



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

Tuesday, April 1, 2025

6:00 PM

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.
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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. PROCLAMATIONS - 5:30 P.M.

Mayor Norris opened this section of the agenda.

1. PROCLAMATION - AUTISM AWARENESS MONTH

Ms. Johnston read the proclamation.

The proclamation was presented to Erica Flores, Executive Director/Founder of Vincent's Clubhouse, who shared comments and mentioned the upcoming Third Annual Autism Awareness Festival this Saturday April 5.

Virginia Smith, Land Management Administrator and ADA Coordinator, shared comments and thanked the groups in attendance.

2. PROCLAMATION - SEXUAL ASSAULT AWARENESS MONTH

Ms. Johnston read the proclamation.

The proclamation was presented to representatives from the Family Life Center and the Flagler County Sheriff's Office.

3. PROCLAMATION - APRIL 6-12, 2025, AS CRIME VICTIMS' RIGHTS WEEK

Ms. Johnston read the proclamation.

The proclamation was presented to representatives from the Family Life Center and the Flagler County Sheriff's Office. A representative from the Family Life Center shared comments.

4. PROCLAMATION - APRIL 13-19, 2025, AS NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK

Ms. Johnston read the proclamation.

The proclamation was presented to representatives from the Flagler County Sheriff's Office. Christina Mortimer, Director of Communications Flagler County Sheriff's Office, accepted the proclamation and shared comments.

5. PROCLAMATION - ARBOR DAY IN PALM COAST

Ms. Johnston read the proclamation.

The proclamation was presented to Carol Midi, Urban Forester, who shared comments.

B. CALL TO ORDER CITY COUNCIL BUSINESS MEETING - 6:00 P.M.

Mayor Norris called the business meeting to order at 6:20 p.m.

C. PLEDGE OF ALLEGIANCE TO THE FLAG AND A MOMENT OF SILENCE

D. ROLL CALL

Deputy City Clerk Alison Palmer called the roll. All members were present.

E. 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 shared the rules and procedures of public comment.

Public comment began at 6:21 p.m.

Jeremy Davis spoke about flooding issues in Palm Coast and at his property, discussed restrictive flow and his hat with which he demonstrated restrictive flow, urged Council to take immediate action to upgrade infrastructure, and asked for a clear timeline.

Kirk Widdington discussed National Library week, shared praise for the local library, and encouraged Council to visit the library when groups of children are visiting. He also asked Council Member Gambaro to look into what City Manager's earn in the State of Florida and recommended Ms. Johnston for the position.

Wayne Bruce, Sawmill Creek, spoke about the Belvedere Terminals tank farm project, discussed the size and scope of the planned facility and the communities close by, and shared that he looks forward to hearing more, and would like to know when residents can voice their opinions.

Angela Dawson, Sawmill Creek, urged Council to nix the proposed facility and to contact their counterparts in Ormond Beach to find out why they did not want it. Ms. Dawson shared that this project will create further financial stress, homes will be devalued, property taxes will go down, that Belvedere should go somewhere suited to heavy industry, asked how emergency personnel would

respond to a mass casualty event, and asked Council to please consider this carefully.

Steve Carr shared thanks for the traffic studies and traffic calming efforts, and shared positive statements from many of his neighbors on Florida Park Drive.

Bradley Watson spoke about reckless development and that the storage facility is not what Palm Coast wants or needs, asked Mayor Norris to prove he is different, discussed environmental risks, low property values, diminished quality of life, and fewer than 50 specialized jobs that will not go to locals. Mr. Watson shared that this is not about politics, but about protecting family and home, and urged Council to reject this project before it is too late.

Darlene Shelley discussed excessive flight traffic and the fuel farm, health hazards, air pollution, threats to our quality of life, and requested the opportunity to address City Council at an upcoming meeting. Ms. Shelley mentioned the upcoming BOCC meeting on April 7.

James Deen discussed the housing moratorium, the effects of overbuilding, inferior homes, and suggested one day of trash pickup to reduce costs.

Robert MacDonald asked about the name change at City Hall and why it has not been renamed, discussed prior debate about how much the sign would cost, and asked how much longer we have to wait to change the name of the room. He asked that Council contact him to answer his questions.

Rose Chumenciero discussed the fuel depot, Ormond Beach, that we cannot take care of our current issues, asked why add an environmental problem on top of all the other issues, asked if this is one of the great industrial things coming our way mentioned at a prior Council meeting, and shared that residents are afraid and asked what is going to happen to our beautiful City?

Anna Jones spoke about the fuel storage project, the flight paths from the airport, that both promise jobs, that only 6 people work at the airport, the economic boost that does not exist, the EPA standard of lead dumped over our houses, and asked who can you complain to when there is something wrong?

Gary Kunnas, C section, discussed kids-teacher syndrome, media, former mayors, former utility directors, manhole covers that are not waterproof, staff backgrounds, money for projects, pipes in the C section, and that he pays taxes on his dock and seawall.

Steve Verrier, Cimmarron Drive, discussed speed hump placement, that the fuel depot should be studied more, that it should not be close to water treatment or a well, problems with traffic getting on 95, and asked Council why they did not support a moratorium.

Dennis McDonald discussed comments from a prior speaker, HR complaints, asked Council to look at this, utilities and development orders, never being able to catch up on development fees, and asked Council when are we going to start charging for three fees?

Rita Maderos discussed Agenda 21, the global elites, adelphi technique, agenda 2030 and 2050, fifteen-minute cities, the WEF, and the global agenda.

Ed Fuller, discussed his experience at Water Treatment Plant 2, encouraged residents to visit, and congratulated Council for going to Tallahassee.

Tina Laporta shared support for Mayor Norris, asked how much the investigation will cost, why are complaints coming out of the woodwork, expressed shock, and believes the Mayor is doing a good job.

Georgia Ann Miller, R section, spoke in favor of the Belvedere project, discussed many aspects of the project, thinks that Belvedere should include fire and police in training, and the use of foam. Ms. Miller provided documents which are attached to these minutes.

Public comment ended at 7:06 p.m.

Council Member Miller responded to public comment regarding the traffic on SR 100, who regulates the airport, will follow up on the sign for Mr. MacDonald, trash pickup once a week, and Belvedere and zoning.

Vice Mayor Pontieri responded to public comment regarding Belvedere, suggested a site selection analysis to look at a better place for this plant, and asked for consensus to have a study done to see if there are other locations.

Council Member Gambaro responded to public comment regarding Belvedere and the risks, shared support for the Vice Mayor's request, Mr. MacDonald's concerns, and asked for the timeline of the renaming ceremony.

Council held discussion on the proposed project, a site selection, future development in the west, and a grant to the County.

Council gave consensus to have staff find out how much a site selection analysis would cost.

Vice Mayor Pontieri discussed the airport as a quality-of-life issue, and what we can do which is to request a Part 13 proceeding with the airport, and asked for consensus to have the City Attorney write a letter to the airport as a first step.

Mayor Norris suggested that the airport be controlled by the City.

Council gave consent to have the City Attorney write the letter to the airport.

Ms. Johnston provided an update on the grant with the County, which expires on June 30, 2026.

F. MINUTES

6. MINUTES OF THE CITY COUNCIL: MARCH 18, 2025, BUSINESS MEETING

Pass

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

Approved - 4 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller

G. PRESENTATION

7. PRESENTATION - ANNUAL HEALTH AND SAFETY EMPLOYEE CALENDAR

Carol Mini, Urban Forester, presented the topic to Council.

Lisa Lynch, Senior HR Generalist, presented the awards to the winners.

H. RESOLUTIONS

8. RESOLUTION 2025-48 APPROVING SOMERSET PHASE 2 FINAL PLAT - APPLICATION 6007

City Attorney Duffy read the title into the record.

Estelle Lens, Planner, and Dennis Leap, Site Development Coordinator, presented the topic to Council. Topics included: the purpose of subdivision, location, zoning and FLUM maps, history of the DRI and MPD, infrastructure/performance bond, and recommendations.

City Council held discussion on units per acre, zoning changes in 2020, the original zoning, buffer requirements, distance from the proposed Belvedere site, and buffers required for industrial development. Staff provided a response to Council comments and questions.

Vice Mayor Pontieri requested the documents pertaining to the 2020 rezoning referenced by Ms. Lens.

Public Comment:

James Deen asked about lot size, who builds the homes the buyer or developer, discussed traffic, and adding retail on that side of town to alleviate traffic.

Deena Fink, W section, discussed being proactive with environmentally safe or more desirable industry, and seeking out those interests instead of waiting and being reactive.

Mark Webb, asked about Belvedere and the Somerset plot next door, is the City legally responsible for notifying developers and buyers, and has Council done due diligence to protect the citizens?

Leslie Johnson, P section, asked if there is only one way in and one way out, and shared concerns about emergencies.

Nerina Speaks, Sawmill Branch resident, was not told about industrial development before buying her home, implored Council not to put anything toxic that will kill our children in that area, shared the emotional side, and asked Council to be on their side.

Council continued discussion on long-term plans, developer asks, planning the 20,000 acres in the west, and disclosures.

Ms. Johnston responded to Mr. Deen's comments about compatible uses and that discussions are ongoing.

City Attorney Duffy reminded Council this is quasi-judicial and called for any ex parte communication. There were none.

Pass

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

**Approved - 3 - Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller
Denied - 1 - Mayor Michael Norris**

9. RESOLUTION 2025-49 APPROVING LAKEVIEW ESTATES TRACT 1 FINAL PLAT - APPLICATION 5812

City Attorney Duffy read the title into the record.

Estelle Lens, Planner, and Dennis Leap, Site Development Coordinator, presented the topic to Council. Topics included subdivision platting, location, zoning and FLUM maps, history of the property, infrastructure/performance bond, and recommendations.

City Council held discussion on the MPD tract 1 map. Staff provided a response to Council comments and questions.

*Public Comment:
There were none.*

City Attorney Duffy reminded Council this is quasi-judicial and called for any ex parte communication. There were none.

Pass

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

**Approved - 3 - Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller
Denied - 1 - Mayor Michael Norris**

10. RESOLUTION 2025-47 APPROVING GRAND LANDINGS PHASE 5A FINAL PLAT - APPLICATION 5954

City Attorney Duffy read the title into the record.

Estelle Lens, Planner, and Dennis Leap, Site Development Coordinator, presented the topic to Council. Topics included subdivision platting, location, zoning and FLUM maps, history of the property, infrastructure/performance bond, and recommendations.

City Council held discussion on the remaining acreage, the legality of denying a plat, Water Treatment Plant 1, and density. Staff provided a response to Council comments and questions.

*Public Comment:
There were none.*

Mayor Norris called for any ex parte communication. There were none.

Pass

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

**Approved - 3 - Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller
Denied - 1 - Mayor Michael Norris**

11. RESOLUTION 2025-55 APPROVING A CONSTRUCTION CONTRACT WITH S.E. CLINE CONSTRUCTION, INC., PROJECT CONTINGENCY AND A WORK ORDER FOR CONSTRUCTION INSPECTION SERVICES FOR THE COLBERT WEST CONVEYANCE IMPROVEMENTS

City Attorney Duffy read the title into the record.

Ms. Johnston provided a background of the item.

Carmelo Morales, Stormwater Engineer III, presented the topic to Council. The presentation addressed items 11, 12, and 13.

Topics presented included: a timeline, history, project limits, design project funding, and upcoming actions.

City Council held discussion on the following topics: contingency amounts, changes in the agenda backup and the presentation, delay provisions in the contracts, terms in the contract for diverting traffic during construction, additional contract terms pertaining to delays, overages, engineer approval, procurement documents, budgeted amounts and the stormwater rate study, rate reductions versus necessary projects, and a culvert pipe project on Perrotti Lane.

Public Comment:

There were none.

Pass

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

Approved - 4 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller

12. RESOLUTION 2025-54 APPROVING A CONSTRUCTION CONTRACT WITH 4C'S TRUCKING AND EXCAVATION, INC., PROJECT CONTINGENCY AND CONSTRUCTION ADMINISTRATIVE SERVICES FOR THE K-SECTION DRAINAGE IMPROVEMENTS

City Attorney Duffy read the title into the record.

Carmelo Morales, Stormwater Engineer III, presented the topic to Council during the presentation under item 11.

Public Comment:

There were none.

Pass

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

Approved - 4 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller

13. RESOLUTION 2025-53 APPROVING A CONSTRUCTION CONTRACT WITH S.E. CLINE CONSTRUCTION, INC., PROJECT CONTINGENCY, AND CONSTRUCTION ADMINISTRATIVE SERVICES FOR THE PINE GROVE WATERWAY DREDGING PROJECT

City Attorney Duffy read the title into the record.

Carmelo Morales, Stormwater Engineer III, presented the topic to Council during the presentation under item 11.

Public Comment:

There were none.

Pass

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

Approved - 4 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller

I. CONSENT

Council discussed items 15 and 16 and why we are using consultants instead of staff. Mr. Morales provided a response to Council questions.

Vice Mayor Pontieri requested a rundown of the monies used in fiscal year 2024 for engineering consultants to assess cost/benefit.

*Public Comment:
There were none.*

Pass

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

**Approved - 4 - Mayor Michael Norris, Vice Mayor Theresa
Pontieri, Council Member Charles Gambaro, Council
Member Ty Miller**

- 14. RESOLUTION 2025-56 APPROVING THE PURCHASE OF MITIGATION CREDITS
FOR THE MAINTENANCE OPERATION CENTER PROJECT**
- 15. RESOLUTION 2025-51 APPROVING A WORK ORDER GEOSYNTEC
CONSULTANTS FOR THE EVALUATION OF B1, B2, AND B3 CONTROL
STRUCTURES**
- 16. RESOLUTION 2025-52 APPROVING A WORK ORDER GEOSYNTEC
CONSULTANTS FOR THE EVALUATION OF CITATION BOULEVARD DRAINAGE**
- 17. RESOLUTION 2025-50 APPROVING PURCHASE OF ONE (1) JOHN DEERE
GATOR**

J. PUBLIC PARTICIPATION

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

Jeremy Davis addressed comments made in a prior meeting about his home flooding in 2012. Mr. Davis discussed the flooding in 2012 and in 2024 and issues with the culvert pipe, asked how saying sorry helps him, asked for action, for the City to upgrade its infrastructure, his expectation to see progress from City leaders, and asked Council to reconsider removing the culvert pipe from the plans.

Mayor Norris asked Lynn Stevens, Deputy Director of Stormwater & Engineering, about a project in the P Section and I-95. Ms. Stevens provided a response to Council questions.

Mark Webb shared that he is enjoying Citizens Academy, discussed infrastructure, the Belvedere project, his time in the Navy as a firefighter dealing with petroleum spills, asked the impact on financial liability, asked Council to be cautious, and applauded Randy Fine for winning the congressional election.

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

Mayor Norris asked Jason DeLorenzo, Chief of Staff, to show the map of the loop road, and Council held discussion on the location of the Belvedere project.

Council Member Miller discussed the Gators and the Council bracket, and water projects discussed in Tallahassee.

Vice Mayor Pontieri discussed Council doing their due diligence, the site selection analysis, provided an update on Council's meetings in Tallahassee, and the State Legislature's efforts to take away revenue sources from counties and cities. The Vice Mayor also thanked the groups that accepted proclamations, and City staff and the lobbyists for assisting Council in Tallahassee.

Council Member Gambaro echoed the comments of Vice Mayor Pontieri and Council Member Miller, thanked the representatives in Tallahassee and the Southern Group, and discussed the benefits of the Belvedere project.

Council continued discussion of the proposed location of the Belvedere project.

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

There were none.

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

Ms. Johnston asked Mr. DeLorenzo to provide a legislative update.

Mr. DeLorenzo provided a response, and Council held a brief discussion on several bills being debated in Tallahassee.

Ms. Johnston discussed the recent onslaught of personal comments and attacks directed at City staff, and shared thoughts on accountable, engaging in meaningful discussions, and also recognizing the humanity in the people who keep the city running. Ms. Johnston shared that we are all in this together and only through respect and collaboration can we continue to make Palm Coast the great place that it is.

N. ADJOURNMENT

The meeting was adjourned at 9:35 p.m.

*Respectfully submitted by Alison Palmer
Deputy City Clerk*

Belvedere Terminal alliance with Palm Coast is a great opportunity for Palm Coast. It will bring jobs to the area and industry that will provide tax revenue for our city.

That being said, I would like to point out a few items I hope can be negotiated with the business transaction.

Firstly, the safety of our fire and police is paramount to the citizens of Palm Coast and Flagler County. With the National Fire Academy in Emmitsburg Maryland currently not holding classes I would hope that Belvedere would include our Fire and Police into trainings and exercises they would be holding at their facility to make sure Flager and Palm Coast personnel are trained for any emergency that could arise. St. Johns has a Hazmat Team that is an excellent tertiary response, but we need to know that the personnel in our city and county have been trained since they would more than likely be second on the scene for an incident.

Secondly, I would hope that our city and county would be included in their annual and semi-annual exercises so our city and county crews would be educated on response and working with our new partner in the community at the new facility.

Thirdly, I would like to request that Belvedere do an initial commodity flow study of the county and then at minimum every other year afterwards. This would include not only the railroad but of our state, county and local roads in Flagler. A commodity flow study will ensure the people of Palm Coast that our roads and added security of the rail would be addressed if traffic increases. This would also ensure that if an additional fire department would be eventually needed or existing departments would have the necessary equipment at the station to address any spills or accidents that could happen and that we would get the federal or state funding for additional training or equipment.

Fourthly, I would like the board to come to an agreement with Belvedere and Flagler County before any contracts are signed that if an incident should require the use of foam, that written standard operating procedure has been thoroughly thought out on how to environmentally dispose of the foam. Palm Coast already has serious water issues and water runoff from CAFS contaminants is not something we need to add to the list.

Belvedere uses a Compressed Air Foam System (CAFS) which is an amazing tool if you are competent with it. Fire departments must have hands-on training with either CAFS or injectors, and discussions on proper indications for use. Another reason why a Belvedere training and exercise program that our city and county fire departments should have access to is important.

Lastly, I would like the board to make sure that emergency management measures are included in our Continuity of Operation Plans so the County and City would have a clear

standard operating procedure for our responses to any incident or assistance needed by Belvedere in the event of an unplanned incident. These plans would include who has the authority to act and at what point in an incident a change of leadership command, or who delegation of authority is transferred.