



City of Palm Coast Minutes City Council Business

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 David Sullivan

Tuesday, October 21, 2025

9:00 AM

**City Hall - Jon Netts
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.
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- 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.

NOTICE: This meeting is being live streamed on the City of Palm Coast YouTube channel and audio recorded for public record and transparency.

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

City Clerk Kaley Cook called the roll. All 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) This agenda item has a thirty (30) minute limit.
- (2) Each speaker shall at the podium, provide their name and may speak for up to 3 minutes.
- (3) 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.
- (4) Public speakers may address their comments to the Council as a whole, the Mayor, or to an individual Council Member
- (5) When addressing the City Council on specific, enumerated Agenda items, speakers shall:
 - (a) make their comments concise and to the point;
 - (b) not speak more than once on the same subject;
 - (c) not, by speech or otherwise, delay or interrupt the proceedings or the peace of the City Council;
 - (d) obey the orders of the Mayor or the City Council; and
 - (e) not make any irrelevant, impertinent or slanderous comments while addressing the City Council; which pursuant to Council rules, shall be considered disorderly.
- (6) 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 procedure of public comment.

Chantel Preuninger discussed water, water treatment plants and capability, and caution of how the money is used.

Ms. Johnston invited Ms. Preuninger to tour the water facilities and shared about the considerations of the utilities.

Mayor Norris replied to public comment to discuss Environmental Protection Agency (EPA) approvals that would be required to use the processes described.

Council Member Miller described the process of aquifer recharge.

E. PROCLAMATIONS

1. PROCLAMATION - OCTOBER 20-24, 2025, AS NATIONAL MEDICAL ASSISTANTS RECOGNITION WEEK

The proclamation was read and presented to Lauren Ramirez, Owner & CEO of Salus Medical Training.

Ms. Ramirez introduced Kaylee Ardon, Registered Medical Assistant, and shared comments.

2. PROCLAMATION - OCTOBER 23-31, 2025, AS RED RIBBON WEEK

3. PROCLAMATION - OCTOBER 2025 AS CAREERS IN CONSTRUCTION MONTH

The proclamation was read and presented to members of the Flagler County building community.

Annamaria Long, Executive Officer of the Flagler County Home Builders Association, shared comments and thanks.

4. PROCLAMATION - OCTOBER 2025 AS DOWN SYNDROME AWARENESS MONTH

The proclamation was read and presented to the Fun Coast Down Syndrome Association.

Krissy Wilson, Board Member of the Fun Coast Down Syndrome Association, shared comments and thanks.

F. MINUTES

**5. MINUTES OF THE CITY COUNCIL:
OCTOBER 7, 2025, BUSINESS MEETING
OCTOBER 14, 2025, WORKSHOP MEETING**

Pass

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

Approved - 5 - Council Member Ty Miller, Council Member Charles Gambaro, Council Member David Sullivan, Vice Mayor Theresa Pontieri, Mayor Michael Norris

G. ORDINANCES FIRST READ

6. ORDINANCE 2025-XX CHAPTER 44, TRAFFIC AND VEHICLES, ARTICLE II, STOPPING, STANDING, AND PARKING, BY AMENDING SUBSECTION 44-34(C) PARKING AND STORAGE OF VEHICLES GENERALLY, OF THE CITY CODE OF ORDINANCES

Mayor Norris read the title into the record.

Ms. Johnston provided a background of the item and that the ordinance has been updated per Council's direction from the workshop meeting.

Ms. Grossman and Attorney Duffy highlighted the changes to the Ordinance.

City Council held brief discussion on the topic.

Vice Mayor Pontieri recommended moving the definition of attachment in section 1, subsection b, to a more appropriate area within the ordinance, highlighted that this is 1 vehicle per residence, and discussed the restrictions still in place.

Mayor Norris recommended adding an additional description of vehicles rated 26,000 pounds or less and discussed hotshot trailering.

Council Member Sullivan encouraged putting the commercial vehicles in a garage, and stated that this would change the nature of the community, which he was not ready to do.

Council Member Gambaro discussed vehicles parked in short-term rentals and shared concern.

Vice Mayor Pontieri asked for a 6 month check in from code enforcement to determine potential negative impact and increased code enforcement efforts from the Ordinance.

Mayor Norris asked for social media postings to highlight the changes.

Motion made to be approved as amended on first reading by Vice Mayor Pontieri and seconded by Council Member Miller with the change to section 1, and to include a weight limit of 26,000 pounds or less

Public comment:

Brad (no last name provided), discussed his history being on call and the issues in Palm Coast, laws changed by Governor DeSantis in HOA communities, shared support for the Ordinance, suggested providing citations rather than code board hearings, and requested that Council reconsider adding bucket trucks.

Elizabeth Tuxela stated that her son is moving to Daytona because of the Ordinance, discussed code violations, higher taxes and lower pay compared to where she used to live, and thought that there should be compromise.

Ms. Grossman provided the information that has been shared with the resident this week.

Tony Amaral, asked about duplexes, shared concern for 26,000-pound rating, and asked how Code enforcement will be able to differentiate between vehicles.

City Council held discussion on duplexes and the allowable limit per the Ordinance and provided clarification on the request for a 6-month code enforcement check in.

Pass

Approved - 3 - Council Member Ty Miller, Vice Mayor Theresa Pontieri, Mayor Michael Norris

Denied - 2 - Council Member Charles Gambaro, Council Member David Sullivan

7. ORDINANCE 2025-XX AMENDING CHAPTER 50 WATERWAYS, SECTION 50-31 DEFINITIONS AND CREATING A NEW SECTION 50-33 ANCHORING

Mayor Norris read the title into the record.

Ms. Johnston provided a brief background of the item.

*Public Comment:
There were none.*

Pass

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

Approved - 5 - Council Member Ty Miller, Council Member Charles Gambaro, Council Member David Sullivan, Vice Mayor Theresa Pontieri, Mayor Michael Norris

8. ORDINANCE 2025-XX FUTURE LAND USE MAP (FLUM) AMENDMENT FOR 38.8+/- ACRES FROM FLAGLER COUNTY COMMERCIAL: HIGH INTENSITY AND RESIDENTIAL: HIGH DENSITY TO CITY OF PALM COAST MIXED-USE

Mayor Norris read the title into the record.

Ms. Johnston provided a background of the item.

Jose Papa, Senior Planner, presented items 8 and 9 together. Topics presented included: background, aerial, FLUM existing versus proposed, zoning map districts, public notice and participation, maximum density/intensity, environmental impact analysis, land use consistency analysis, comprehensive plan consistency, findings summary, Land Development Code criteria, and Planning and Land Development Regulation Board recommendation.

City Council held discussion on the following topics: other FLUM categories, maximum potential development, how much of the acreage is actually buildable, entitlements, traffic limiting policy and concerns for traffic, request for traffic by the second reading, the status of Airport Commons annexation, trip comparison summaries, acceleration lanes, thanks to staff for the detailed presentation, thanks to Mr. Livingston for the information provided, concern for secondary access, and traffic impacts.

Mr. Papa and Mr. Nguyen provided a response to Council questions.

Jay Livingston, on behalf of the applicant, responded to the comments and questions of the City Council on the following topics: a submitted traffic impact analysis, future land use planning, timeline of reviews, and turn lanes.

Attorney Duffy called for any ex parte communications regarding the zoning map amendment. Vice Mayor Pontieri disclosed ex parte communication that would not affect her decision-making.

Public comment:
There were none.

Pass

Motion made to approve by Council Member Gambaro and seconded by Council Member Sullivan

Approved - 5 - Council Member Ty Miller, Council Member Charles Gambaro, Council Member David Sullivan, Vice Mayor Theresa Pontieri, Mayor Michael Norris

- 9. ORDINANCE 2025-XX ZONING MAP AMENDMENT FOR 38.8+/- ACRES FROM FLAGLER COUNTY GENERAL COMMERCIAL (C-2) AND MULTI-FAMILY RESIDENTIAL (R-3B) TO CITY OF PALM COAST GENERAL COMMERCIAL (COM-2)**

Mayor Norris read the title into the record.

City Council held discussion on the proper handling of SR 100 with the increased commercial development, the site plan, and request for economic data.

Public comment:
There were none.

Pass

Motion made to approve by Council Member Miller and seconded by Council Member Sullivan

Approved - 5 - Council Member Ty Miller, Council Member Charles Gambaro, Council Member David Sullivan, Vice Mayor Theresa Pontieri, Mayor Michael Norris

H. RESOLUTIONS

- 10. RESOLUTION 2025-176 APPROVAL OF A GUARANTEED MAXIMUM PRICE CONTRACT AMENDMENT AND A PROJECT CONTINGENCY FOR PHASE 1B FUEL DEPOT FOR THE MAINTENANCE OPERATION CENTER PROJECT**

Mayor Norris read the title into the record.

Ms. Johnston provided a background of the item.

Eric Gebo, Architect III, presented the topic to Council. Topics presented included: strategic action plan, project construction phases, timeline, funding and Council actions.

City Council held discussion on the following topics: clarification of fuel depot, contract language related to mileage expenses, concerns and recommendations

for contract language, and clarification on what information Council would like to see in the future.

Public comment:

Tony Amaral shared confusion with an attachment to the item.

Mr. Cote shared details of the project.

Vice Mayor Pontieri shared concerns and wanted to review the original contract to ensure that no other details of the original contract have changed.

Mr. Cote replied that there are no contract changes, that it is a change to cost and scope of work.

City Council held discussion on the procedure for a potential rehearing of the item or tabling the item.

Ms. Johnston discussed the history of the item and the similar process that we process followed for the Southern Recreation Center and City Hall.

Pass

Motion made to approve by Council Member Gambaro and seconded by Council Member Sullivan

Approved - 5 - Council Member Ty Miller, Council Member Charles Gambaro, Council Member David Sullivan, Vice Mayor Theresa Pontieri, Mayor Michael Norris

11. RESOLUTION 2025-178 APPROVING A CONSTRUCTION CONTRACT, A WORK ORDER FOR CEI SERVICES, AND A PROJECT CONTINGENCY FOR THE WATERFRONT PARK PHASE II PROJECT

Mayor Norris read the title into the record.

Ms. Johnston provided a brief background of the item.

Eric Gebo, Architect III, and James Hirst, Director of Parks & Recreation, presented the topic to Council. Topics presented included: FIND support, Waterfront Park Phasing Plan, phase 2, timeline, and Council actions.

City Council held discussion on the following topics: need for parking and increased use of the park.

Pass

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

Approved - 5 - Council Member Ty Miller, Council Member Charles Gambaro, Council Member David Sullivan, Vice Mayor Theresa Pontieri, Mayor Michael Norris

I. DISCUSSION

12. PROPOSED CONFIDENTIAL SETTLEMENT AGREEMENT

Attorney Duffy shared details of the item and the procedure for the item.

Pass

Motion made to approve by Council Member Miller and seconded by Council Member Sullivan to approve the confidential settlement agreement and authorize the City Manager to sign the agreement

Approved - 5 - Council Member Ty Miller, Council Member Charles Gambaro, Council Member David Sullivan, Vice Mayor Theresa Pontieri, Mayor Michael Norris

J. CONSENT

City Council held discussion on items 19 and 22. Vice Mayor Pontieri asked for consensus to tighten parameters next year for item 22. City Council provided unanimous consensus.

Various City staff members provided a response to Council questions.

*Public comment:
There were none.*

- 13. RESOLUTION 2025-170 APPROVING AN AGREEMENT BETWEEN THE STATE OF FLORIDA AND THE CITY OF PALM COAST RELATED TO GRANT AWARD FROM THE DECONTAMINATION EQUIPMENT GRANT PROGRAM**
- 14. RESOLUTION 2025-169 APPROVING PIGGYBACKING THE SOURCEWELL CONTRACT WITH STAPLES CONTRACT & COMMERCIAL, LLC FOR THE PURCHASE OF OFFICE SUPPLIES**
- 15. RESOLUTION 2025-125 APPROVING A MASTER SERVICES AGREEMENT WITH ODYSSEY MANUFACTURING COMPANY TO PROVIDE AND INSTALL NEW ODOR CONTROL UNIT FOR PUMP STATION 13-1**
- 16. RESOLUTION 2025-179 APPROVING THE COST OF ADDITIONAL EQUIPMENT FOR THE WASTEWATER TREATMENT PLANT 1 SCREW PRESS**
- 17. RESOLUTION 2025-177 APPROVING A MASTER SERVICE AGREEMENT WITH EUROFINS ENVIRONMENT TESTING SOUTHEAST, LLC FOR LABORATORY ANALYSIS SERVICES**
- 18. RESOLUTION 2025-175 APPROVING PIGGYBACKING THE SOURCEWELL STATE OF MINNESOTA CONTRACT #112624 WITH WESCO TURF**
- 19. RESOLUTION 2025-172 APPROVING CONSTRUCTION CONTRACTS FOR THE TRENCHLESS PIPE REHABILITATION PROJECT**

20. **RESOLUTION 2025-173 APPROVING TWO WORK ORDERS WITH TAYLOR ENGINEERING FOR PHASE III OF THE SALTWATER CANAL DREDGING PROJECT**
21. **RESOLUTION 2025-174 APPROVING ADDITIONAL DESIGN EXPENSES FOR THE PALM COAST STREETLIGHT PROJECT**
22. **RESOLUTION 2025-180 APPROVING THE CULTURAL ART GRANTS FOR THE FISCAL YEAR 2025-2026**

Pass

Motion made to approve by Council Member Gambaro and seconded by Council Member Sullivan

Approved - 5 - Council Member Ty Miller, Council Member Charles Gambaro, Council Member David Sullivan, Vice Mayor Theresa Pontieri, Mayor Michael Norris

K. PUBLIC PARTICIPATION

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

Tony Amaral asked about the confidential settlement agreement and where the money will be returned to, prior Council discussion on reducing speed limits, and the issue being those who break the speed limits.

Mark Webb failed to see the value in the Ordinances that are unenforceable.

Mayor Norris asked where the settlement funds will go.

Ms. Johnston shared that it would be available once the case is final.

Council Member Miller discussed TPO executive committee vacancies, his nomination to the committee, and upcoming meetings and provided sports updates.

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

Vice Mayor Pontieri shared thanks to everyone in attendance for the proclamations, discussed the quarterly TDC meeting and shared updates, and discussed lack of field space and lights.

Council Member Sullivan highlighted Florida League of Cities week.

Mayor Norris discussed the recently approved ordinance for e-bikes, shared his recent experience, and encouragement to parents to police their children.

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

Attorney Duffy shared that he will be requesting a shade meeting regarding litigation with the Flagler Home Builders Association, and the attendees will

include the members of the City Council, the City Manager, Attorney Duffy, and Attorney Blocker.

23. DISCUSSION - ORDINANCE 2025-18

Mayor Norris asked for the Ordinance to be shared on social media for parents.

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

Ms. Johnston sought direction from the Council on interview format and if the Council would like a presentation.

Council provided unanimous direction to have the candidates provide a presentation that expands on the white papers they submitted.

Council Member Sullivan shared the need for Council to be notified if any candidate withdraws.

24. REPORTING OF EMERGENCY AND SOLE SOURCE FOR SEPTEMBER 2025

O. ADJOURNMENT

The meeting was adjourned at 12:00 p.m.

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