



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, May 20, 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.
- 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

Vice Mayor Pontieri 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. Mayor Norris was absent.

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.

Jeremy Davis discussed his history of asking for accountability, flooding at his property, and history of his communications with staff.

Vincent Ligouri spoke against parking commercial vehicles in Palm Coast, wanted the citizens to vote on the topic, and urged Council to vote no.

Denise Henry suggested citywide events for proclamations rather than at the beginning of the City Council Meeting and requested water bottles to be available for the public.

Mark Stancel discussed the budget, trimming the fat and prioritizing projects, and looking for cost savings.

Igor Shapiro discussed the water bill, rate increases, lack of response, and shared issues that he would like resolved.

Dennis McDonald reiterated comments from Mr. Ligouri, his history during the incorporation of the City, and giving more weight to the citizens.

City Council and Ms. Johnston held discussion on the effective date of utility rates, changes to billing, review of a property and easement, DOGE efforts, commercial vehicles, and proclamation schedule and potential events.

E. PROCLAMATIONS

1. PROCLAMATION - MAY 18-24, 2025, AS NATIONAL PUBLIC WORKS WEEK

Vice Mayor Pontieri presented the proclamation to public works staff.

2. PROCLAMATION - MAY 31, 2025, AS MAKE PALM COAST HEALTHY DAY

Ms. Johnston presented the Proclamation.

Nelson Sastoque, Veteran and founder of the Palm Coast Flagler Health Alliance, shared thanks and introduced the team of health care professionals.

3. PROCLAMATION - MAY 2025 AS ALS AWARENESS MONTH

Ms. Johnston presented the proclamation.

Vice Mayor Pontieri shared about the requestor, his service to the community, and thanks for the proclamation.

F. MINUTES

**4. MINUTES OF THE CITY COUNCIL:
MAY 6, 2025, BUSINESS MEETING
MAY 13, 2025, WORKSHOP MEETING**

Pass

Motion made to approve the May 6, 2025, Business Meeting minutes by Council Member Gambaro, seconded by Council Member Miller

Approved - 4 - Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

Pass

Motion made to approve the May 13, 2025, Workshop Meeting minutes by Council Member Miller, seconded by Council Member Gambaro

Approved - 4 - Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

G. BOARD APPOINTMENTS

5. APPOINT FOUR (4) MEMBERS TO THE AFFORDABLE HOUSING ADVISORY COMMITTEE

Jacqueline Gonzalez provided a background of the board and vacancies.

City Council held a discussion session with each of the applicants in attendance. Mr. Royer was not in attendance.

City Council unanimously appointed Carla Amaral, Adolphus Evans, Kelsie Lombard, and Mindy Melendez.

H. APPEAL

6. APPEAL - HILL POINTE WAY SELF STORAGE, APPEAL OF PLANNING AND LAND DEVELOPMENT REGULATION BOARD DECISION, APPLICATION 6236

Resolution 2025-75

Vice Mayor Pontieri opened the item.

Attorney Duffy called for any ex parte communications.

City Council provided their ex parte communications.

Attorney Duffy reminded the Council that this is a de novo hearing, items for consideration, and the procedure for moving through the item.

The City Clerk conducted a swear-in for individuals testifying during the item.

Michael Hanson, Planner, presented the topic to City Council.

City Council held discussion on the following topics: evaluation criteria and policies, evidence used by the PLDRB, how long the property has been for sale, Live Local application, sewer and water usage, number of storage units, gap in climate control units, alternative walking areas, demonstration of facts, acceleration lane, and speed limit.

Attorney Duffy and Mr. Hanson replied to Council comments and questions.

Rob Merrell, with Cobb Cole, thanked staff, shared additional details on the topic, and answered questions from the City Council.

Michael Chiumento, on behalf of the landowner, provided a history of the item.

City Council held discussion with Natalie Smith, with Johnson Development, on market analysis for the project.

Vice Mayor Pontieri provided the rules and procedures for public comment on this item.

Public Comment:

Robert Britt, Brownstone Ln., discussed the property on Pine Lakes, that it looked too small, and was against the project.

Vice Mayor Pontieri asked about the specifications of the building and if any exceptions are needed.

Mr. Hanson provided details of the conceptual plan, zoning, and technical site plan.

Pass

Council Member Gambaro moved that the City Council find that the following facts presented and reviewed here are competent substantial evidence to reverse the Planning and Land Development Regulation Board's action: that the application is consistent with the Comprehensive Plan, the Unified Land Development Code, and subject to the staff recommended conditions.

The motion was seconded by Council Member Sullivan.

Approved - 4 - Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

I. ORDINANCES FIRST READ

7. ORDINANCE 2025-XX AMENDMENTS TO THE CODE OF ORDINANCES OF THE CITY OF PALM COAST, CHAPTER 42, STREETS, ROADS, BRIDGES, AND OTHER PUBLIC PLACES

City Attorney Duffy read the title into the record.

James Hirst, Director of Parks & Recreation, presented the topic to Council.

Council held discussion on enforcement of the Ordinance and surprise that this did not exist already.

Public Comment:

Denise Henry asked if it includes medical marijuana.

Tyrese Gains, policy manager for Tobacco Free Flagler, did not believe the ordinance covered medical marijuana and believed it will be a topic that continues, shared support for the Ordinance, and discussed enforcement.

Council Member Miller discussed enforcement and the responsibility of community partners to encourage participation.

Vice Mayor Pontieri recommended pulling permits for any organizations in consistent violations of the Ordinance.

Attorney Duffy provided the language within the Ordinance.

Pass

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

Approved - 4 - Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

8. ORDINANCE 2025-XX 49 & 51 PINE CREST LANE REZONING

Vice Mayor Pontieri read the title into the record.

Michael Hanson, Planner, presented the topic to Council. Topics presented included: Background, Amendments to Section 42-169 (subsection a & b), Amendments to Section 42-169 (Subsection c & d), and Council Action.

Attorney Duffy called for any ex-parte communication. There were none.

Michael Chiumneto, on behalf of the applicant, thanked staff for their efforts, and was available for questions.

*Public Comment:
There were none.*

Pass

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

Approved - 4 - Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

J. RESOLUTIONS

9. RESOLUTION 2025-79 AMENDING CAPACITY RESERVATION POLICY FOR PAYMENT FOR UTILITY CONTRIBUTION-IN-AID-OF-CONSTRUCTION FEES

Vice Mayor Pontieri read the title into the record.

Jason DeLorenzo provided details of the item for City Council.

City Council held discussion on the following topics: procedure, language in the Resolution, clarity of the language, subjective language, amended language, support for the language provided, and job creation as a priority.

*Public Comment:
Dennis McDonald stated that this is nothing more than how we have been bled out of our Utility Fund by giving a free ride to developers, that it is unfair to rate payers, and provided suggestions.*

Igor Shapiro discussed fees and not charging developers enough.

City Council held discussion on tiered implementation, adjustments to the CIAC fees, and upcoming workshop discussions related to impact fees.

Pass

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

Approved - 4 - Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

10. RESOLUTION 2025-76 APPROVING AN INTERLOCAL AGREEMENT BETWEEN FLAGLER COUNTY AND THE CITY OF PALM COAST REGARDING THE METHOD OF DISTRIBUTION OF THE LOCAL OPTION FUEL TAX BETWEEN THE COUNTY AND MUNICIPALITIES WITHIN THE COUNTY

Vice Mayor Pontieri read the title into the record.

Ms. Johnston provided a background of the item.

City Council held discussion with Ms. Johnston on the details of the ILA.

*Public comment:
There were none.*

Pass

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

Approved - 4 - Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

K. CONSENT

Vice Mayor Pontieri asked about the annual budgetary impacts for item 11.

Ms. Johnston replied around \$600,000, with an effective date of 2026.

Council Member Sullivan asked about item 13 and the needed services.

Ms. Johnston provide details.

*Public comment:
There were none.*

Pass

Motion made to be adopted on consent by Council Member Gambaro and seconded by Council Member Miller

Approved - 4 - Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

11. **RESOLUTION 2025-78 APPROVING A COLLECTIVE BARGAINING AGREEMENT WITH THE PALM COAST PROFESSIONAL FIREFIGHTERS IAFF LOCAL 4807**
12. **RESOLUTION 2025-77 PIGGYBACKING NORTH AMERICA FIRE EQUIPMENT CO. INC., CONTRACT WITH LAKE COUNTY, FL, FOR FIRE EQUIPMENT, SUPPLIES, AND SERVICES**
13. **RESOLUTION 2025-74 PIGGYBACKING THE CITY OF PALATKA CONTRACT WITH JBPRO GROUP, INC., FOR PROFESSIONAL PLANNING AND INSPECTION SERVICES**

L. PUBLIC PARTICIPATION

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

There were none.

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

Council Member Miller provided sports updates.

Council Member Sullivan provided updates from the Transportation Disadvantaged Local Coordinating Board.

Council Member Gambaro shared an address to the residents.

Council Member Miller shared his attendance for planning organizations and that he will share information resources with the Council.

Vice Mayor Pontieri thanked Council for trying to keep City business at the focus during the meetings, shared that a lot of good things are happening in the City, and that we need to keep the wheels of progress going. Additionally, Vice Mayor Pontieri shared condolences for the passing of Marineland Mayor Gary Inks.

Vice Mayor Pontieri discussed upcoming changes to fees.

Ms. Johnston shared details of the collections of the fees.

Vice Mayor Pontieri passed the gavel to Council Member Miller.

Vice Mayor Pontieri motioned to eliminate ACH and EFT fees. The motion was seconded by Council Member Sullivan.

City Council held discussion on the topic including financial impacts, contractual language, timeline concerns, and notification to residents.

Vice Mayor Pontieri withdrew the motion to allow staff to bring back information and financial implications. Council Member Sullivan withdrew the second.

City Council held discussion on upcoming events.

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

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

14. REPORTING OF EMERGENCY AND SOLE SOURCE PURCHASES FOR APRIL 2025

Ms. Johnston highlighted the emergency and sole source purchases. City Council held discussion on an item within the purchases.

Ms. Johnston shared about upcoming events, information added to the financial transparency dashboard, DOGE efforts, and public stakeholder meetings scheduled over the next few weeks.

Vice Mayor Pontieri upcoming events and meetings and shared a reminder for compliance with the Sunshine laws.

P. ADJOURNMENT

The meeting was adjourned at 12:29 p.m.

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