



City of Palm Coast Agenda City Council Workshop 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, June 11, 2024

9:00 AM

City Hall - Community Wing

City Staff

Lauren Johnston, Acting City Manager

Marcus Duffy, 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.
- In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a reasonable accommodation to participate in any of these proceedings or meeting 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>.
- It is proper meeting etiquette to silence all electronic devices, including cell phones while Council 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

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

C ROLL CALL

D PUBLIC PARTICIPATION

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

- (1) Each speaker shall at the podium, provide their name and may speak for up to 3 minutes.
- (2) The Public may provide comments to the City Council relative to matters not on the agenda at the times indicated in this Agenda. Following any comments from the public,

there may be discussion by the City Council.

(3) When addressing the City Council on specific, enumerated Agenda items, speakers shall:

(a) direct all comments to the Mayor;

(b) make their comments concise and to the point;

(c) not speak more than once on the same subject;

(d) not, by speech or otherwise, delay or interrupt the proceedings or the peace of the City Council;

(e) obey the orders of the Mayor or the City Council; and

(f) not make any irrelevant, impertinent or slanderous comments while addressing the City Council; which pursuant to Council rules, shall be considered disorderly.

(4) Any person who becomes disorderly or who fails to confine his or her comments to the identified subject or business, shall be cautioned by the Mayor and thereafter must conclude his or her remarks on the subject within the remaining designated time limit.

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

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

E PRESENTATIONS

1 PRESENTATION - OVERVIEW OF PROPERTY TAXES (TRIM), REVENUE RESTRICTIONS, AND FINANCING OPTIONS

2 PRESENTATION - RESIDENTIAL SPEED STUDY

3 PRESENTATION - COMPREHENSIVE PLAN WORKSHOP #1: INTERGOVERNMENTAL COORDINATION, PUBLIC SCHOOL FACILITIES, AND PROPERTY RIGHTS

4 PRESENTATION - EXTERIOR COLORS

F PUBLIC PARTICIPATION

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

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

H DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA

I DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA

J ADJOURNMENT

5 AGENDA WORKSHEET AND CALENDAR

City of Palm Coast, Florida Agenda Item

Agenda Date: June 11, 2024

Department FINANCIAL SERVICES Division	Amount Account #
Subject: PRESENTATION - OVERVIEW OF PROPERTY TAXES (TRIM), REVENUE RESTRICTIONS, AND FINANCING OPTIONS	
Presenter: Helena Alves, Director of Finance, and Gwen Ragsdale, Budget & Procurement Manager	
Attachments: 1. Presentation	
Background: City Council adopted the Fiscal Year 2024 Budget on the 20 th day of September 2023, in the amount of \$357,748,234 under Resolution 2023-110. At the April 23, 2024, Special Budget Workshop, City Council was presented with the Year-to-Date Budget results for operating department budgets, for Fiscal Year 2024 October through March. Director of Financial Services, Helena Alves, and Budget & Procurement Manager, Gwen Ragsdale, will be presenting to City Council an overview of the revenue restrictions and the process for adopting the Property Tax (TRIM) rate to prepare for the upcoming Fiscal Year 2025 budget. The City's Financial Advisor Joel Tindal from Hilltop Securities Inc will join the presentation and speak to capital financing options available to the City.	
Recommended Action: FOR PRESENTATION ONLY	

City of Palm Coast, Florida Agenda Item

Agenda Date: June 11, 2024

Department	CONSTRUCTION MANAGEMENT & ENGINEERING	Amount
Division	ENGINEERING	Account #
Subject: PRESENTATION - RESIDENTIAL SPEED STUDY		
Presenter: Carl Cote, Director of Stormwater & Engineering		
Attachments: 1. Presentation		
Background: Council Priority: B. Safe and Reliable Services In January Council directive was to perform a speed limit posting study on the City's residential and Central Business Districts (CBD) roadways. Staff requested an assessment of the completed design for central diversion medians (traffic calming device) at two (2) locations on Florida Park Drive, an all-way stop sign warrant for two (2) intersections along Florida Park Drive, and an all-way stop sign warrant at two (2) intersections along Cimmaron Drive. Staff will present speed limit posting study methodology, findings, and recommendations for Florida Park Drive. and Cimarron Drive.		
Recommended Action: FOR PRESENTATION ONLY		

City of Palm Coast, Florida

Agenda Item

Agenda Date: June 11, 2024

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: PRESENTATION - COMPREHENSIVE PLAN WORKSHOP #1: INTERGOVERNMENTAL COORDINATION, PUBLIC SCHOOL FACILITIES, AND PROPERTY RIGHTS		
Presenter: Ray Tyner, Deputy Chief Development Officer; Kathie Ebaugh, Consultant		
Attachments: 1. Presentation 2. Guiding Principle Icons 3. Chapter 10 – Property Rights Element 4. Chapter 7 – Intergovernmental Coordination Element 5. Chapter 9 – Public School Facilities Element		
Background: Council Priority: Comprehensive Plan Staff will provide a presentation on the update of the Comprehensive Plan. Over the next 3 months, staff will provide the Goals, Objectives, and Policies (GOPs) along with the pertinent Data and Analysis (D&A) for each Element to update the Comprehensive Plan to the planning horizon of 2050. Staff intends to accomplish this update through 3 workshops and a public hearing as follows:		
WORKSHOP/PUBLIC HEARING DATE	ELEMENTS TO BE REVIEWED	
June 11 (Workshop #1)	Intergovernmental Coordination, Public School Facilities, Property Rights	
July 9 (Workshop #2)	Housing, Parks, Conservation, and Infrastructure	
July 23 (Workshop #3)	Future Land Use, Transportation, and Capital Improvements (this meeting immediately follows the business meeting)	
August 20 (Public Hearing)	All Elements	
During each workshop, staff will provide a background and summary of the Goals, Objectives, and Policies (GOPs) for each element. The agenda package includes the complete GOPs to provide each PLDRB member an opportunity to review and make recommendations and changes.		
To provide an opportunity for all stakeholders to comment and provide input on the draft amendments, each element will be made available through Comprehensive Plan’s Social PinPoint web page and face-to-face engagement opportunities.		
<u>Background for June 11 Workshop.</u> As a top priority for the City Council, the City staff has been assigned the task of updating the City’s Comprehensive Plan for the year 2050, focusing on a vision-based approach that includes		

significant and continuous community input. This initiative, known as Imagine 2050, kicked off in October 2023 and has since seen active engagement with approximately 81,000 residents over the past six months. Various channels including a project website, pop-up events, civic group meetings, and social media campaigns have been utilized for community outreach.

Through these engagement efforts, a draft Vision Statement has been formulated, along with nine "Guiding Principles" to steer the creation of the Imagine 2050 Comprehensive Plan's Goals, Objectives, and Policies. These "Guiding Principles" will be prominently featured in the plan and illustrated for applicable Goals and Objectives, to ensure consistency and alignment with the community's vision.

The following Comprehensive Plan Elements will be presented:

Chapter 10 – Property Rights – Background

In 2021, the Florida Legislature required local governments to include a “property rights” element in the Comprehensive Plan. The inclusion of a Property Rights Element in local comprehensive plans serves several purposes:

- **Recognize Constitutionally Protected Rights:** articulates the importance of private property rights and establishes goals, objectives, and policies to safeguard these rights,
- **Balance Public and Private Interests:** strike a balance between the interests of property owners and the broader public interest in land-use planning,
- **Legal Compliance:** helps municipalities comply with state laws and constitutional provisions related to private property rights, and
- **Conflict Resolution:** provides a framework for resolving conflicts and provides for vested right determination and protects legal non-conforming structures and uses.

Policies in this element are intended to:

- Recognize property owners' constitutionally protected rights.
- Consider property rights in local decision making.
- Reference a set of identified rights in decision-making.
- Ensure development rights are protected once vested.
- Safeguard entitled rights of property owners.
- Address changes to development regulations.

Chapter 7 – Intergovernmental Coordination - Background

Its primary aim is to foster seamless coordination among the City, other local government entities, special districts, and State, regional, and Federal agencies. This Element establishes a framework and mechanisms to facilitate efficient coordination among governmental entities in recognition that when local governments collaborate and forge alliances to deliver public services and facilities, the community benefits from increased efficiency and responsive planning tailored to public needs.

The policies in this element direct the City to accomplish the following:

- Appoint representatives for interactions with outside agencies.
- Utilize forums for resolving unresolved issues.
- Initiate regional dispute resolution processes if needed.
- Participate in forums for growth planning and dispute resolution.

- Coordinate efforts with mosquito control for consistent actions.
- Enter interlocal agreements for facility identification and cost allocation.
- Cooperate with neighboring local governments for utility services.
- Work with agencies on air and water quality, pollution control, and conservation.
- Notify neighboring jurisdictions of land use proposals.
- Coordinate comprehensive plans and decision-making processes.
- Participate in policymaking forums for growth planning.
- Address potential impacts through formal and informal procedures.
- Coordinate with adjacent local governments on planning processes and impact assessment
- Coordinate reviews of annexations, plan amendments, and development projects.
- Coordinate with regional bodies and provide detailed information as required by law.
- Coordinate with Education and Health Facilities.
- Recognize and identify potential disputes in development procedures.
- Review and update the Land Development Code (LDC) within one year of Plan adoption.
- Incorporate criteria in development regulations to identify significant impacts and provide mitigation standards.
- Utilize informal dispute resolution processes for resolving disputes with governments or agencies.
- Employ the voluntary regional dispute resolution process (RDRP) for formal disputes if informal methods fail.
- Coordinate city planning activities with neighboring local governments and agencies.
- Establish formal agreements and understandings through interlocal agreements or joint planning area agreements.
- Coordinate implementation of the Plan with countywide, regional, federal, and state planning bodies and regulatory agencies.
- Enter intergovernmental agreements to improve traffic circulation and alternative transportation.
- Coordinate planning activities with FDOT, Flagler County, and Volusia River to Sea TPO.
- Develop transit alternatives and funding sources with the Flagler County Community Transportation Coordinator.
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- Coordinate planning activities with FDOT, Flagler County, and Volusia River to Sea TPO.
- Develop transit alternatives and funding sources with the Flagler County Community Transportation Coordinator.
- Coordinate with public and private sectors to ensure a variety of dwelling units are available.
- Collaborate with Flagler County for affordable housing incentives and fund identification.
- Coordinate with local governments to ensure City's system complements neighboring ones.
- Work with Flagler County to connect greenways and trails with parks and conservation areas.
- Continue cooperation with the School Board for joint-use school/park sites.
- Ensure WSFWP aligns with long-term water supply strategies from SJRWMD.
- Protect potable water and Aquifer Recharge Areas through techniques and partnerships.
- Conduct water supply studies for orderly development and conservation.

- Maintain steady and continuous solid waste collection and disposal services in a cost-effective and efficient manner.
- Coordinate with Volusia County or another entity for solid waste disposal.
- Update and extend interlocal agreement for solid waste collection.
- Ensure a minimum of ten years of solid waste capacity in the interlocal agreement.

Chapter 9 – Public School Facilities – Background

This Element is not a required Element per Florida Statutes. The Element was first adopted into the Comprehensive Plan in 2008 as required by Florida Statutes, at that time. In 2011, Florida Statutes were amended to make school concurrency optional.

This Element is maintained as the guiding document to establish the policies that assist the City, the School District, and other local governments in implementing school concurrency. The element also includes policies to assist the coordination of future school locations, and the potential sharing of facilities to assist each entity in providing services (recreational or educational) to the residents of Flagler County.

The policies in this element direct the City to accomplish the following:

- Coordinate with Flagler County School District and local governments.
- Facilitate discussions on school-related issues and information sharing.
- Implement amendments to the Public School Facilities Element.
- Involve School District Board in development review for better coordination.
- Coordinate land-use and development decisions with public school facilities.
- Consider School District input in development processes.
- Review District Educational Facilities Plan and 5-Year School Board Work Program.
- Ensure consistency with City's Comprehensive Plan.
- Coordinate infrastructure availability.
- Ensure public school facilities serve as educational centers and emergency shelters.
- Harmonize operational capabilities of School District and City.
- Cooperate to conserve public funds and avoid duplicative efforts.
- Cooperate with School District to ensure constitutionally adequate public school facilities.
- Adopt and maintain Level of Service (LOS) standards for public schools.
- Coordinate planning to meet enrollment needs.
- Implement School Concurrency according to State law and Interlocal Agreement.
- Coordinate with School District for efficient use of school capacity.
- Apply School Concurrency to residential uses generating demands for school facilities.
- Ensure compliance with proportionate share mitigation fund payments.
- Ensure acceptable mitigation is obtained proportionate to new residential development's impact on public educational facilities.
- Coordinate with School District to establish mitigation measures during development approvals.
- Prefer specific forms of mitigation and ensure proportionality to development impact.

Recommended Action:
FOR PRESENTATION AND DISCUSSION

City of Palm Coast, Florida Agenda Item

Agenda Date: June 11, 2024

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: PRESENTATION - EXTERIOR COLORS		
Presenter: Tracey Doak, Zoning Supervisor, Barbara Grossman, Code Enforcement Manager, Rick Picatagi, Landscape Architect		
Attachments: 1. Presentation		
Background: In March 2024, City Council requested an overview to the City's code regulating exterior colors, Chapter 13 of the Unified Land Development Code. Staff will provide Council with a presentation of Chapter 13 – Exterior Colors of the Unified Land Development Code.		
Recommended Action: FOR PRESENTATION ONLY		