



City of Palm Coast Minutes City Council Workshop

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

Mayor Michael Norris
Vice Mayor Theresa Pontieri
Council Member Charles Gambaro
Council Member Ty Miller
Council Member Ray Stevens

Tuesday, January 14, 2025

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/@PalmCoastFL>.
- 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

Mayor Norris called the meeting to order at 9:00 a.m.

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

C ROLL CALL

*Deputy City Clerk Alison Palmer called the roll. Vice Mayor Pontieri was absent.
All other members were present.*

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 Norris provided the rules and procedures of public comment.

Kathy Davisson discussed the recently passed short term rental ordinance and the impact on her Airbnb.

Joel Davisson discussed the recently passed short term rental ordinance and requested an exception for his Airbnb.

Robert MacDonald discussed the short-term rental ordinance, Airbnbs as businesses, the 10-person cap, and enforcement issues. Mr. MacDonald asked that the City discuss this further with residents.

Manley Koonts, Florida Park Dr., discussed long standing issues with his property and the case he filed in Palm Coast Connect. Mr. Koonts provided pictures and documents regarding his case that are attached to these minutes. Mr. Koonts also discussed plumbing issues in his house related to outside water lines on his street.

Acting City Manager Lauren Johnston referred Mr. Koonts to Peter Roussell, Deputy Director of Utility and Melissa Hill, Stormwater Citizen Resource & Outreach Coordinator, for assistance with his issues.

Alex Lazarenka, 6 Rockingham Lane, discussed a code violation and wanted to get information about the complaint.

Mayor Norris referred Mr. Lazarenka to Barbara Grossman, Code Enforcement Manager, for assistance.

Council Member Gambaro asked about the timeline for the implementation of the short-term rental ordinance, and enforcement details.

Jason DeLorenzo responded to Council Member Gambaro's questions and informed Council that enforcement should begin March 3.

Ms. Johnston offered to provide an internal briefing to Council on the implementation plan before March 3.

Mayor Norris discussed coordinating with the County to track STRs registered in Palm Coast. The Mayor asked to be apprised of the numbers regularly.

In response to Mr. MacDonald's comments, Ms. Johnston recapped the timeline and process. Mayor Norris reiterated the timeline and process.

E PRESENTATIONS

1 ORDINANCE 2025-XX AMEND AND RESTATE FAIR HOUSING ORDINANCE

Acting City Manager Lauren Johnston provided background for the item.

Jacqueline Gonzalez, Site Development Coordinator I, presented the topic to Council. Topics presented included: background on the Fair Housing Act of 1968, the Community Development Block Grant (CDBG) program, fair housing ordinance updates, and recommendations.

*Public Comment:
There was none.*

Mayor Norris asked about the next steps and historical results for the City. Ms. Gonzalez provided a response.

2 RESOLUTION 2025-XX APPROVING THE AFFORDABLE HOUSING INCENTIVES REPORT 2024 FOR THE STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM

Jacqueline Gonzalez, Site Development Coordinator I, opened the item.

Joe Hegedus, Director of Flagler County Health and Human Services, Devrie Paradowski, Housing Services Program Manager, and Valerie Clymer, Vice Chair for the Flagler County Affordable Housing Advisory Committee presented the item to Council.

Topics presented included: an overview of AHAC's work and recommendations, affordable housing needs in the community, actionable strategies, and recommendations.

City Council and staff held discussion on the following topics: percentage of cost burden, accessory dwelling units (ADU) and the potential conflict with the STR Ordinance, the Comprehensive Plan pertaining to housing stock, timelines, provisions in the Comprehensive Plan, what would work and not work for Palm Coast, who specifically devised the recommendations, City representation during the preparation of the recommendations, AHAC meeting dates, the number of affordable housing units in Palm Coast, and the definition of 'affordable housing.'

Jose Papa, Senior Planner, and Ray Tyner, Deputy Chief Development Officer responded to Council questions.

Council continued discussion on housing studies and data, tiny home communities, minimum square feet, and the process of changing the Land Development Code (LDC).

Ms. Johnston and Mr. Tyner responded to Council questions.

Council Member Miller thanked the group for the study and recommendations, and requested the group return with data.

Public Comment:

Valerie Klymer, Vice Chair of the Flagler County Affordable Housing Advisory Committee, discussed the recommendations, her experience with people not being able to afford a home in the area, and possible solutions.

Mayor Norris requested a meeting with Ms. Klymer to discuss the Live Local Act.

Angela Smith, Flagler Beach, thanked Council Member Miller for his comments, and discussed affordable housing.

Mindy Melendez discussed her buyers and the SHIP program.

Council continued discussion of multi-generational housing, ADUs, and the current code.

Ms. Johnston responded that ADUs and the LDC can be highlighted during the Comp Plan discussion at the January 28 workshop meeting.

3 PRESENTATION - EXTERIOR BUILDING HOUSE COLORS

Acting City Manager Lauren Johnston provided background for the item.

Tracey Doak, Zoning Supervisor, and Barbara Grossman, Code Enforcement Manager, presented the topic to City Council. Topics presented included: recap of current code requirements, how other municipalities/HOA's regulate, options for additional house colors, Planning and Land Development Regulation Board (PLDRB) and Beautification and Environmental Advisory Committee (BEAC) recommendations, and City Council options and direction.

City Council held discussion on the following topics: recommendations to limit the color yellow, additional proposed colors, and LRVs. Council Member Miller discussed being more permissive since this is personal property. and continually revising colors based on trends is onerous.

Public Comment:

Robert MacDonald discussed house colors and code enforcement.

Mindy Melendez discussed code enforcement issues with her navy-blue house and asked that this color be approved.

Council continued discussion of the prohibited colors, complaints, and options.

Council provided consensus to direct staff to draft an Ordinance eliminating all restrictions other than the banned colors.

F PUBLIC PARTICIPATION

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

Robert MacDonald discussed paint colors and code enforcement.

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Council Member Gambaro discussed the NEFRC meeting and coordinating legislative priorities with the County, the County's Vulnerability Assessment, the award for the Comprehensive Plan, inviting Senator Rick Scott to tour the water treatment facilities, and potential Federal funding for the projects.

Council Member Miller discussed the Florida Gators beating Tennessee this past weekend.

Mayor Norris asked Chief Berryhill for an update on Mr. Brooks, a member of the Fire Police, who was injured during a PCFD response to a motor vehicle crash. Chief Berryhill provided information that Mr. Brooks was very badly injured but is improving.

Mayor Norris also discussed coordinating legislative priorities with the County.

H DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA

There were none.

I DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA

Ms. Johnston responded to Council Member Gambaro's comment on the Vulnerability Assessment and commented that it will be presented to Council in February.

Ms Johnston provided several additional updates including: a discussion of the NERFC award, that the new tennis courts were unveiled over the weekend, that

Parks & Recreation Director James Hirst deserves praise for the project, that there is a Townhall on January 27 regarding Utilities, and that there will be presentations on turning lanes and the Palm Harbor Golf Course at the January 28 Workshop.

J ADJOURNMENT

*The meeting was adjourned at 10:52 a.m.
Respectfully submitted by: Alison Palmer,
Deputy City Clerk*

George Frideric Handel

MESSIAH

The Music Ministry of Palm Coast United Methodist Church
is presenting a free* concert open to all

No. 8763

AARON CRANDALL PLUMBING LLC

1519 S DAYTONA AVENUE

FLAGLER BEACH, FL 32136

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josh_acp@att.net

#CFC1425974



NAME

Manley Koonits

DATE

1/09/2025

ADDRESS

126 Florida Park Drive

PHONE NUMBER

904-557-3445

Palm Coast, FL 32137

SOLD BY

CASH

C.O.D.

CHARGE

ON ACCT.

MDSE. RETD.

PAID OUT

DESCRIPTION

AMOUNT

① Evaluate the house main sewer line
* see note below② Repair hall bath toilet with new
Kork flush valve fumbler seal, adjust
fill valve height

③ Replace shut off valve internal parts

④ Repair master Bath toilet with new
Kork flush valve fumbler/cylinder
seal, adjust water fill level

⑤ Replace shut off valve internal parts

* Recommend to have municipal sewer service
check lateral/main for trouble - 50 sheet test
3 times - only minor water siphonage 10 mg after Gust's test

Received by

Manley Koonits

Credit/
Debit
TOTALCheck/
Zelle/ACH
TOTAL

ATTENTION: PAYMENT DUE UPON RECEIPT

Thank You

Attached are photos of the damage done by the city to my yard

The first picture is how our drain looked in the beginning

The second, third and fourth picture is how the drainage ditch looks after the city dug a trench for drainage.

The fifth picture is what we have to do to allow our tree guy to trim our palm trees on the side of the house.

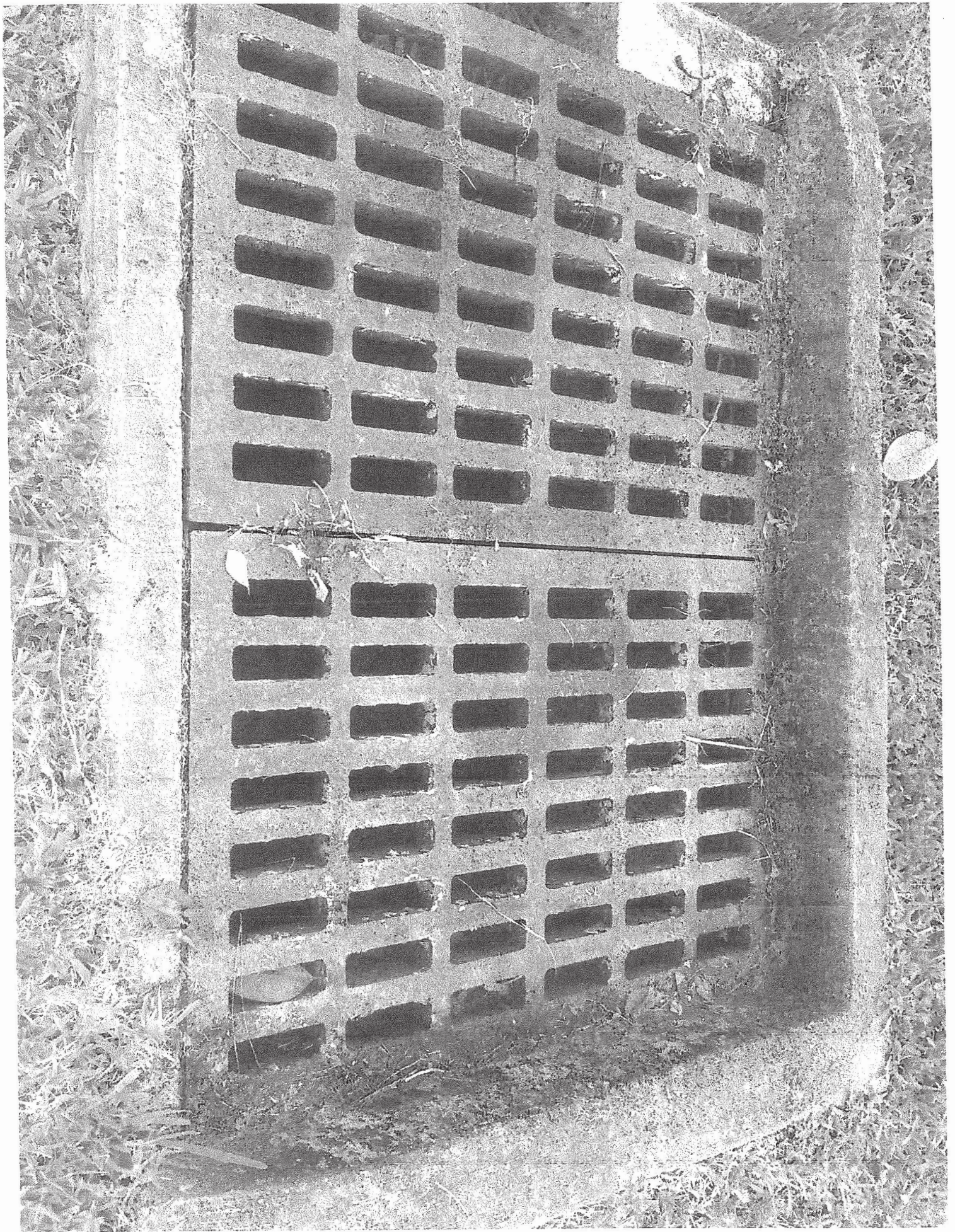
The sixth picture is what the grass looks like and our lawn service person cannot mow it due to the moisture caused by the drainage ditch

The seventh picture is what the drainage looks like often and no one seems to clean it but me

The final three pictures is what our side yard looks like due to heavy duty trucks parking on the grass. Why isn't it repaired by city or someone.

126 FLORIDA PARK DR.

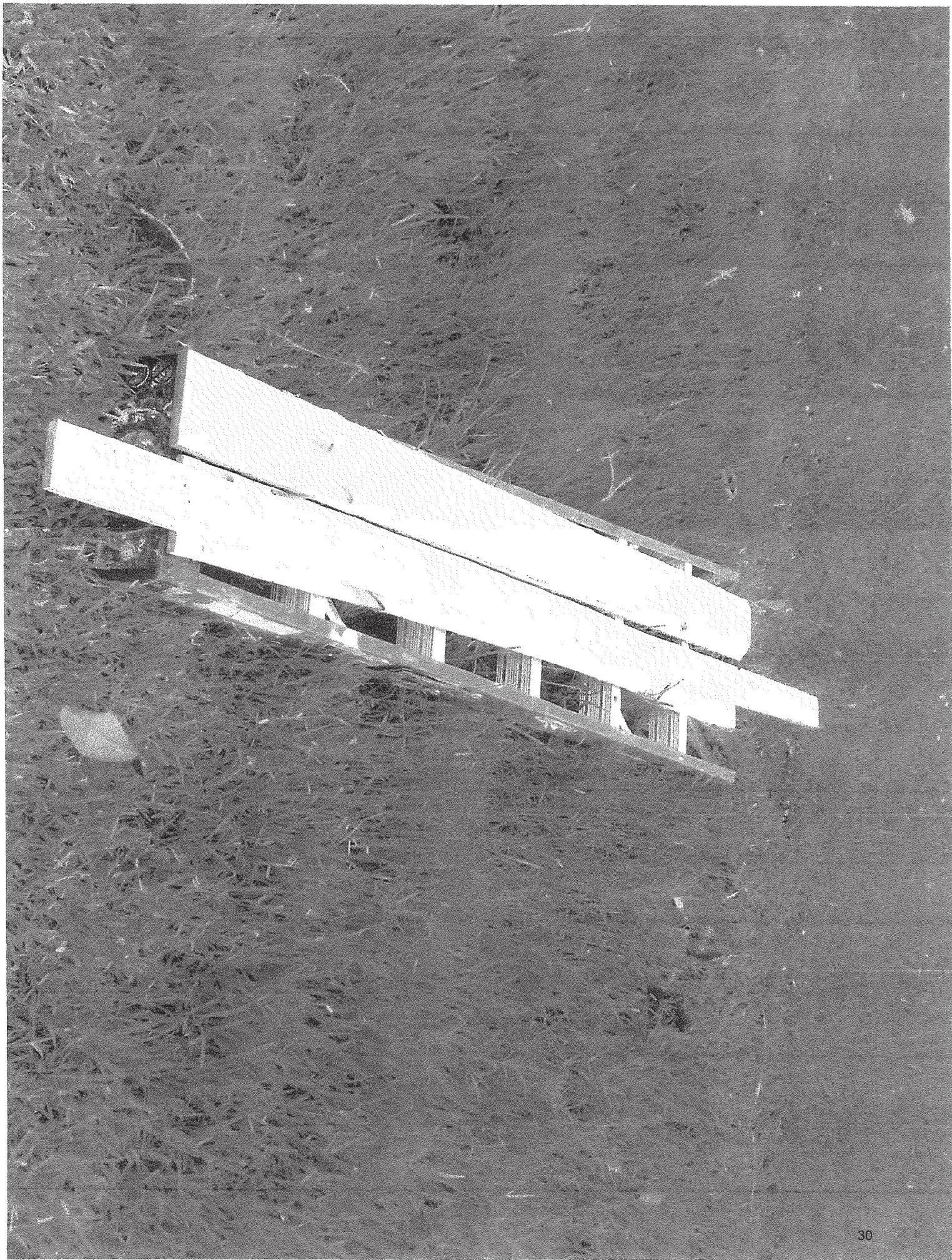
05/2022

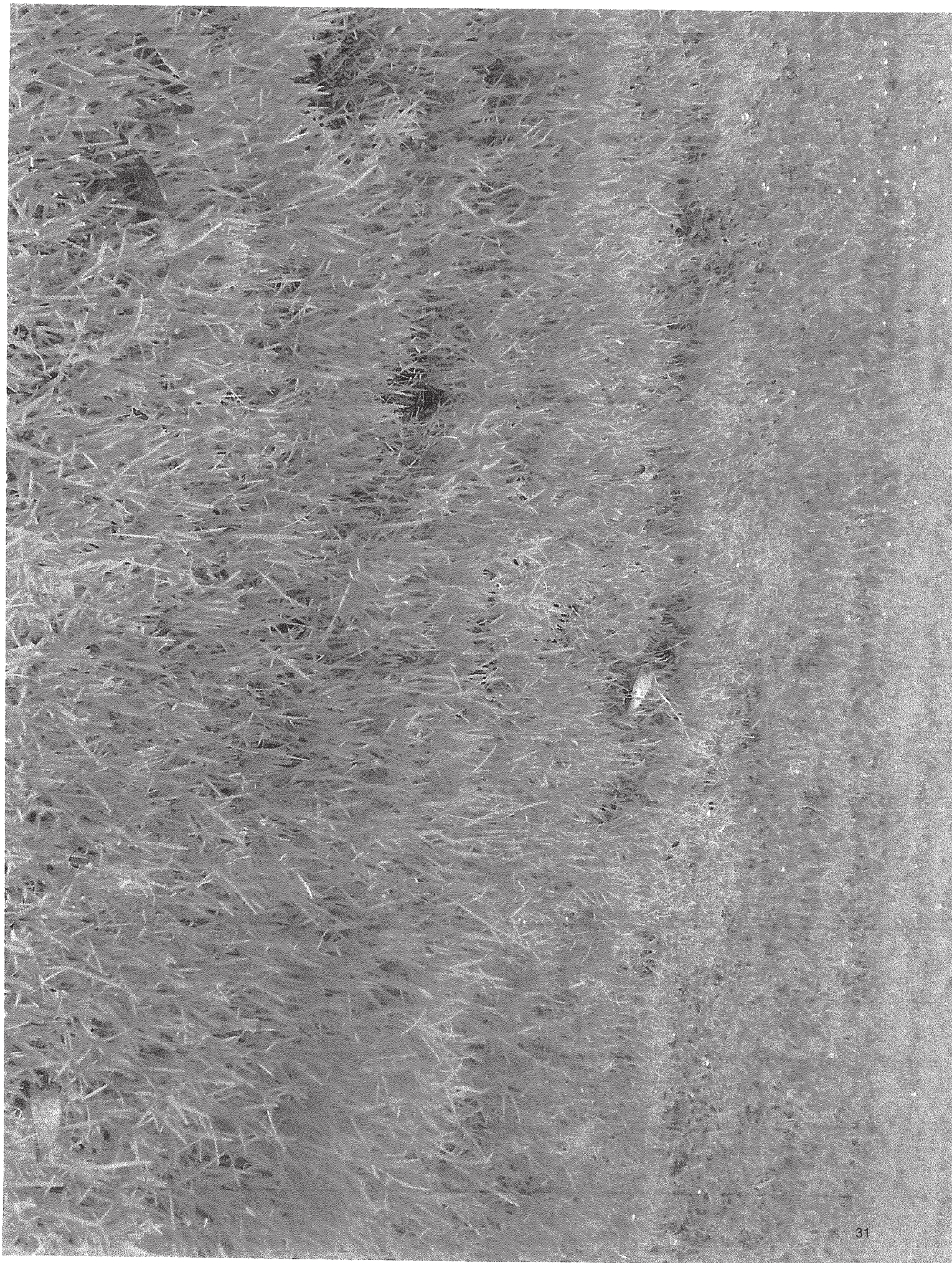


















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City of Austin

Search



Manage your cases all in one location

You can create a case, tracking existing cases, ask a question, upload supporting pictures or documents

Create a case

Menu



New

Assigned to Stormwater

Assigned to Field Technician



Case Number: 00251367

Ditches - Ditch Maintenance - Ditch-Debris Removal

Status: Work is Scheduled

Case Comments

Wednesday, January 08 2025



2:31 PM

Scheduled for Jan and July as per rotation

Tuesday, December 03 2024

Case Details

Name

Manley Koonts

Subject

Phone

Case Number

00251367

Sub Type

Ditches - Ditch Maintenance - Ditch-Debris Removal

Type

Swales / Ditches / Canals / Pipe

Created

10/03/2024 14:51:30

Last Updated

01/08/2025 18:31:12

Description

The ditch on the corner of my road needs serious maintenance done. There are weeds growing which needs to be removed in addition there are a couple trees trying to grow. It needs to be maintained on a regular basis. It is causing the water to not run off and I believe there needs to be mowing done also. The problem is it is taking away from our house and the smell when going outside is like an outhouse. We have complained about this before as well as someone registering a complaint with the city. I am not getting into the ditch with the stagnant water in order to clean it. We would appreciate attention to this matter as quickly as possible. Thanks, Manley Koonts

Closing Notes

Ditch Crew

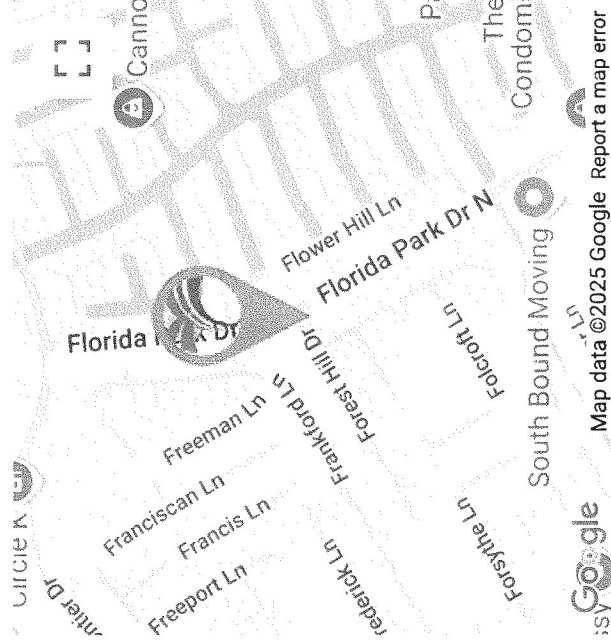
Status

Work is Scheduled

Closed

Location

126 Florida Park Dr N



126 FLORIDA PARK DR

CASE #00251367

386-986-2360

01/13/2025





