



City of Palm Coast Minutes City Council Special 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

Friday, March 7, 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.
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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.

A CALL TO ORDER

Mayor Norris called the meeting to order at 9:02 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.

There were none.

E PRESENTATIONS

1 DISCUSSION – PROPOSED 2050 COMPREHENSIVE PLAN

Mayor Norris opened the item and held discussion on the timeframe of the meeting today and scheduled Council obligations.

Jose Papa, Senior Planner, and Ray Tyner, Deputy Chief Development Officer, presented the Housing Element of the transmitted 2050 Comprehensive Plan and the Master Planned Mixed-Use Land Designations within the transmitted 2050 Comprehensive Plan.

City Council held lengthy discussion on the following topics: acreage of presented elements, difference between maps and the designations, County land designations, requirements to change land use designation, a landowners ability to develop under the County's land use designation, proposed changes, support for MPMU, discomfort with automatically going with MPMU and consistency to the comprehensive plan, recommendation to stick with the map as-is, discussion on changes that would satisfy the concerns, Vice Mayor Pontieri's recommendation to not adopt the proposed maps, discussion on the current DRI and obligations of the landowner, being specific in the zoning,

consistency of use issues, questions on DRIs and ability of a developer to apply to abandon a DRI, concerns with terms for commercial and residential, lands set aside for recreation and open space and allowing them to be commercial in nature, concern for the requirements for employment centers, Live Local land conversion, industrial space and commercial to more closely match the DRI and staff recommendations, discussion on one MPD versus a series of small MPDs, procedure to take substantial changes to the Planning & Land Development Regulation Board, recognizing increased building in 2023, decrease in households 25 years or younger, removal of the additional dwelling unit policy, reviewing LDC for design and construction ways to make homes more affordable, helping achieve homeownership through review of the LDC, definition of "missing middle," recommendation to remove the accessory dwelling unit language, annexation of property near BJs and owning the development of the westward expansion, and thanks to staff for their efforts.

Ms. Johnston summarized the requested changes to include: consensus to go with the 2035 map, language for open space and MPMU, removing "such uses may be commercial in nature," policy 1.7.2.2 expanding the minimum square feet of the employment centers, adding "industrial usage shall compose a minimum of 50%," remove 3.1.1.6 A, B, and C, in the housing element, and schedule a date for the changes to be reviewed by the Planning & Land Development Regulation Board.

Mr. Kennedy, with the City's attorney firm, Mr. Papa, Mr. Tyner, and Ms. Johnston provided responses and information to Council comments and questions.

F PUBLIC PARTICIPATION

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

There were none.

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Council Member Gambaro thanked the Council for their support of the baby box at Fire Station 25, shared about a check presentation for installation at noon today, and thanked Council for their professionalism.

Council Member Miller shared about Florida Gator sports items.

Vice Mayor Pontieri thanked Council for their discussion and collaboration.

Mayor Norris was grateful for the extra meeting to sit and discuss things. Mayor Norris discussed the recent Council consideration of a Utility rate increase, felt that the City is at an inflection point, that residents are paying for a lot of mistakes from the past.

Mayor Norris held discussion with Ms. Johnston and Mr. DeLorenzo on the debt incurred when taking over the utilities, the number of housing units in the queue, and lack of ability to support the housing units.

Mayor Norris concluded his comments to state that we will never be able to catch up on the debt, that it will always fall on the residents, and that he will be voting no at the next hearing unless there is a building moratorium put in place.

Council Member Gambaro thanked Mayor Norris for sharing his thoughts, believed it is important to share perspective, discussed prior presentation on costs associated with improvements that we know are needed, shared concern for the inability to fix the issues and complete the infrastructure projects, and raised concern for potential unemployment issues as a result of a building moratorium.

Mayor Norris replied that there are 19,000 units in the queue, discussed the collection of impact fees, location of developments, and asked if a building moratorium negates Live Local.

Mr. Kennedy replied that the moratorium would likely apply to housing in general, but they would need to review the language of the moratorium and potential implications.

Council Member Miller discussed the variety of potential moratoriums and potential scenarios.

Mayor Norris did not have a problem with building on infill lots, but sought to put a moratorium on anything else going forward until the utility infrastructure is improved.

Council Member Gambaro asked if Mayor Norris is proposing that we not move forward with westward expansion.

Mayor Norris replied yes and discussed permitting and not being able to sustain what is currently in the queue. Mayor Norris clarified that he is not applying this to industrial or commercial growth, rather, to family dwelling units.

Council Member Miller shared that this discussion comes with a lot of detail that needs to be defined.

Mayor Norris replied that City Council will make those decisions in the future.

Council Member Miller understood but wanted the items to be defined in order to properly vote on the proposal.

Council Member Gambaro raised concern for the unintended consequences.

Council Member Miller supported continuing the conversation but wanted additional detail and information to work from.

Mayor Norris replied that Council Members have two weeks to think about it.

Vice Mayor Pontieri shared her history of moving for moratoriums, which were not supported by the previous Council, shared the funding mechanisms for the

proposed utility projects, believed that too little had been charged for impact fees, believed that the City should have been charging for miscellaneous fees, shared that the State of Florida as a whole is encountering similar issues, stated that ITT lots are contributing to the issues at Wastewater Plant 1 and didn't think excluding those from the moratorium would help the situation much, discussed the increases to the impact fees, wanted to see the plan scaled back, believed that pressure should be applied to staff and State representatives to get the money, discussed the potential implications of a moratorium, and discussed the history of the item and prior discussions.

Mayor Norris agreed, believed the developers have been taking advantage of the City, and shared that at the time of the second reading, he is going to first propose a moratorium and then the Council can address the rates.

Vice Mayor Pontieri shared the continued discussion of affordable housing but believed it to be smoke and mirrors because of forgetting topics like this, issues from increased density, getting extra density under the auspice of affordable housing, and wanted the topic to be considered in a robust way.

Mayor Norris clarified his comments from a previous meeting that contacting the AG was communication with the Attorney General's Office for an audit of the City.

Mayor Norris stated that if we don't get the bonds discussed, then there will be severe cuts, and the levels of service are going to go down.

Mayor Norris asked Mr. DeLorenzo to get staff looking at the highest priority projects for water treatment.

Council Member Miller wanted a better understanding of effects to the community in order to aid in decision-making on the proposed items.

Council Member Gambaro did not support the two topics being linked and believed there should be an independent decision on the utility rate/current operations and the building moratorium.

Mayor Norris shared the comments he's received from the community and reiterated that he will not be in favor of bonds without a safeguard for no additional housing units.

Council Member Miller raised the questions of legality and risk, the need to understand full ramifications, and the need to schedule a discussion with facts available to understand the whole picture.

Vice Mayor Pontieri shared a reminder of her previous ask for an alternative, to which one was not provided at the time, believing that it was because her vote was not needed and urged staff to come up with an alternative and figure it out.

Discussion was held on employment and building-adjacent local industries and employees and concern for taking away those jobs.

Mayor Norris asked Mr. DeLorenzo how many housing units come online each year.

Mr. DeLorenzo replied that it is economic based and last year there were roughly 2000-2500 units.

Mayor Norris asked for the numbers and to workshop the item.

Ms. Johnston asked if Council would like to amend the agenda and reminded the Council of the need to publicly notice such discussions.

Vice Mayor Pontieri recommended that Council bring the discussion up at the next meeting, that she will do some due diligence on moratoriums, and impacts to other cities.

Public Comment:

Jeanie Duarte supported a residential moratorium and shared about adult children living at home because housing isn't affordable.

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 11:15 a.m.

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