



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

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoastgov.com

**Mayor David Alfin
Vice Mayor Ed Danko
Council Member Cathy Heighter
Council Member Nick Klufas
Council Member Theresa Pontieri**

Tuesday, November 7, 2023

6:00 PM

COMMUNITY WING

City Staff

**Denise Bevan, City Manager
Neysa Borkert, City Attorney
Kaley Cook, 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.
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- City Council Meetings are streamed live on YouTube at <https://www.youtube.com/user/PalmCoastGovTV/live>.
- It is proper meeting etiquette to silence all electronic devices, including cell phones while meeting is in session.
- Any person who decides to appeal any decision of the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

A. CALL TO ORDER

Mayor Alfin called the meeting to order at 6:05 p.m.

B. PLEDGE OF ALLEGIANCE TO THE FLAG AND A MOMENT OF SILENCE

C. ROLL CALL

City Clerk Kaley Cook called the roll. Council Member Klufas was absent.

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.

Mayor Alfin provided the rules and procedure of public comment.

Andrew Blanco spoke about a rehab facility in Single Family Residential homes including 33 Pope Lane and additional addresses. Mr. Blanco demanded just compensation for his property pursuant to clauses of the 5th Amendment, 14th Amendment, and all relevant Florida Statutes.

Jeffrey Seib shared concerns for City of Palm Coast development regulations involved with annexing Flagler County properties, quasi-judicial hearings, and ex parte communication prohibitions which drastically reduce resident's ability to petition the City Council.

Robert MacDonald spoke about children's healthcare in Palm Coast.

Joe Runac discussed public comment from a prior Council meeting regarding the Planning and Land Development Regulation Board (PLDRB) and lack of information received. Mr. Runac discussed a column in a local newspaper called 'Ask the Mayor' and asked that information from the PLDRB come out in a weekly column. Mr. Runac also spoke about a proposed cellphone tower on 7 Clubhouse Drive and the topics of land use, zoning, and special exception.

Jessica Matthews spoke about rezoning and the process that a homeowner must go through versus the process that a developer must go through. Additionally, Ms. Matthews spoke about Parks and park maintenance within Palm Coast.

Celia Pugliese supported the comments of prior speakers, spoke about PSP lots and for-profit contracts, and requested stop signs near a WAWA on Florida Park Drive.

Steve Carr spoke about turn lanes in the area of Florida Park Drive, traffic in residential areas, and enforcement of truck restrictions.

Dee Robles spoke about large trucks coming in the cul-de-sacs and private driveways of Seminole Woods and asked if the City is able to put no outlet signage in the area. Additionally, Ms. Robles spoke about sizing of sheds in yards, impact to surrounding neighbors, and insurance for sheds. Ms. Robles shared concern for debris on 27 Albright.

James Johnston, resident of Seminole Woods, discussed flooding, cleanup of canals, and street lighting system. Mr. Johnston asked when the lights will be fully functional and asked why the lights don't work.

Mara Wuerth spoke about the elevation of a home being built next to her home and discussions with the City and City Council thus far.

Daniel Seaman thanked veterans for their service and read sections of Florida Statute. Mr. Seaman discussed voting conflicts, Real Estate Settlement Procedures Act laws, conflicts of interest, and kickbacks.

Keith Zelke discussed building on vacant lots and the new buildings. Mr. Zelke discussed the elevation of new homes built and drainage impacts.

Tony Mikol shared concerns for flooding, utility bill, and trash pickup.

Candace Stevens spoke about flooding and overdevelopment.

Peter Johnson discussed a common theme of overdevelopment and rezoning. Mr. Johnson spoke about the comments and requests of the public and asked when they get their representation.

Marilyn Mack discussed the clearing of a vacant lot next to her home and the clearing over her property line by the construction company. Ms. Mack asked who is representing residents and for Council to address the issue.

Joy Cook spoke about local radio stations, development, and managing messages regarding westward expansion.

Renee Newton, resident of Seminole Woods, stated that her case with the Stormwater Department has not been addressed. Ms. Newton also discussed a new home build and higher drainage impacting the drainage of her property.

Tom Pietro, resident of Island Estates, shared issues with flooding and elevation of surrounding homes. Mr. Pietro discussed the flow of water, flooding in his garage, and asked who is responsible for the authorization of the flood plan for the new home builds. Mr. Pietro also asked what will be done with this matter.

Mayor Alfin asked each speaker to leave their name and address with our Communication's Director so that a follow up can be made.

Vice Mayor Danko spoke about his visit to Birchwood Drive and his discussion with the City Manager on the topic.

Ms. Bevan shared that Carl Cote, Director of Stormwater & Engineering, has taken the lead on working with the builder and the neighboring property owners.

Mr. Cote shared efforts thus far and permission received from residents to conduct survey work.

Discussion was held on the process, requirements, and minimum slope.

Mayor Alfin asked Vice Mayor to work with the City Manager and Stormwater to understand the engineering detail behind his questions.

Council Member Pontieri shared comments related to flooding, infill lots, and Birchwood Drive. Additionally, Council Member Pontieri stated that the issue is robust and that she has asked the City Manager to work with staff to readdress the Land Development Code and Technical Manual to address this on a larger scale. Council Member Pontieri reiterated an earlier message from Mayor Alfin to residents to reach out to Council Members so that staff can be sent out and asked staff to look at properties that are in the middle of being built to see what can be done to mitigate the damage that could be occurring to neighboring properties.

Council Member Pontieri asked Ms. Bevan to provide details of where residents can find information on agendas and items that are going to the Planning and Land Development Regulation Board.

Ms. Bevan shared where residents can find information about all Boards and Committees. Additionally, Ms. Bevan shared about a map facing viewer where residents can see development applications and their status.

Council Member Pontieri discussed a public comment regarding Pope Lane to state that she will share an update with the resident and that progress is being made on the topic.

Council Member Heigher thanked the public speakers and shared conversations from residents. Council Member Heigher shared that she understands residents' concerns and we need to look more closely.

Mayor Alfin stated that public comment is an intake of information for City Council and asked residents to complete the comment card so that City Council and the City Manager can respond and follow up.

E. MINUTES

1. MINUTES OF THE CITY COUNCIL: OCTOBER 17, 2023, BUSINESS MEETING

OCTOBER 24, 2023, SPECIAL WORKSHOP MEETING

Motion by Vice Mayor Danko, seconded by Council Member Pontieri, to approve the October 17, 2023, Business Meeting Minutes. The motion passed unanimously.

Motion by Vice Mayor Danko, seconded by Council Member Pontieri, to approve the October 24, 2023, Special Workshop Meeting Minutes. The motion passed unanimously.

City Council then moved to item F6 - Proclamation - November 2023 as Veteran Appreciation Month.

F. PROCLAMATIONS AND PRESENTATIONS

2. PROCLAMATION - RECOGNIZING WORLD DIABETES DAY AND DIABETES AWARENESS MONTH IN NOVEMBER 2023

Council Member Pontieri presented the Proclamation.

Tony Papandrea, Chairman of the Palm Coast Advent Health Foundation, shared about the Diabetes Alliance and classes that are available.

Melody Pierrejean, Program Coordinator for the Diabetes Self-Management Education Program, at Florida Health Flagler County, discussed diabetes prevention and available programs.

City Council then moved to item F7 – Proclamation the week of November 1, 2023, as World Communication Week.

3. PROCLAMATION - NOVEMBER 2023 AS LUNG CANCER AWARENESS MONTH

Mayor Alfin presented the Proclamation to a member of the community.

City Council then moved to item F4 - Proclamation - November 2023 as Shirley Chisholm Month.

4. PROCLAMATION - NOVEMBER 2023 AS SHIRLEY CHISHOLM MONTH

Council Member Heighter shared opening comments and presented the Proclamation.

Agnes Lightfoot shared supports for Ms. Chisholm and shared about an upcoming luncheon.

City Council then moved to item F6 – Proclamation November 2023 as Be Local, Buy Local Month.

5. PROCLAMATION - NOVEMBER 2023 AS BE LOCAL, BUY LOCAL MONTH

Council Member Heighter presented the Proclamation to local business owners.

City Council then moved to item F2- Recognizing World Diabetes Day.

6. PROCLAMATION - NOVEMBER 2023 AS VETERAN APPRECIATION MONTH

Casey Ryan shared opening comments. Mayor Alfin presented the Proclamation to local veterans.

City Council then moved to item F3 - Proclamation - November 2023 as Lung Cancer Awareness Month.

7. PROCLAMATION - THE WEEK OF NOVEMBER 1, 2023, AS WORLD COMMUNICATION WEEK

Council Member Pontieri presented the Proclamation to various communications staff members.

Ms. Kershaw shared about communications and how residents can get involved.

8. PRESENTATION - PRESENT CERTIFICATES TO GRADUATING STUDENTS OF THE CITY OF PALM COAST'S CITIZENS ACADEMY CLASS

Mayor Alfin shared opening comments.

Brittany Kershaw, Director of Communications & Marketing, and Denise Bevan, City Manager, shared comments and presented the certificates to the graduates.

G. APPOINTMENTS

9. VICE MAYOR APPOINTMENT FOR FY 2023-2024

Mayor Alfin recommended that items G9 and G10 move to a future agenda when all Council Members are present.

Vice Mayor Danko, Council Member Heighter, and Council Member Pontieri were not in favor of postponing the item.

Motion by Council Member Heighter, seconded by Vice Mayor Danko, to appoint Vice Mayor Danko as Vice Mayor for the next fiscal year. The motion passed unanimously.

10. COUNCIL LIAISON APPOINTMENTS FOR FY 2023-2024

Kaley Cook, City Clerk, provided a brief overview of the item.

Council Member Heighter discussed a timing conflict with the SMA Healthcare meetings as they are held at the same time as City Council. City Council concurred to leave the seat vacant.

City Council concurred to continue with the appointments from the previous year. In addition, Mayor Alfin was appointed to the Flagler County Cultural Council (FC3) and Council Member Heigher was appointed to the Family Life Center.

H. ORDINANCES SECOND READ

11. ORDINANCE 2023-15 A FLUM AMENDMENT FOR 375+/- ACRE AREA FROM COUNTY DESIGNATION OF RESIDENTIAL LOW DENSITY/RURAL ESTATE AND CONSERVATION TO CITY OF PALM COAST DESIGNATION OF RESIDENTIAL AND CONSERVATION WITH POLICY TO LIMIT DEVELOPMENT TO 850 UNITS

Attorney Borkert read the title into the record and reminded City Council that this is a legislative matter.

Ray Tyner, Deputy Chief Development Officer, opened the item.

Jose Papa, Senior Planner, presented the topic to City Council. Topics presented included: background, comprehensive plan amendment, findings, and a recommendation.

Attorney Borkert provided the procedure of public comment.

Council Member Pontieri referenced a letter from the applicant that was sent to staff and City Council and asked that the letter be included in the record for the project.

Michael Chiumento, on behalf of the applicant, responded that they are happy to make the obligations binding for successors.

Council Member Heigher asked if the community has been made aware of the changes.

Mr. Chiumento shared about a neighborhood meeting and a letter which was shared to those in attendance.

Mr. Tyner shared that the letter that was sent is applicable to the rezoning.

Council Member Pontieri asked for information about the exhibits referenced.

Mr. Papa provided a description of the exhibits.

Council Member Pontieri shared concern for the transportation impact study and accounting for both multifamily and single-family units.

Mr. Papa provided a response regarding the traffic study.

Additional discussion was held on student generation rate, traffic study edition used, maintenance and access of well sites, and compatibility of the project.

Public Comment:

Donna Stancil, resident of Seminole woods, explained the reason for choosing Palm Coast, and discussed those benefiting from the project, and City Council going against constituent wishes. Ms. Stancil stated that the item should be put out to residents to vote on.

Richie Mar, resident of Seminole Woods, spoke about civil discourse, decorum, and statistics used in the studies presented. Mr. Mar asked that common sense be used, to be professional public servants, and to do the right thing.

Attorney Borkert provided details of trip generation.

Brian Butka, resident of Seminole Woods, stated that there are many issues that need to be considered for the zoning and shared concern for emergency response and infrastructure.

Jessica Matthews was against approval of rezoning and annexation. Ms. Matthews discussed increased density, traffic, overwhelmed infrastructure, flooding in the Seminole Woods area, pep tank calls, emergency response, safety of bus stops, and increased density. Ms. Matthews requested the letter from the applicant.

Renee Newton, resident of Seminole Woods, requested that the City Council vote no and asked that the agreement be written for any builder that buys into the Cascade Development, that the apartments are not permitted now and, in the future, and that the properties cannot be rezoned in the future.

Celia Pugliese spoke about exemptions to the code and honoring what residents purchased.

Alex Ronenko, resident of Seminole Woods, shared the reason for choosing Seminole Woods. Mr. Ronenko shared concern for infrastructure and a more suitable location.

Max Anderson, resident of Seminole Woods, asked who is paying for the increases in services such as fire, police, schools, and infrastructure.

Joy Cook, resident of Seminole Woods, discussed household density, 2 heads per bedroom, impacts to existing residents, and fighting for quality of life. Ms. Cook shared support for single family homes but not a multifamily residence. Ms. Cook also spoke about infrastructure, westward expansions, and traffic.

Fred Matel, resident of Seminole Woods, shared that his family moved to Seminole Woods to get away from congestion and hassles. Mr. Matel echoed the sentiments of the public comments and asked if City Council would want an apartment building built next to their house.

Sandy Silva, resident of Seminole Woods, spoke about roads and infrastructure, lack of law enforcement, healthcare, water, sewage, and drainage.

Mark Stancil spoke about a sign on Seminole Woods that says 'City of Trees' and asked why we would knock them all down. Mr. Stancil discussed other

locations of apartment complexes being built and discussed the vision of Palm Coast.

Laura Hana, resident of Seminole Woods, did not support the project and spoke about flooding on the sidewalk and in the park. Ms. Hana shared additional concerns for the park, schools and shortage of teachers, police, veterinary hospitals, and healthcare.

Peter Johnson spoke about fundamental issues of the City, unity of people wanting to be addressed, affects to residents, and taking care of the people that are here.

Liz Shanahan, resident of Seminole Woods, discussed applications for the Cascades and changes between the applications, a quote from Council Member Heigher, traffic and traffic lights, plan for infrastructure, no additional car washes and storage centers, and encouraged businesses interested in Palm Coast.

Ron Mezoni was not in favor of the project and shared concerns for traffic.

Karen Ashman, resident of Seminole Woods, shared traffic concerns, noise and safety in the area, and asked Council to consider emergency response, infrastructure, and flooding. Ms. Ashman asked Mayor Alfin to protect the people of the City.

Daniel Seaman, resident of Seminole Woods, discussed two laws that need to be addressed, Council Member conflict of interest and recusal of vote, and campaign donations.

Joele Almeida, resident of Seminole Woods, stated that she works in the medical field and that it is maxed out with doctors leaving Palm Coast.

Dave Dylan, resident of Seminole Woods, asked Council if they are aware of how many undeveloped lots are in Seminole Woods. Mr. Dylan stated that there are quite a few and now we want to bring more people in.

Mr. Chiumento, on behalf of the applicant, was available for questions. Mr. Chiumento provided a response regarding legalities, process, infrastructure, compatibility, diversity of housing, neighborhood meetings and accommodations, reduction of units, vegetation buffer, and commitments.

Mayor Alfin asked if City Council would agree to ask the applicant to go back to the community with changes in response to some of the objections made by the community. Mayor Alfin shared that he was uncomfortable with the community not being fully aware and up to speed regarding the information.

Council Member Heigher was okay with the recommendation.

Vice Mayor Danko wanted to know if the applicant was comfortable with the recommendation.

Council Member Pontieri discussed Council Members in attendance and was not in favor of continuing the item.

Vice Mayor Danko asked if the applicant would be willing to come back with a few additional changes that might satisfy some of the concerns. Vice Mayor Danko discussed growth, taxes, attracting businesses, inevitable growth, and that changes and compromises must be made. Vice Mayor Danko provided a response to a public comment earlier in the meeting.

Mr. Chiumento provided a response to Council comments.

Mr. Tyner discussed the density of the project and compatibility.

Council Member Pontieri shared support for staff. Additionally, Council Member Pontieri discussed her objections, recommendations, public interest, strain on resources, strain on current residents, and referenced a Flagler County Tax Collector presentation on development.

Motion by Council Member Pontieri to deny the Ordinance.

Attorney Borkert provided the comprehensive plan criteria.

Council Member Pontieri provided additional detail for the motion to include that based on the criteria of the comprehensive plan, specifically related to the strain on infrastructure, lack of infrastructure, and impact on schools, and specifically that the policy is to limit the development of 850 units rather than 416 that was previously prescribed. The motion was seconded by Council Member Heighter.

Vice Mayor Danko stated that what he sensed people who objected to is the apartment part of the project and asked Mr. Chiumento if the client would be willing to drop the apartments and just do town houses.

Mr. Chiumento discussed the zoning, commitments, and that the applicant is able to do that.

Council Member Pontieri stated that it doesn't affect the zoning and that the topic at hand is the comprehensive plan.

Mayor Alfin called for a roll call vote. The motion died for a lack of a majority.

Attorney Borkert clarified the motion and votes.

Vice Mayor Danko made a motion to approve the Ordinance with an amendment to not include apartment buildings and limiting to 750.

Attorney Borkert explained that motion cannot be conditioned on a product type and provided a response on the conditions discussed during the item.

Vice Mayor Danko made a motion to continue the item. The motion died for a lack of a second.

Motion by Council Member Pontieri, seconded by Council Member Heighter, to approve the Ordinance FLUM Amendment to limit it to 416 dwelling units.

Mayor Alfin called for a roll call vote.

Pass

Motion made to be adopted as amended on second reading by Council Member Pontieri and seconded by Council Member Heighter

Approved - 3 - Mayor David Alfin, Council Member Theresa Pontieri, Council Member Cathy Heighter

Denied - 1 - Vice Mayor Ed Danko

12. ORDINANCE 2023-16 THE CASCADES REZONING - APPLICATION NO. 5107

Attorney Borkert read the title into the record. Attorney Borkert reminded City Council that the matter is quasi-judicial and shared ex parte communications. Attorney Borkert asked City Council if they had received any other ex parte communications.

Bill Hoover, Senior Planner, presented the topic to Council. Topics presented included: existing zoning map, proposed zoning map, background, staff analysis, and recommendation.

Michael Chiumento discussed how to proceed given the changes that occurred during the prior item. Mr. Chiumento stated that what makes sense to him is to agree to amend the zoning application to place single-family residential on the entire property and come back to deal with phases in the future.

City Council held discussion with the applicant on removing multifamily, standards that were listed, and straight zoning.

Attorney Borkert asked for clarification on the action requested.

Mr. Chiumento stated that the item can be resolved and finished if the applicant changes the MFR-2 sections to SFR-1. Mr. Chiumento stated that the entire project would be SFR-1.

Attorney Borkert asked if staff agrees with the applicant's request to change the zoning as described by Mr. Chiumento.

Mr. Tyner responded that it would still be consistent with the comprehensive plan and that staff is in agreement.

Public Comment:

Daniel Seaman hoped to speak on behalf of the residents that in dropping to 416 single family homes, the residents agreed with asking City Council to move forward with a vote. Mr. Seaman thanked City Council and shared support for the changes.

Jessica Matthews spoke about a neighborhood meeting the night prior and thanked Mr. Chiumento, the applicant, and City Council for listening to the residents.

Karen Ashman shared thanks for the flexibility and requested an additional buffer.

Peter Johnson thanked Mr. Chiumento, Mr. Douglas, and City Council.

Dee Robles shared thanks.

Joy Cook shared thanks and asked if there will be a natural vegetation buffer.

Alex Maneco, resident of Seminole Woods, discussed that 416 units is still a strain on infrastructure and all of the things previously discussed. Mr. Maneco urged the City to be very responsible with how we grow.

Renee Newton shared thanks.

Pass

Motion made to be adopted as amended on second reading by Vice Mayor Danko and seconded by Council Member Pontieri

Approved - 4 - Mayor David Alfin, Vice Mayor Ed Danko, Council Member Theresa Pontieri, Council Member Cathy Heigher

13. ORDINANCE 2023-17 5TH AMENDMENT TO THE PALM COAST PARK MASTER PLANNED DEVELOPMENT (MPD) DEVELOPMENT AGREEMENT - APPLICATION NO. 5276

Attorney Borkert read the title into the record. Attorney Borkert reminded City Council that this is a quasi-judicial matter and called for any ex parte communications.

A swear in was conducted for those speaking on the item.

Ray Tyner provided an overview of the item.

Bill Hoover, Senior Planner, presented the topic to Council. Topics presented included: Palm Coast Park aerial, key changes to the MPD uses map, previous public hearings, and a recommendation.

Council Member Pontieri thanked staff and the applicant and held discussion on net number of industrial designation and entitlements.

Mr. Hoover provided a response on designation.

Mr. Chiumento, on behalf of the applicant, provided a response on entitlements.

Public Comment:

Daniel Seaman asked if there will be any consideration on where the light industrial will be and if there will be an effort to promote businesses.

Mayor Alfin provided a response that the question is outside of the decision today and suggested posing the question to the City directly.

Dee Robles asked about the impact to the environment.

Mr. Tyner provided a response.

Mayor Alfin reiterated that all environmental agencies have reviewed the project in advance.

Council Member Pontieri provided a response to public comment on the increased commercial and compatibility.

Mr. Tyner provided a response on the standards.

Council Member Pontieri discussed a reference to residential low, medium, and high density per acre and asked if they were all compliant with the Land Development Code (LDC).

Attorney Borkert provided a response.

Council Member Pontieri asked staff to be sure that there are no inconsistencies between Exhibit H of the DRI and the chart provided.

Mayor Alfin called for a roll call vote.

Pass

Motion made to be adopted on second reading by Vice Mayor Danko and seconded by Council Member Pontieri

Approved - 4 - Mayor David Alfin, Vice Mayor Ed Danko, Council Member Theresa Pontieri, Council Member Cathy Heigher

I. ORDINANCES FIRST READ

14. ORDINANCE 2023-XX AMENDING CHAPTER 35, NUISANCES, OFFENSES, AND MISCELLANEOUS PROVISIONS, ARTICLE III OF THE CODE OF ORDINANCES, DIVISION 2, CONCERNING DOOR-TO-DOOR SOLICITATION LICENSES

Attorney Borkert read the title into the record. Attorney Borkert provided a background of the item and changes that were made per Council's request, and additional information as requested.

Council Member Heigher asked if hours were set forth in the Ordinance.

Council Member Pontieri responded that the Ordinance states 7 a.m.- 5 p.m.

*Public Comment:
There were none.*

Pass

Motion made to approve by Vice Mayor Ed Danko and seconded by Council Member Pontieri

Approved - 4 - Mayor David Alfin, Vice Mayor Ed Danko, Council Member Theresa Pontieri, Council Member Cathy Heighter

J. RESOLUTIONS

- 15. RESOLUTION 2023-133 APPROVING APPLICATION NO. 5513 FOR THE PARTIAL VACATION OF ONE APPROXIMATELY 50-FOOT UTILITY EASEMENT FOR PROPERTY LOCATED WITHIN REVERIE AT PALM COAST, PHASE 1, AS PLATTED IN REVERIE AT PALM COAST, AS RECORDED IN PLAT BOOK 40 PAGE 3**

Mr. Tyner provided an overview of the item.

Virginia Smith, Land Management Administrator, presented the topic to Council. Topics presented included: property location map, easement location map, easement to be vacated, findings, and recommendation.

*Public comment:
There were none.*

Pass

Motion made to approve by Council Member Pontieri and seconded by Vice Mayor Danko

Approved - 4 - Mayor David Alfin, Vice Mayor Ed Danko, Council Member Theresa Pontieri, Council Member Cathy Heighter

- 16. RESOLUTION 2023-134 APPROVING THE FINAL PLAT FOR WHITEVIEW VILLAGE PHASE 2 (AR #5096)**

Attorney Borkert read the title into the record. Attorney Borkert shared that the matter is quasi-judicial and called for any ex parte communication.

Bill Hoover, Senior Planner, presented the topic to Council. Topics presented included: location map, background, construction photos, plat layout, and a recommendation.

Council Member Pontieri shared that this was previously approved for 210 lots and that the final development will have 202.

*Public Comment:
There were none.*

Pass

Motion made to approve by Vice Mayor Danko and seconded by Council Member Pontieri

Approved - 4 - Mayor David Alfin, Vice Mayor Ed Danko, Council Member Theresa Pontieri, Council Member Cathy Heigher

17. RESOLUTION 2023-138 APPROVING AN IMPACT FEE CREDIT CONTRACT INCLUDING DEDICATION OF LAND BETWEEN THE CITY OF PALM COAST, FLORIDA AND KB HOME JACKSONVILLE, LLC

Attorney Borkert read the title into the record.

Mr. Tyner provided a brief background of the item.

Virginia Smith, Land Management Administrator, presented the topic to Council. Topics presented included: property location site, proposed mini fire station site, and findings.

Mayor Alfin stated that this is one small example of concurrency in moving growth and development forward.

Council Member Pontieri discussed entitlements, timeline for acquiring the property, and cost to the residents.

Public Comment:

Daniel Seaman asked if there will be an access point on Whiteview.

Mr. Cote responded yes.

Motion to approve by Vice Mayor Danko and seconded by Council Member Heigher

Approved - 4 - Mayor David Alfin, Vice Mayor Ed Danko, Council Member Theresa Pontieri, Council Member Cathy Heigher

18. RESOLUTION 2023-136 APPROVING A MASTER SERVICES AGREEMENT IN THE AMOUNT OF \$54,100 WITH ABLE OPERATIONS, LLC FOR A TARGETED INDUSTRY FEASIBILITY STUDY

Attorney Borkert read the title into the record.

Attorney Borkert shared that per the Council Policies & Procedures, City Council must stop the meeting by 11:00 p.m. and that the City Council can vote to extend the timeframe to a time certain or the meeting will roll over to the following morning at 9:00 a.m.

Mayor Alfin shared that he was familiar with the presentation and asked if City Council was willing to extend the meeting to no longer than 11:30 p.m. Council concurred.

Mr. DeLorenzo, Chief of Staff, provided a brief overview.

Council Member Pontieri discussed targeted industries and stakeholder meetings and ensuring that the meetings are diverse and not providing any inherent bias.

Mr. DeLorenzo provided a response.

Council Member Pontieri recommended working with the Chamber of Commerce, business owners, and interested residents to get a diverse perspective.

Council Member Pontieri asked where the item was budgeted.

Mr. DeLorenzo shared that the item was budgeted in the line for Business Recruitment.

*Public Comment:
There were none.*

Pass

Motion made to approve by Vice Mayor Danko, seconded by Council Member Heighter

Approved - 4 - Mayor David Alfin, Vice Mayor Ed Danko, Council Member Theresa Pontieri, Council Member Cathy Heighter

K. CONSENT

Council Member Pontieri referenced item 20 of the agenda and asked if the funding was budgeted for, or if the item was not foreseen in the budget.

Mr. Cote provided a response that the items were outside of the construction budget.

*Public Comment:
There were none.*

19. RESOLUTION 2023-135 APPROVING MULTIPLE CONTRACTS FOR CITYWIDE SURVEYING AND MAPPING SERVICES

20. RESOLUTION 2023-137 APPROVING ADDITIONAL FUNDING FOR INFORMATION TECHNOLOGY EXPENSES RELATED TO THE SOUTHERN RECREATION FACILITY PROJECT

Pass

Motion made to be adopted on consent by Vice Mayor Danko and seconded by Council Member Pontieri

Approved - 4 - Mayor David Alfin, Vice Mayor Ed Danko, Council Member Theresa Pontieri, Council Member Cathy Heighter

L. PUBLIC PARTICIPATION

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

Daniel Seaman discussed getting the fire stations built and looking into the welfare of emergency services in the developing areas. Mr. Seaman asked if there has been any thought in getting bonds and getting emergency service stuff built now so that as the homes come in the services are already there.

Mayor Alfin shared that bonding can be discussed, sensitive to interest rates, and that the item would likely be a referendum so that residents can have a chance to participate.

M. DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Council Member Pontieri shared gratitude to Veteran's and recognized Chief Berryhill for commitment to our community,

Council Member Heighter asked if there are any future plans for a pediatric ward in local hospitals.

Mayor Alfin shared that the topic is not typically part of City infrastructure and that the City has a very good relationship with the hospital. Mayor Alfin suggested that Council Member Heighter meet with staff so that they may fill her in on the statistics that are required to make that model. Mayor Alfin reiterated that this is a decision of the hospital and that the City is not a participant in the healthcare network.

Vice Mayor Danko shared that the question was raised and the response from Advent Health representatives was that it was not practical

Council Member Heighter wished all Veterans a happy Veteran's Day and thanked them for their service.

N. DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA

There were none.

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

There were none.

P. ADJOURNMENT

The meeting was adjourned at 10:52 p.m.

*Respectfully submitted by: Kaley Cook, CMC, FCRM
City Clerk*

