 and the City's Comprehensive Plan and approve the ordinance establishing the Seminole Palms Community Development District, Application No. 4972

# City of Palm Coast, Florida Agenda Item

Agenda Date: January 4, 2022

<b>Department</b>	PLANNING	<b>Amount</b>
<b>Item Key</b>	12743	<b>Account</b>
		<b>#</b>
<b>Subject</b>	ORDINANCE 2021-XX AMENDING THE FUTURE LAND USE MAP DESIGNATION FOR 141.5+/- ACRES OF PROPERTY FROM RESIDENTIAL LOW-DENSITY AND CONSERVATION TO RESIDENTIAL AND CONSERVATION WITH SITE SPECIFIC POLICY TO LIMIT DEVELOPMENT TO 217 UNITS- GRAND RESERVE EAST	
<b>Presenter :</b>	Jose Papa	
<b>Background:</b>	<p><b>This item is a legislative matter.</b></p> <p><b><u>UPDATE FROM THE NOVEMBER 16, 2021 BUSINESS MEETING.</u></b> This item was heard by City Council at their November 16, 2021 Meeting. There were no changes suggested to this item.</p> <p><b><u>ORIGINAL BACKGROUND FROM THE NOVEMBER 16, 2021 BUSINESS MEETING.</u></b> In August of 2021, the property known as Grand Reserve East was annexed into the City of Palm Coast. The subject property is approximately 141.5 +/- acre site located .6 miles north of State Road 100 on the eastside of Roberts Road. Consistent with state law, this application proposes to designate the subject property with an appropriate City designation on the Future Land Use Map and Zoning Map.</p> <p>The applicant is proposing a Future Land Use Map (FLUM) Amendment to amend the designation of the subject property from Flagler County Designations of Residential Low-Density and Conservation to City of Palm Coast designations of Residential (120+/- acres) and Conservation (21+/- acres), along with a site specific policy to limit development to 217 dwelling units. In addition to the FLUM amendment, there is a companion zoning map amendment that will change the zoning designation of the property from Flagler County Planned Unit Development (PUD) to City designation of Single-family Residential-1 (SFR-1) and Preservation (PRS).</p> <p>The proposed amendment was reviewed for the following:</p> <ul style="list-style-type: none"><li>• <b>Public Facilities Impact/Availability.</b> Consistent with the required analysis to compare the proposed land use designation with the existing land use designation, staff conducted a maximum potential development analysis for public facilities and infrastructure. The proposed amendment will limit development on the property to 217 dwelling units compared to 300 dwelling units which was part of the Flagler County approved PUD approval. The reduction in number of potential dwelling units equates to a reduction in the impact on public infrastructure and services.</li></ul>	

- **Impacts on the environmental/cultural resources.** There are no additional environmental impacts on the subject parcel since the amendment will not increase the potential developable area of the site.
- **Compatibility with surrounding land uses.** The proposed FLUM designation does not change the potential uses currently allowed on the site.

Finally the proposed amendment was reviewed and found to be consistent with comprehensive plan policies regarding:

- Not disproportionately increasing the cost or maintenance of public infrastructure,
- Directing development where existing infrastructure is available,
- Promoting diversity in housing opportunities (variety of lot sizes with community amenities such as sidewalks, and private recreational amenities),
- Designating urban densities only in areas that have sufficient or planned capacity for water and sewer, and
- Designating high quality wetlands as Conservation

**Planning and Land Development Regulation Board (PLDRB) Public Hearing**

The PLDRB held a public hearing on October 20, 2021. There was no public comment at the public hearing.

**Recommended Action:** The Planning and Land Development Regulation Board (PLDRB) finds Application #4867 consistent with the Comprehensive Plan and recommends that City Council approve Application #4867, a FLUM amendment from Flagler County Designations of Residential Low-Density and Conservation to City of Palm Coast designations of Residential and Conservation along with a policy to limit density on the subject property to 217 dwelling units.

# City of Palm Coast, Florida Agenda Item

Agenda Date: January 4, 2022

<b>Department</b> PLANNING <b>Item Key</b> 12744	<b>Amount</b> <b>Account#</b>
<b>Subject</b> ORDINANCE 2021-XX AMENDING THE ZONING MAP DESIGNATION FOR 141.5+/- ACRES FROM FLAGLER COUNTY DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD) TO CITY DESIGNATION OF SINGLE-FAMILY RESIDENTIAL-1 (SFR-1) AND PRESERVATION (PRS)-GRAND RESERVE EAST	
<b>Presenter: Jose Papa</b>	
<b>Background:</b> <b>*THIS IS A QUASI-JUDICIAL ITEM. PLEASE REMEMBER TO DISCUSS ANY EX-PARTE COMMUNICATIONS.</b>	
<b><u>UPDATE FROM THE NOVEMBER 16, 2021 BUSINESS MEETING</u></b> This item was heard by City Council at their October 16, 2021 Business Meeting. There were no changes suggested to this item.	
<b><u>ORIGINAL BACKGROUND FROM THE NOVEMBER 16, 2021 BUSINESS MEETING</u></b> This subject parcel is an approximately 141 acre parcel located approximately .6 miles north of State Road 100 on the eastside of Roberts Road. The proposed amendment will amend the zoning designation from Flagler County designation of Planned Unit Development (PUD) to City of Palm Coast designations of Single Family Residential (SFR-1) and Preservation (PRS).  This application is a companion application to a proposed Comprehensive Plan Amendment to change the subject property's designation from Residential-Low Density and Conservation to Residential and Conservation along with a site specific policy to limit development to 217 dwelling units.  Staff analyzed the proposed rezoning based on the criteria in the City of Palm Coast Land Development Code. In summary, staff makes the following findings: <ul style="list-style-type: none"><li>- the proposed rezoning is not in conflict or contrary to the public interest, the zoning change to SFR-1 and PRS does not introduce new uses on the subject property, these uses are consistent with the anticipated uses to the south and west,</li><li>- the proposed rezoning is consistent with the Comprehensive Plan, the proposed rezoning will reduce impacts on public infrastructure and services, is located in an area served by existing utilities, provides an opportunity to diversify the housing options in the City, and protects high-quality wetlands as called out by Comprehensive Plan policy,</li><li>- the proposed rezoning will not create additional impact on the environment since the site was already previously designated for single-family development under the current zoning district, on the contrary, the amendment will protect a greater amount of environmentally sensitive lands, and</li><li>- the proposed amendment will not relieve the development of needing to meet all other applicable local, state, &amp; federal permitting requirements.</li></ul>	
<b>Planning and Land Development Regulation Board (PLDRB) Public Hearing</b> The PLDRB held a public hearing on October 20, 2021. There was no public comment at the public hearing.	

**Recommended Action:** The Planning and Land Development Regulation Board (PLDRB) finds the proposed rezoning (Application #4868) consistent with the Comprehensive Plan and recommends that City Council approve the rezoning of 141.5+/- acres from Planned Unit Development (PUD) to the Single-Family Residential-1 (SFR-1) and Preservation (PRS) zoning district.

# City of Palm Coast, Florida Agenda Item

Agenda Date: January 4, 2022

<b>Department</b> PLANNING <b>Item Key</b> 12897	<b>Amount</b> <b>Account</b> <b>#</b>
<b>Subject</b> ORDINANCE 2021-XX VOLUNTARY ANNEXATION OF A 30 ACRE PARCEL AT THE TERMINUS OF WHITEVIEW PARKWAY ON THE WESTSIDE OF US-1 – WAM GROUP	
<b>Presenter : Jose Papa</b>	
<b>Background:</b> <b><u>UPDATE FROM THE DECEMBER 7, 2021 BUSINESS MEETING</u></b> This item was heard by City Council at their December 7, 2021 Business Meeting. There were no changes suggested to this item.  <b><u>ORIGINAL BACKGROUND FROM THE DECEMBER 7, 2021 BUSINESS MEETING</u></b> Property Owner, WAM Group Inc. has filed a petition to voluntarily annex real property into the City of Palm Coast municipal boundaries.  The subject parcel is approximately 30 acres, and is generally located at the terminus of Whiteview Pkwy. on the westside of US-1.  The annexation of the subject property is being accomplished in accordance with Florida Statutes, Chapter 171. The proposed annexation meets the criteria set forth in Subsection 171.043, Florida Statutes regarding the character of the area to be annexed: <ul style="list-style-type: none"><li>• The property's western, eastern, and southern boundary are contiguous to the City's boundary.</li><li>• The property is reasonably compact, and is not part of another incorporated municipality and will be used for urban purposes.</li><li>• The proposed annexation will not create an enclave.</li></ul> Additionally, the subject parcel is within the City of Palm Coast Utility Service Area.	
<b>Recommended Action:</b> <b>ADOPT ORDINANCE 2021-XX VOLUNTARY ANNEXATION OF A 30 ACRE PARCEL AT THE TERMINUS OF WHITEVIEW PARKWAY ON THE WESTSIDE OF US-1 – WAM GROUP</b>	

# City of Palm Coast, Florida Agenda Item

Agenda Date: January 4, 2022

<b>Department</b> PLANNING <b>Item Key</b> 12975	<b>Amount</b> <b>Account</b>
<b>Subject</b> ORDINANCE 2022-XX APPROVING THE SECURE SPACE REZONING – APPLICATION # 4901	
<b>Presenter: Bill Hoover, Senior Planner, AICP</b>	
<p><b>Background:</b> Jay Livingston, Attorney on behalf of the owner OKR Investors, LLC, is requesting a rezoning on 23.33 +/- acres of land located on the west side of Old Kings Road about one-half mile north of the intersection between Old Kings Road and Town Center Boulevard, from the General Office (OFC-2) Zoning District to the General Commercial (COM-2) Zoning District.</p> <p>On December 26, 2018, OKR Investors, LLC purchased eight parcels located on the west side of Old Kings Road extending from just north of the intersection between Old Kings Road and Town Center Boulevard to approximately two-third miles to the north of that intersection. On November 25, 2019, one parcel located at 3830 Old Kings Road was sold off to a sister LLC and developed for the Gold Choice Assisted Living Facility (ALF) that opened in the second quarter of 2021.</p> <p>On February 28, 2021, Attorney Jay Livingston on behalf of OKR Investors, LLC submitted a rezoning petition on six of the seven remaining parcels owned by OKR Investors, LLC with the intention to develop the Old Kings Gardens residential community. The rezoning was from General Office (OFC-2) and General Commercial (COM-2) to the Duplex (DPX) Zoning District. This project was recommended for denial to the City Council by the Planning and Land Development Regulation Board (PLDRB) on April 21, 2021 and the applicant decided not to move forward and find another use for the land.</p> <p>OKR Investors, LLC wants to rezone the two parcels in order to develop a self-storage facility that would include covered RV and boat storage spaces. Since the COM-2 Zoning District does not allow self-storage facilities as a permitted use OKR Investors, LLC has also applied for a companion petition requesting the PLDRB approve a Special Exception allowing self-storage facilities.</p> <p><u>Public Participation:</u> A neighborhood information meeting was held on December 8, 2021 starting at 5:30 PM at the Community Center. Eighteen persons from the public attended this meeting as well as the applicant's team and two City staff members. The applicant erected two City provided signs along Old Kings Road and the City has run news ads about two weeks prior to each public hearing.</p>	



Planning and Land Development Regulation Board (PLDRB):

The PLDRB public hearing was held at 5:30 PM on December 15, 2021. Six persons from the public spoke against this project and one person spoke for this project. The PLDRB found this project in compliance with the Comprehensive Plan and recommended approval to City Council by a 6 – 0 vote.

**Recommended Action:**

The Planning and Land Development Regulation Board recommended approval to City Council of Secure Space Application No. 4901 to rezone 23.33 +/- acres from the General Office (OFC-2) Zoning District to the General Commercial (COM-2) Zoning District.

# City of Palm Coast, Florida Agenda Item

Agenda Date: January 4, 2022

<b>Department</b>	PLANNING	<b>Amount</b>
<b>Item Key</b>	12970	<b>Account</b>
		<b>#</b>
<b>Subject</b>	RESOLUTION 2022-XX APPROVING THE RED MILL POINTE MULTI-FAMILY MASTER SITE PLAN – TIER 3, APPLICATION # 4871	
<b>Presenter: Bill Hoover, Senior Planner, AICP</b>		
<b>Background:</b> <b>*THIS IS A QUASI-JUDICIAL ITEM. PLEASE REMEMBER TO DISCLOSE ALL EX-PARTE COMMUNICATIONS.</b>		
<p>Brite Homes as property owner and developer has submitted an application (AR#4871) for a Master Site Plan for Red Mill Pointe, a proposed 216-unit multi-family community located on the east side of Red Mill Drive and about 1/3 mile east of US Highway 1 and about 1/3 mile west of Rymfire Drive. The site plans show the property will be developed over three phases. The property's existing Multi-Family Residential (MFR-1) Zoning allows a density of 8 units/per acre of the development area (25.20 acres) except for wetland areas (10.21 acres) that allow a reduced density of 2 units/per acre. The density calculations for this 35.41 +/- acre project allow for a maximum of 216 homes (units) which equates to 6.10 units/per acre.</p> <p>This is a multi-family project even though the developer has called the units townhomes. Townhouses in the Land Development Code (LDC) glossary are defined as "Three or more attached single-family dwelling units constructed in a series or group of attached units with property lines separating such units." Townhouses would require the developer to apply for a Subdivision Master Plan. In this case the developer has applied for a Master Site Plan as the developer does not plan on platting the units individually. Thus, the units will either be sold as condominiums and/or rented as apartments.</p> <p>In 2003, the subject property still had its Flagler County zoning designation of Residential/ Commercial Use (R-C). The City issued a Development Order for the MFR-1 zoned site on November 6, 2007 that was recorded in Book 1645 Page 1882 and permitted 174 two-story units. When the City Council adopted its initial LDC Zoning Map on November 16, 2008, the subject property retained its MFR-1. On August 20, 2021 the current property owner purchased the site from M&amp;M Development of Flagler, LLC of Bunnell, Florida, who purchased the land in 2014.</p> <p>The project is considered a "Major" (Tier 3) development, based on the project's 216 units, which requires review and recommendation by City staff, followed by review and recommendation by the Planning and Land Development Regulation Board (PLDRB) and with final review and determination by the City Council.</p> <p><u>Neighborhood Meeting:</u> A neighborhood information meeting was held on November 1, 2021 starting at 5:00 PM at the Hilton Inn on SR 100 and Town Center Blvd. About two weeks earlier, a letter was sent out to all neighbors living within 300 feet of the boundaries of the</p>		

project inviting them to this meeting. The developer, his attorney and civil engineers, about 30 members of the public, and three City staff members attended. Neighborhood concerns ranged from vehicular and pedestrian traffic, water pressure in the area, school impacts from the additional students/traffic, and perimeter landscape buffers around the project.

Planning and Land Development Regulation Board (PLDRB): The PLDRB public hearing was held at 5:30 PM on December 15, 2021. No one from the public spoke for or against this project. The PLDRB found this project in compliance with the Comprehensive Plan and recommended approval to City Council of the Master Site Plan – Tier 3 by a 6 – 0 vote.

**Recommended Action:**

The Planning and Land Development Regulation Board (PLDRB) recommended approval to City Council for Application #4871, Red Mill Pointe a Master Site Plan – Tier 3 for 216 homes so the developer may apply for a Technical Site Plan that would need to meet all applicable development requirements and subject to the following condition.

1. Landscape and irrigation plans shall be submitted by the applicant for review by the City during the Technical Site Plan process.

# City of Palm Coast, Florida Agenda Item

Agenda Date: JANUARY 4, 2022

<b>Department</b> UTILITY <b>Item Key</b> 12933	<b>Amount</b> \$ 1,030,377.00 <b>Account</b> # 54029088 063000 81029
<b>Subject</b> RESOLUTION 2022-XX APPROVING AN INTERLOCAL AGREEMENT WITH FLAGLER COUNTY, IN AN AMOUNT NOT-TO-EXCEED \$1,030,377.00, REGARDING MARINELAND ACRES DRAINAGE AND ROADWAY IMPROVEMENTS PROJECT	
<b>Presenter : Steve Flanagan</b>	
<b>Background :</b> <b>COUNCIL PRIORITY:</b> D. Service Delivery and Efficiency: 4) Continue to implement water and wastewater utility improvements to harden facilities to mitigate the impacts of flooding and other hazards.	
<b><u>UPDATE TO THE DECEMBER 14, 2021 WORKSHOP</u></b> This item was heard by City Council at their December 14, 2021 Workshop. There were no changes suggested to this item.	
<b><u>ORIGINAL BACKGROUND FROM THE DECEMBER 14, 2021 WORKSHOP</u></b> Flagler County is in the process of constructing road and storm water improvements, as well as including the City's potable water main relocations (the "Project"), in the unincorporated area known as "Marineland Acres." This area is located on the beachside and is served by the City of Palm Coast Utilities. These Storm Water and Roadway improvements have necessitated the relocation of the existing water main system in that area. The County is paying for the design costs (valued at over \$130,000) and the construction engineering inspection services (valued at over \$150,000) for water line relocations/replacements as part of the County's contribution to the City's Utility replacement. In addition to those County contributions, the prior City Administration and City staff presented to the County Commission and requested additional possible financial assistance for the cost burden of replacing the water mains and services due to the magnitude of the replacement costs and the remaining life of the utility water main assets. The County then further freed up \$775,277.00 of project funding and has agreed to contribute this amount to the cost of relocating the water lines. The total estimated cost of construction is \$1,640,654.00 (One Million Six Hundred Forty Thousand, Six Hundred Fifty Four dollars and 00/100) for the water related portion of the overall project.  Local governments are encouraged to cooperate on the basis of mutual advantage to provide services that will influence the needs of local communities. As part of the City's goals and objectives to ensure all infrastructure is a priority regarding maintenance and performance, it was determined that a large portion of the water main would need to be relocated based on the County storm water design. It was decided after taking all factors into consideration, a complete replacement of the water main was the best choice. City staff will assist in efforts to coordinate, inspect, manage and provide limited engineering resource input on the project as needed. Upon completion of the Project, the County will execute all necessary documents to effectuate the	

complete transfer to the City for ownership, operation and maintenance of the potable water lines. This will include a bill of sale for the lines for the City's operation and maintenance of the utility lines. The County will continue to be responsible for maintenance of the remainder of the Project in all other respects.

All work will be performed to meet City specifications and standards. To recap construction costs, the total utility construction costs that will be associated with the County's General Contractor contract is \$1,640,654.00. Of that, the County is contributing \$775,277.00 leaving an amount of \$865,377.00 for City funding. Staff is requesting a contingency of 10% of the total value of the project which comes to \$165,000. The total City impact then would be \$1,030,377.00. This budgeted project will be funded under the Utility's Capital Project Fund. This project is in the current 5 Year CIP.

**Source of Funds Worksheet FY 2023**

Utility Capital Project Fund 54029088-063000-81029	\$1,200,000.00
Total Expenses/ Encumbered to Date	0000.00
Current Work Order	<u>\$1,030,377.00</u>
<b>Balance</b>	<b>\$ 169,623.00</b>

**ADOPT RESOLUTION 2022-XX APPROVING AN INTERLOCAL AGREEMENT WITH FLAGLER COUNTY, IN AN AMOUNT NOT-TO-EXCEED \$1,030,377.00, REGARDING MARINELAND ACRES DRAINAGE AND ROADWAY IMPROVEMENTS PROJECT**

# City of Palm Coast, Florida

## Agenda Item

Agenda Date: JANUARY 4, 2022

<b>Department</b>	UTILITY	<b>Amount</b>	\$5,100,000.00
<b>Item Key</b>	12934	<b>Account</b>	54029082 063000 54029090 063000
<b>Subject</b>	RESOLUTION 2022-XX APPROVING AN INTERLOCAL AGREEMENT WITH FLAGLER COUNTY REGARDING UTILITY INFRASTRUCTURE IMPROVEMENTS UTILIZING THE AMERICAN RESCUE PLAN ACT		
<b>Presenter : Steve Flanagan</b>			
<b>Background :</b> <b><u>UPDATE FROM THE DECEMBER 14, 2021 WORKSHOP</u></b> This item was heard by City Council at their December 14, 2021 Workshop. There were no changes suggested to this item.			
<b><u>ORIGINAL BACKGROUND FROM THE DECEMBER 14, 2021 WORKSHOP</u></b> Flagler County has identified two areas of the barrier island community that the County would like to work with the City of Palm Coast and it's Utility to make utility capital improvements to better provide services not presently available to property owners in the area. These projects consist of certain necessary improvements to the City's water and wastewater utility systems in order to provide an adequate minimum level of service to areas of the barrier island which are presently not served by centralized water and wastewater facilities.  Flagler County would utilize some of the funds that they have received through the American Rescue Plan Act. Those funds were provided for through Subtitle M of the Act which created the Coronavirus State and Local Fiscal Recovery Fund ("CLFRF") to provide \$65.1 billion in direct funding to counties; and whereas, the County is a recipient of funds under the CLFRF; and whereas, the Act provides that CLFRF funds may be used to make necessary improvements to water and sewer infrastructure. Flagler County will provide for the projects funding per the Interlocal Agreement. The City will then utilize the funding to contract for the design and permitting of the projects, project bidding, construction and engineering services, and ultimately the construction of the projects. Should project costs come in above the estimated costs of the projects in the Interlocal Agreement, the County and City will evaluate the projects and determine if any project scope or funding adjustments may be needed. If project scope or funding adjustments are necessary, then an amendment to the Agreement may be in order.  The first project's summary scope entails the extension of the trunk sewer line, owned and operated by the City, northward along the west side of State Road A1A from Jungle Hut Road to MalaCompra Road and then east from State Road A1A and continuing along the north side of MalaCompra Road to the Hammock Community Center and then the MalaCompra Park property. This improvement will also provide for the ability of commercial property along A1A to connect and eliminate the need for their existing or future proposed septic tanks and drainfields. It will also provide the availability to one day begin the process of converting some of the residential home septic tanks over to improved central sewer.			

The second project consists of the extension of a municipal water supply line and sewer dry line, owned and operated by the City, from the State Road A1A right of way westward along Old A1A into the Willow Woods neighborhood and then along the full lengths of Elizabeth Drive, Wendi Lane, and Debra Lane, and then northward along Rawlins Road terminating at parcel number 37-10-31-1550-00000-0172.

All work will be performed to meet City design and construction specifications and standards. Local governments are encouraged to cooperate on the basis of mutual advantage to provide services that will influence the needs of local communities and this is a wonderful example of two local governments working together to improve the local availability of water and wastewater service to parts of the barrier island community. This project will be managed by city staff under the Utility's Capital Project Fund.

This project is anticipated to start in FY 2022. A budget amendment will be forthcoming as this was not contemplated in the Utility Capital Projects 5 Year CIP.

**Recommended Action :**  
**ADOPT RESOLUTION 2022-XX APPROVING AN INTERLOCAL AGREEMENT WITH FLAGLER COUNTY REGARDING UTILITY INFRASTRUCTURE IMPROVEMENTS UTILIZING THE AMERICAN RESCUE PLAN ACT**

# City of Palm Coast, Florida Agenda Item

Agenda Date: January 4, 2022

<b>Department</b> FINANCE <b>Item Key</b>	<b>Amount</b> \$5,100,000 <b>Account</b> 540290820-063000-95005 <b>#</b> 54029090-063000-95010									
<b>Subject</b> RESOLUTION 2022-XX APPROVING A BUDGET AMENDMENT FOR FISCAL YEAR 2021-2022 RELATING TO THE AMERICAN RESCUE PLAN ACT										
<b>Presenter :</b> Helena Alves										
<b>Background:</b> The Utility Capital expenditures budget for Fiscal Year 2022 needs to be increased by \$630,891 to accommodate the design for the A1A Forcemain at Hammock Community Center and the Willow Oaks Watermain and Dry Line Sewer. The construction of the project will be in Fiscal Year 2023.  The budgetary impact of this purchase is as follows:										
FUND REVENUES:	<table style="width: 100%; border: none;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 35%; text-align: center;">Fiscal Year 2022</th> <th style="width: 35%; text-align: center;">Fiscal Year 2023</th> </tr> </thead> <tbody> <tr> <td>Intergovernmental Revenues</td> <td style="text-align: right;">\$630,891</td> <td style="text-align: right;">\$4,469,109</td> </tr> </tbody> </table>		Fiscal Year 2022	Fiscal Year 2023	Intergovernmental Revenues	\$630,891	\$4,469,109			
	Fiscal Year 2022	Fiscal Year 2023								
Intergovernmental Revenues	\$630,891	\$4,469,109								
FUND EXPENDITURES:	<table style="width: 100%; border: none;"> <tbody> <tr> <td>Capital Outlay</td> <td style="text-align: right;">\$630,891</td> <td style="text-align: right;">\$4,469,109</td> </tr> </tbody> </table>	Capital Outlay	\$630,891	\$4,469,109						
Capital Outlay	\$630,891	\$4,469,109								
Original Budget:	<table style="width: 100%; border: none;"> <tbody> <tr> <td style="width: 30%;"></td> <td style="width: 35%; text-align: right;">\$0</td> <td style="width: 35%; text-align: right;">\$0</td> </tr> <tr> <td>Budget Amendment</td> <td style="text-align: right;">\$630,891</td> <td style="text-align: right;">\$4,469,109</td> </tr> <tr> <td>Amended Budget</td> <td style="text-align: right;">\$630,891</td> <td style="text-align: right;">\$4,469,109</td> </tr> </tbody> </table>		\$0	\$0	Budget Amendment	\$630,891	\$4,469,109	Amended Budget	\$630,891	\$4,469,109
	\$0	\$0								
Budget Amendment	\$630,891	\$4,469,109								
Amended Budget	\$630,891	\$4,469,109								

**Recommended Action :**  
**ADOPT RESOLUTION 2022-XX APPROVING A BUDGET AMENDMENT FOR FISCAL YEAR 2021-2022 RELATING TO THE AMERICAN RESCUE PLAN ACT**



# City of Palm Coast, Florida Agenda Item

Agenda Date: January 4th, 2022

<b>Department</b>	UTILITY	<b>Amount</b>	\$198,725.00
<b>Item Key</b>	12926	<b>Account</b>	# 54029088 063000 81019
<b>Subject</b> RESOLUTION 2022-XX APPROVING A WORK ORDER WITH CONNECT CONSULTING, INC., FOR THE REPLACEMENT OF WELL SW-114			
<b>Presenter : Peter Roussell</b>			
<p><b>Background :</b>  <b>COUNCIL PRIORITY:</b>            D. Service Delivery and Efficiency:            4) Continue to implement water and wastewater utility improvements to harden facilities to mitigate the impacts of flooding and other hazards.</p> <p>SW-114 is a production raw water well that supplies water for treatment into potable water to Water Treatment Plant #1. The well was originally constructed in 1981 and had a production rate of 425 gallons per minute with a specific capacity of 16 gallons per minute/1 ft. of drawdown. The well was rebuilt in 2009 and the project consisted of removing the old inner screen and casing, reaming and conditioning the borehole, and installing a new inner casing, screen and filter pack. In 2013, the specific capacity had declined to ~2 GPM/ft. of drawdown and the well was treated with carbon dioxide (CO2) gas, which improved the specific capacity to ~5 GPM/ft. of drawdown. No rehabilitation has been completed on Well SW-114 since 2013 and the specific capacity has again declined to ~1.5 GPM/ft. of drawdown at pumping rates of ~30-40 GPM.</p> <p>Staff proposes to enlist the services of Connect Consulting, Inc. under their existing continuing services contract RFSQ-CD-20-31 with the City. City staff received proposal #100.93 from Connect Consulting, Inc. to replace SW-114 with a new well (SW-114r) on the same well site. Re-drilling wells on the same site has proven to be beneficial monetarily. The re-drilling will increase the water yield for that particular site. The cost of this project is \$198,725.00. Funds for this project have been budgeted for out of FY 2022 Utilities Capital Projects-Improvements.</p>			
<b>SOURCE OF FUNDS WORKSHEET FY 2022</b>			
Improvements – Wellfield and Wells 54029088 063000 81019			\$2,555,000.00
Total Expended/Encumbered to Date.....			\$70,083.06
Pending Work Orders/Contracts.....			\$154,000.00
Current (WO/Contract).....			\$198,725.00
<b>Balance.....</b>			<b>\$2,132,191.94</b>
<b>Recommended Action :</b> <b>ADOPT RESOLUTION 2022-XX APPROVING A WORK ORDER WITH CONNECT CONSULTING, INC., FOR THE REPLACEMENT OF PUBLIC WATER SUPPLY WELL SW-114</b>			

# City of Palm Coast, Florida Agenda Item

Agenda Date: January 4, 2022

<b>Department</b>	UTILITY	<b>Amount</b>	\$154,000.00
<b>Item Key</b>	12925	<b>Account</b>	# 54029088 063000 81019
<b>Subject</b>	RESOLUTION 2022-XX APPROVING A WORK ORDER WITH CONNECT CONSULTING, INC., FOR THE EVALUATION, REHAB AND REPAIR OF WELLS SW-33 AND SW-36		
<b>Presenter : Peter Rousell</b>			
<p><b>Background :</b>  <b>COUNCIL PRIORITY:</b>            D. Service Delivery and Efficiency:            4) Continue to implement water and wastewater utility improvements to harden facilities to mitigate the impacts of flooding and other hazards.</p> <p>SW-33 and SW-36 are Public Water Supply Wells that supply raw water to Water Treatment Plant #1. Each one of these wells have been identified to be in need of rehabilitation as a result of a decrease in specific capacity. Both wells were originally constructed in 1979 as screen filter packed into the confined surficial aquifer. Connect Consulting will provide hydrogeological services and engage a well driller to rehabilitate each well separately using hydrochloric acid and high pressure jetting in combination with air lift inductor to redevelop the well and clean the accumulated calcium off of the well screen.</p> <p>Under the existing contract RFSQ-CD-20-31, staff negotiated a scope and fee not-to-exceed \$154,000.00 with Connect Consulting, Incorporated. The scope consists of two sites, Proposal 100.94 in the amount of \$77,000.00 for SW-33 and proposal 100.95 in the amount of \$77,000.00 for SW-36. City staff has determined that the cost for the services are reasonable and fair and are consistent with these types of services for a project of this size and scope. Funds for this project have been budgeted for out of FY 2022 Utility Capital Projects-Improvements-Wellfield and Wells account.</p>			
<b>SOURCE OF FUNDS WORKSHEET FY 2022</b>			
Improvements – Wellfield and Wells 54029088 063000 81019			\$2,555,000.00
Total Expended/Encumbered to Date.....			\$70,083.06
Pending Work Orders/Contracts.....			\$198,725.00
Current (WO/Contract).....			\$154,000.00
<b>Balance</b> .....			<b>\$2,132,191.94</b>
<p><b>Recommended Action :</b>  <b>ADOPT RESOLUTION 2022-XX APPROVING A WORK ORDER WITH CONNECT CONSULTING, INC., FOR THE EVALUATION, REHABILITATION AND REPAIR OF WELLS SW-33 AND SW-36</b></p>			

# City of Palm Coast, Florida Agenda Item

Agenda Date: January 4, 2022

<b>Department</b>	STORMWATER	<b>Amount</b>	
<b>Item Key</b>	12974	<b>Account #</b>	
<b>Subject</b>	RESOLUTION 2022-XX APPROVING A MASTER PRICE AGREEMENT WITH ARGOS USA, LLC FOR CONCRETE 4000 PSI WITH FIBER MESH		
<b>Presenter : Andy Hyatt</b>			
<b>Background :</b> <b>COUNCIL PRIORITY:</b> <b>This item is for standard operations</b>  Stormwater and Engineering Department is responsible for the maintenance and repair of sidewalks, driveways, paths, headways, spillways and other stormwater structures at various job locations throughout the City. City staff will need to purchase 4,000 PSI concrete on an as-needed basis.  City staff advertised and solicited bids (ITB-SWE-22-12) for concrete 4,000 PSI with mesh fiber in accordance with the City's Purchasing Policy. City staff received one bid that was deemed responsive and responsible and recommends Council approval of a master price agreement with Argos USA, LLC of Bunnell, FL. The notice of intent to award and project bid overview are attached to this agenda item.  Since this is a price agreement, City staff from all departments will be able to utilize this Agreement to purchase items on an as-needed basis using budgeted funds appropriated by City Council.			
<b>Recommended Action :</b> <b>ADOPT RESOLUTION 2022-XX APPROVING A MASTER PRICE AGREEMENT WITH ARGOS USA, LLC FOR CONCRETE 4000 PSI WITH FIBER MESH</b>			

# City of Palm Coast, Florida Agenda Item

Agenda Date : January 4, 2022

<b>Department</b>	STREETS & DRAINAGE	<b>Amount</b>	\$57,497.00															
<b>Item Key</b>	12929	<b>Account #</b>	10015011-034000															
<b>Subject</b>	RESOLUTION 2022-XX APPROVING A CONTRACT (#W1246) WITH THE FLORIDA DEPARTMENT OF CORRECTIONS FOR ONE INMATE LABOR WORK CREW FOR PUBLIC WORKS																	
<b>Presenter :</b>	Matt Mancill, Director																	
<b>Background :</b>	<p><b>This item is for standard operations</b></p> <p>The Public Works Department is responsible for the maintenance and beatification of the City of Palm Coast's main corridors and right-of-ways. The City of Palm Coast has used inmate work crews to assist with these labor tasks and during emergency events they assist with sandbag operations and debris removal.</p> <p>Public Works has utilized the help of one work crew provided through the Florida Department of Correction to assist with the manual labor necessary to maintain a high level of service to the citizens of Palm Coast.</p> <p>City staff is requesting approval of a three year term contract (#W1246) with the Florida Department of Corrections at an annual cost of \$57,497.00 for (1) inmate labor work crew for the Public Works Department. Funds for this contract are budgeted for annually out of the Public Works Streets budget.</p>																	
	<p><b>SOURCE OF FUNDS WORKSHEET FY 2022</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Streets 10015011-034000</td> <td style="width: 10%; text-align: right;">\$</td> <td style="width: 20%; text-align: right;">151,500.00</td> </tr> <tr> <td>Total Expended/Encumbered to Date.....</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">87,151.28</td> </tr> <tr> <td>Pending Work Orders/Contracts.....</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">4,596.22</td> </tr> <tr> <td>Current (WO/Contract).....</td> <td style="text-align: right;">\$</td> <td style="text-align: right;"><u>57,497.00</u></td> </tr> <tr> <td><b>Balance</b>.....</td> <td style="text-align: right;"><b>\$</b></td> <td style="text-align: right;"><b><u>2,255.50</u></b></td> </tr> </table>			Streets 10015011-034000	\$	151,500.00	Total Expended/Encumbered to Date.....	\$	87,151.28	Pending Work Orders/Contracts.....	\$	4,596.22	Current (WO/Contract).....	\$	<u>57,497.00</u>	<b>Balance</b> .....	<b>\$</b>	<b><u>2,255.50</u></b>
Streets 10015011-034000	\$	151,500.00																
Total Expended/Encumbered to Date.....	\$	87,151.28																
Pending Work Orders/Contracts.....	\$	4,596.22																
Current (WO/Contract).....	\$	<u>57,497.00</u>																
<b>Balance</b> .....	<b>\$</b>	<b><u>2,255.50</u></b>																
<b>Recommended Action :</b>	<p><b>ADOPT RESOLUTION 2021-XX APPROVING A CONTRACT (#W1246) WITH THE FLORIDA DEPARTMENT OF CORRECTIONS FOR ONE INMATE LABOR WORK CREW FOR PUBLIC WORKS</b></p>																	

# City of Palm Coast, Florida Agenda Item

Agenda Date: January 4, 2022

<b>Department</b> STORMWATER <b>Item Key</b> 12977	<b>Amount</b> \$434,057.07 <b>Account</b> # 21055011-063000-52003
<b>Subject</b> RESOLUTION 2022-XX APPROVING A CONTRACT & CHANGE ORDER WITH VERDEGO, A WORK ORDER WITH GAI CONSULTANTS, AND A 10% PROJECT CONTINGENCY FOR THE I95 / SR100 INTERCHANGE LANDSCAPE IMPROVEMENT PROJECT	
<b>Presenter : Carl Cote</b>	
<b>Background :</b> <b>This item is for standard operations.</b> On July 19, 2004, City Council approved an FDOT Joint Participation Agreement (JPA) for FDOT Grant funding in the amount of \$250,000 for Landscaping Improvements in the Medians of SR100 from West of Belle Terre Parkway to I95.  On February 8, 2006, City Council approved an FDOT JPA for FDOT Grant funding in the amount of \$200,000 for Landscaping Improvements at the SR100 / I95 Interchange.  On February 14, 2014, City Council approved an FDOT JPA for FDOT Grant funding in the amount of \$205,000 for Landscaping Improvements in the Medians of SR100 between I95 Interchange and west of Roberts Road.  Since the completion of the improvements at the SR100 / I95 Interchange, there have been several projects the interchange such as a new path on the north side of SR100, conversion of the dry stormwater retention ponds to wet detention ponds, and right turn lane for I95 SB ramp access that impacted the landscape work that was installed. The City and FDOT discussed options to resolve these impacts with the outcome being the issuance of another JPA agreement to fund restoration as well as some proposed enhancements. FDOT timed the issuance of this JPA to occur after the resurfacing of I95 / interchange ramps as well as the ramp street lighting. In accordance with the FDOT Five Year Work Program, funds have been allocated and made available to the City for reimbursement in the amount of up to \$204,206 for the construction of the improvements. This requires City to enter into a JPA (439689-1-58-01) (439689-2-58-01) that outlines the conditions required for engineering design, construction, maintenance, and reimbursement of construction funds for this project.  The proposed Landscaping Improvement project, located along State Road 100 (Moody Boulevard) from west of Southbound Interstate 95 Off-Ramp to the east of Interstate 95 Northbound On-RAMP, includes preparing all planting areas by removing sod, adding soil and adjusting grade for proper planting; purchasing all materials for the project and the installation of the landscaping improvements to the specifications shown in the accepted Landscape Plans; maintaining all aspects of the project as in the Landscape Plans for the life of the project; staking all trees planted; and supplying Maintenance of Traffic in any roadway areas, if necessary.	

On June 1, 2021, City Council approved an FDOT JPA, for FDOT Grant funding in the amount of \$204,206.00 for Landscaping Improvements in the Medians of SR100 between I95 Interchange and west of Roberts Road.

The project, ITB-SWE-21-12, was advertised on October 13, 2021, and received one (1) bid on November 12, 2021. City staff recommends awarding the contract to the low bidder VerdeGo, Bunnell, FL, for \$366,866.90 as well as a Change Order in a credit amount of \$50,734.90 to reduce the contract to \$316,132.00. This amount is 15.62% over the Engineer's estimate however it is reflective of current market conditions, project type, size, and scope.

Construction Engineering & Inspection Services (CEI) services are a requirement of the JPA. The City negotiated a scope and fee with GAI Consultants as part of the city's continuing service consultant contract to provide CEI services, in the amount of \$78,465.34, for this project.

In addition, based on past experience with similar construction projects, staff is requesting a 10% project contingency, in the amount of \$39,459.73, to address unforeseen circumstances and/or unknown conditions.

This item seeks approval of the contract and expenses for a total project cost of \$434,057.07. This exceeds the grant amount of \$204,206.00 therefore, the funds for the city's 10% match and for items not eligible for reimbursement per the grant agreement and any other expenses exceeding the grant amount are budgeted for out of the Street Improvement Fund.

This project is in the Streets Improvement Fund 5-Year Capital Improvement Plan. The project's construction is budgeted for Fiscal Year 2022.

**SOURCE OF FUNDS WORKSHEET FY 2022**

<b>Streets Improvement fund- 21055011-063000-52003</b>	\$ 450,000.00
Total Expenses/Encumbered to date	\$ 9,479.45
Pending Work Orders/Contracts	\$ 0
Current Contract	\$ 434,057.07
<b>Balance</b>	<b>\$ 6,463.48</b>

**Recommended Action :**

**RESOLUTION 2022-XX APPROVING A CONTRACT & CHANGE ORDER WITH VERDEGO, A WORK ORDER WITH GAI CONSULTANTS, AND A 10% PROJECT CONTINGENCY FOR THE I95 / SR100 INTERCHANGE LANDSCAPE IMPROVEMENT PROJECT**

# City of Palm Coast, Florida Agenda Item

Agenda Date : January 4, 2022

<b>Department Item Key</b>	<b>Amount Account #</b>								
<b>Subject</b> RESOLUTION 2022-XX APPROVING A CONTRACT WITH TRI-COUNTY BOBCAT SERVICES, INC. FOR CODE ENFORCEMENT MOWING AND GENERAL CLEAN UP SERVICES (PUBLIC NUISANCE)									
<b>Presenter : Jason DeLorenzo, CDO</b>									
<p><b>Background :</b> *This is for standard operations.</p> <p>The Code Enforcement Division is responsible for ensuring that all property owners are in compliance with our Codes. The City is in need of lawn mowing and general clean up services to correct public nuisances on property where the property owner has not complied with City Codes.</p> <p>Requests for Proposals were duly and properly advertised under #ITB-CD-22-08, for Code Enforcement Mowing and General Clean Up Services (public nuisance). There was only one bidder for these services. The awarded contractor will provide lawn mowing and general clean up services for public nuisances for the Code Enforcement Division.</p> <p>Staff recommends awarding the contract to highest ranked company, Tri-County Bobcat Services, Inc. The contract has a three year term with 2 one year options to renew. The amount budgeted for Fiscal Year 2022 is \$37,000. The amount spent under this contract in future fiscal years will be within the corresponding approved fiscal year budgets.</p> <p><b>SOURCE OF FUNDS WORKSHEET FY 2021-2022</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Code Enforcement - Contractual Services Account #10013508-034000 .....</td> <td style="width: 20%; text-align: right;">\$ 512,300.00</td> </tr> <tr> <td>Total Expenses/Encumbered to date.....</td> <td style="text-align: right;">\$ 255,988.41</td> </tr> <tr> <td>Current Contract.....</td> <td style="text-align: right;">\$ 37,000.00</td> </tr> <tr> <td><b>Balance.....</b></td> <td style="text-align: right;"><b>\$ 219,311.59</b></td> </tr> </table>		Code Enforcement - Contractual Services Account #10013508-034000 .....	\$ 512,300.00	Total Expenses/Encumbered to date.....	\$ 255,988.41	Current Contract.....	\$ 37,000.00	<b>Balance.....</b>	<b>\$ 219,311.59</b>
Code Enforcement - Contractual Services Account #10013508-034000 .....	\$ 512,300.00								
Total Expenses/Encumbered to date.....	\$ 255,988.41								
Current Contract.....	\$ 37,000.00								
<b>Balance.....</b>	<b>\$ 219,311.59</b>								
<p><b>Recommended Action :</b> <b>ADOPT RESOLUTION 2022-XX APPROVING A CONTRACT WITH TRI-COUNTY BOBCAT SERVICES, INC. FOR CODE ENFORCEMENT MOWING AND GENERAL CLEAN UP SERVICES (PUBLIC NUISANCE)</b></p>									