



# City of Palm Coast Minutes City Council Workshop

City Hall  
160 Lake Avenue  
Palm Coast, FL 32164  
[www.palmcoastgov.com](http://www.palmcoastgov.com)

**Mayor Michael Norris**  
**Vice Mayor Theresa Pontieri**  
**Council Member Charles Gambaro**  
**Council Member Ty Miller**  
**Council Member David Sullivan**

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**Tuesday, October 14, 2025**

**6:00 PM**

**City Hall - Jon Netts  
Community Wing**

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## 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.

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 6:00 p.m.*

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

## **C ROLL CALL**

*Deputy City Clerk Alison Palmer called the roll. All members were present with Council Member Gambaro appearing virtually.*

## **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 procedures of public participation.*

*Council Member Sullivan discussed the 250<sup>th</sup> anniversary of the Navy occurring on 10/13/2025.*

*Public participation opened at 6:02 p.m.*

*Chantal Preuninger discussed cell towers and asked Council to stop expensive studies.*

*Howard Holley, CEO and publisher of Touchpoint Innovative Solutions, discussed interviews he conducted recently with Council Members and County Commissioners, shared his conclusions, and discussed Leon County's Office of Economic Vitality and suggested that Flagler County model.*

*John Ferrara discussed a water line break at his dock and the bill he received for water and sewer usage.*

*Cathy Saris asked for another animal shelter, discussed the contract with the Flagler Humane Society, and animal welfare.*

*Bruce Stone discussed the water rates, water quality, swales, and utility bills.*

*Caroline Johnston, SMART Animal Rescue, discussed the Flagler Humane Society contract and that SMART does not bring animals to the shelter.*

*Wendy Tremarche discussed the Flagler County Humane Society and animal welfare.*

*Mark Webb discussed prior meetings, budgeting, and the ebike ordinance.*

*Victoria Emch discussed trespassing within gated communities and provided documents to Council which are attached to these minutes.*

*Public participation closed at 6:27 p.m.*

*Ms. Johnston responded to public comment regarding cell towers, development of an economic task force, metering and water bills, the animal shelter, and trespassing in gated communities.*

*Council gave unanimous consensus to expand the scope of ongoing meetings with the county administrator to emphasize economic development.*

*Council Member Miller responded to public comment regarding CDDs, the budget, and animal services.*

*Vice Mayor Pontieri responded to public comment regarding the animal shelter, stated that she is the liaison to the Flagler Humane Society Board, and the ebike ordinance and asked to discuss the changes made to the ordinance at the October 21 Business meeting.*

*City Attorney Duffy and Council discussed the changes made to the ebike ordinance.*

*Council gave unanimous consensus to bring the ordinance back to the October 21 Business meeting for review.*

*Council Member Sullivan responded to public comment regarding regulations in CDDs and gated communities.*

## **E PRESENTATIONS**

### **1 RESOLUTION 2025-XX APPROVING THE CULTURAL ART GRANTS FOR THE FISCAL YEAR 2025-2026**

*Ms. Johnston provided a background of the item.*

*Nancy Crouch and Julia Truillo of FC3 presented the item to Council.*

*Topics presented included: a review of FC3, scoring criteria, grant process improvements, the grant recipients and awards, and next steps.*

*Ms. Crouch and Ms. Truillo provided a response to Council questions.*

*Public comment:*

*Chantal Preuninger spoke against the City giving away money it doesn't have and thinks the groups should be self-funded.*

*Council responded to public comment and continued discussion of the item.*

## **2 PRESENTATION - RESULTS OF BACKYARD CHICKENS PILOT PROGRAM**

*Ms. Johnston provided a background of the item.*

*Barbara Grossman, Code Enforcement Manager, and Heather Priestap, Animal Control Officer, presented the item to Council.*

*Topics presented included: description of the pilot program, the number of applicants, applicant challenges, approved coops, compliance, and options.*

*Ms. Grossman and Ms. Priestap provided a response to Council questions.*

*Council held discussion on the following additional topics: extending the pilot program, complaints, whether to move forward with the ordinance, manhours spent on the program, and the process.*

*Council gave 4-1 consensus to continue the pilot program for two months, increase to 100 permits, move forward with drafting the ordinance, and bring back the item in December.*

*Council Member Gambaro suggested extending the pilot program for six months and did not go along with the consensus.*

*Public comment:*

*Chantal Preuninger discussed the participation rate and that the program is invasive.*

*Ashley Dizarrío discussed the pilot program, and her experiences with the program and with code enforcement.*

*Travis (no last name provided) discussed current laws that already address noise and animal welfare concerns.*

*Nathan Phelps shared comments from social media, regulations for renters, and terms of the pilot program.*

*Mark Webb discussed his observations, code enforcement, complaints, and educating new residents.*

*Council responded to public comment and continued discussion of the item.*

### **3 PRESENTATION - TRAFFIC CALMING PLAN**

*Ms. Johnston provided a background of the item.*

*Vineesh Crawford, Traffic Engineer I, and Scott Kehoe, Traffic Engineer III, presented the item to Council.*

*Topics presented included: background, citywide residential speed limit study, the traffic calming application process, the engagement process, how other agencies collect data, limits of impacted areas, and options.*

*Council held discussion on the following additional topics: signage, prior speed studies, and state statute on posting speed limits.*

*Carl Cote, Director of Stormwater and Engineering, and Mr. Kehoe provided a response to Council questions.*

*Council provided direction to select option 2 for impacted areas and option 3 mail-in for household engagement.*

*Public comment:*

*Chantal Preuninger suggested Council skip the survey and described driving in her neighborhood.*

*Mark Webb shared that he does not think 30 miles per hour is a safe speed in neighborhoods, discussed new signs, enforcement, and advised 20 miles per hour.*

*Steve Carr shared that he has a problem with 70% because the risk is still there, and discussed traffic on Florida Park Dr.*

*Council responded to public comment, continued discussion of the item and gave consensus to issue an RFP/construction bid for sign costs.*

### **4 DISCUSSION - CITY MANAGER SEARCH**

*Renina Fuller, Director of Human Resources, introduced the item.*

*Council Member Sullivan proposed submitting a maximum of three names, provided a master scoring sheet for tabulation, and suggested submitting the names 'silently' so that they would not influence the others' votes.*

*Ms. Fuller provided scoring sheets for Council.*

*Mayor Norris proposed listing the top three candidates in order.*

*Council Member Gambaro discussed information from the candidates' social media checks.*

*Council held discussion of the candidates and the voting process.*

*Council concurred to rank their top three candidates in order.*

*Council completed voting sheets with their top three ranked candidates, and continued discussion of the scoring process.*

*The results were:*

*Norman West 2-0-0  
David Fraser 1-4-0  
Carl Geffkin 1-1-1  
Michael McGlothlin 1-0-2  
Thomas Thomas 0-0-0  
Anthony Schembri 0-0-2*

*Council continued discussion of the scoring process and the candidates.*

*Council gave 4-1 consensus to interview David Fraser and Michael McGlothlin. Council Member Gambaro did not go along with the consensus and wanted to include Norman West in the interviews.*

*Council gave further consensus to cap the salary at 250K and to conduct interviews in the same format as the prior city manager search with the final interviews to be conducted at the November 13 workshop.*

*Public comment:*

*Denise Henry shared that she does not have enough information and would rather have a local person.*

## **F PUBLIC PARTICIPATION**

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

*Public participation opened at 9:16 p.m.*

*Chantal Preuninger discussed affordable housing and parking on swales.*

*Jeremy Davis thanked Ms Johnston and Vice Mayor Pontieri for saying hello at the Pink Army 5K run, and discussed flooding issues at his property and property rights.*

*Steve Carr thanked the City for traffic calming measures.*

*Public participation closed at 9:21 p.m.*

*Council discussed public comment regarding parking in the swales and infill lot issues.*

## **G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA**

*Council Member Miller discussed water availability and provided a sports update.*

*Council Member Sullivan shared information on the service for Jorge and Nancy Salinas on Thursday at the Santa Maria Del Mar Catholic Church and the interment at Jacksonville National Cemetery on Friday.*

**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**

*There were none.*

**J ADJOURNMENT**

*The meeting was adjourned at 9:25 p.m.*

*Respectfully submitted by: Alison Palmer  
Deputy City Clerk*

Victoria Emch  
15 Sandpiper CT  
Palm Coast, FL 32137  
Grand Haven

**Date:** October 14, 2025

**To:**

The Honorable Mayor Mike Norris  
and Members of the Palm Coast City Council  
Vice Mayor Theresa Carli Pontieri  
Mr. Ty Miller  
David Sullivan  
Charles Gambaro Jr.

**Subject:** Request for Ordinance to Support Enforcement of Trespassing  
Laws within Gated Communities and CDD's

Dear Mayor Norris and Members of the City Council,

I respectfully request your consideration in adopting an ordinance that strengthens the enforcement of trespassing laws within gated communities governed by communities governed by Community Development Districts (CDDs). Our CDD functions as a local governing body with rules and responsibilities designed to protect residents' safety, property and privacy. However, ongoing trespassing issues—especially around ~~shark~~<sup>shared</sup> ponds and lakes—have become an escalating problem that current enforcement measures fail to address adequately.

I live on a large pond within Grand Haven Community. Despite multiple "NO Trespassing" sign clearly displayed on my property, individuals continue to walk through my back yard to fish or walk their dog. In many areas, my lanai is only 3 to 5 ft from the waters edge, leaving virtually no space between my private property and the pond. For the past 2 years, my privacy and peace of mind have been repeatedly disrupted by trespassers who ignore posted warnings.



Recently, my 65-year old neighbor who is a recent cancer survivor, was forced into a confrontation with 2 individuals who trespassed thru my property with "No Trespassing" signs onto his property. Though he acted lawfully and his arrest was dismissed. The individuals did not live in Grand Haven. The situation highlights just how serious and unsafe these recurring violations have become. Following numerous complaints from residents, the CDD ultimately decided to **close the pond to fishing altogether**, allowing only those homeowners whose property borders the pond to fish altogether, allowing only those homeowners whose property borders the pond to fish within their own yards.

To enforce this rule, the CDD installed new signage stating.

"No Trespassing-  
F.S. 810—Violators will be prosecuted"

another sign where houses begin:

"No Fishing behind Residential Houses"

Despite these clear warnings, trespassing continues. In a recent incident, in one recent incident, your individuals arrived by car and began fishing right where the signs are. I contacted the Sheriff's Office immediately. When the deputy arrived, he spoke with the indigo's, had them leave, and then informed that **he could not take any enforcement action unless a CDD representative was present**. I pointed out the signs citing **Florida Statute 810**. No Fishing and asked whether he checked for fishing licensees or issued any warning papers. His response was the same: *"I can't do anything"*.

It is mind-boggling that even with multiple signs referencing state law, homeowners have no practical recourse unless a CDD official happens to be on site at the moment of the violation. I have been told by Sheriff deputies its a cat and mouse game to get the trespassers. Now here they were and **nothing** gets done!! This leaves residents vulnerable and sends the wrong message—that trespassers can ignore posted laws without consequence.

The way things stand, the trespassers are effectively "winning". If this situation continues, property owners within CDD's will remain powerless to protect their own homes and families. "My house is my castle". Homeowners should be allowed to invoke the protections of Florida Statute 810, which makes it unlawful to enter or remain on property after receiving notice against entering specially with no trespassing signs posted. When residents have **video or photographic evidence** of violations and clearly demonstrate that commands to leave were ignored, they should be able to file a trespassing report directly and seek prosecution. There would be less police calls, people would think twice before trespassing.

Therefore, I respectfully urge the City to adopt an ordinance that would:

1. Affirm and enforce the authority of CDD's and gated communities to regulate access and protect private and unlimited-use areas.
2. Enable homeowners to act under Florida Statute 810, with or without a CDD representative present, when trespassing occurs on their property or posted areas.
3. Support local law enforcement action in cases where signs are properly posted in accordance with state law.
4. Enhance penalties and enforcement procedures for repeat offenders who disregard posted restrictions.

My goal is not to deny public access unfairly, but to ensure that property rights are respected and that residents can feel safe on their own land. Without stronger enforcement mechanisms, these ~~incidents~~ <sup>incidents</sup> will only continue and escalate.

I appreciate your time and consideration of this matter. I would be happy to discuss this further with you and provide documentation and video evidence of these ongoing violations.

Respectfully submitted,

*Victoria Emch*  
Victoria Emch

386-359-7005