



City of Palm Coast Minutes City Council 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
Council Member David Sullivan

Tuesday, May 27, 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.
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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

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

Deputy City Clerk Alison Palmer 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.

Public participation began at 9:02 a.m.

Dennis Sicola discussed the negative effects of short-term rentals on his property and in his neighborhood, and quality of life issues.

Mark Webb discussed prior meetings, code enforcement, speeding and law enforcement, and citizens reporting violations.

Public participation ended at 9:08 a.m.

Ms. Johnston and Council responded to public comment, and discussed short-term rental regulations and processes.

Ms. Johnston provided an update on utility payment fees, per Council request, and asked that Council provide direction.

Council held discussion and provided consensus to waive fees for autopay using ACH.

E PRESENTATIONS

1 ORDINANCE 2025-XX AMENDING CHAPTER 29 IMPACT FEES, ARTICLE II TRANSPORTATION IMPACT FEES, CODE OF ORDINANCES OF THE CITY OF

PALM COAST, TO ADJUST RATES BASED ON A COMPREHENSIVE STUDY INCLUDING AN EXTRAORDINARY CIRCUMSTANCES STUDY

Vice Mayor Pontieri read the title into the record.

Phong Nguyen, Senior Planner, and Johnathan Paul of Nue Urban Concepts presented the item to Council.

Topics presented included: transportation impact fee update, Covid 19 and inflation, data sources updated since 2018, technical report update, extraordinary circumstances study, statutory limits on impact fee update, extraordinary circumstances, population growth, vehicle miles of travel growth, existing traffic and system level road capacity, proposed roadway improvements, road capacity increase, vehicle miles of capacity increase, road improvement cost, vehicle miles of capacity rate, transportation impact fee calculations, impact fee rates, findings, and options.

Council held discussion on the following additional topics: case law, other cities, inflation, FDOT and state funding, SR 100 and US 1, affordability, supermajority versus unanimous vote, and changes in 2026.

Mr. Nguyen, Mr. Paul, and City Attorney Duffy provided a response to Council questions.

Public comment:

Jeremy Davis discussed impact fees, essential workers, a phased approach, and fixing infrastructure.

Robbie Barrick, Integrity Homes, discussed impact fees, blue collar workers, profits in the building industry, and building outside Palm Coast.

Denise Henry discussed tax incentives and that they do not always work.

Dennis McDonald discussed impact fees, home rule, the state legislature, and asked Council to look at the big picture.

Annamaria Long, Flagler HBA, discussed impact fees, affordability, and growth.

Mark Webb discussed texts he has received during the meeting, and asked questions of Council.

Tony Amaral discussed the data available to Council, and asked questions about the transportation impact fee fund, state roads, capacity, and extraordinary circumstances.

Council responded to public comment and continued discussion of the following topics: different fees and when they are collected, the transportation impact fee fund, incentives, Palm Coast compared to other cities, capacity, and levels of service.

Ray Tyner, Deputy Director of Community Development, Carl Cote, Director of Stormwater & Engineering, and Ms. Johnston provided a response to Council questions.

Council gave consensus to continue discussion following the other two impact fee presentations.

Council returned to this item after item 6 and continued discussion.

Council gave consensus to remove US 1, double state contribution to 50 million, look at a tiered approach for single family residential, and find out how Palm Coast compares to other cities.

2 ORDINANCE 2025-XX AMENDING CHAPTER 29 IMPACT FEES, ARTICLE IV FIRE & RESCUE IMPACT FEES, CODE OF ORDINANCES OF THE CITY OF PALM COAST, TO ADJUST RATES BASED ON A COMPREHENSIVE STUDY INCLUDING AN EXTRAORDINARY CIRCUMSTANCES STUDY

Vice Mayor Pontieri read the title into the record.

Eric Gebo, Architect III, Carl Cote, Director of Stormwater & Engineering, and Sean Ocasio from Raftelis, presented the item to Council.

Topics presented included: background information, response times, 10-year capital improvement projects, inflation, the Fire impact fee study, and findings.

Council held discussion on the following additional topics: the sales tax, funding, and priorities.

Mr. Gebo, Mr. Cote, Mr. Ocasio, Chief Berryhill, and Ms. Johnston provided a response to Council questions.

Public comment:

Annamaria Long discussed Fire Station 22, and does not accept the premise of extraordinary circumstances but will not oppose Fire impact fees.

Council responded to public comment.

Council gave consensus to accept extraordinary circumstances and impose the full proposed amount.

The meeting recessed at 12:50 p.m.

The meeting reconvened at 1:15 p.m.

3 ORDINANCE 2025-XX AMENDING CHAPTER 29 IMPACT FEES, ARTICLE III PARK SYSTEM IMPACT FEES, CODE OF ORDINANCES OF THE CITY OF PALM COAST, TO ADJUST RATES BASED ON A COMPREHENSIVE STUDY INCLUDING AN EXTRAORDINARY CIRCUMSTANCES STUDY

Vice Mayor Pontieri introduced the item.

Eric Gebo, Architect III, Carl Cote, Director of Stormwater & Engineering, and Sean Ocasio from Raftelis, presented the item to Council.

Topics presented included: background information, 10-year capital improvement projects, the recreation impact fee study, and findings.

Mr. Gebo, Mr. Cote, Mr. Ocasio, and Ms. Johnston provided a response to Council questions.

Council held discussion on the following additional topics: grants, the amount in the current impact fee fund, and priorities.

Public comment:

Tony Amaral discussed levels of service, asked for the report, asked about land ownership for neighborhood parks, the skate park, and the sports complex, discussed capacity at the cultural arts facility, and asked for the cost per year to maintain the facilities.

Annamaria Long discussed the impact fees and asked Council to look at the totality, timetables, buildout, and affordability.

Council responded to public comment and continued discussion on the following topics: costs of maintaining facilities, the parks master plan, the cultural arts facility, land for the parks, neighborhood parks, sports complexes, public/private partnership, City services, and priorities.

Council gave consensus to continue discussion following the economic development and SAP presentations.

Council returned to this item after item 6 and discussed scenarios developed by Raftelis.

Council gave consensus to move forward with the scenario keeping the DRIs, but removing the golf course community center, a rec center, and a cultural arts building.

4 PRESENTATION - ECONOMIC DEVELOPMENT UPDATES

Vice Mayor Pontieri read the title into the record.

Craig McKinney, Economic Development Manager, and Jason DeLorenzo, Chief of Staff, presented the item to Council.

Topics presented included: economic development updates from Q2, incentives, recent lead requirements, Tract 17, and next steps.

Council held discussion on the following additional topics: Town Center, the roll of the Chamber of Commerce, permitting, foreign investment, the budget for incentives, and recommendations.

Mr. McKinney and Mr. DeLorenzo provided a response to Council questions.

*Public comment:
There were none.*

Council gave consensus to market Palm Coast, develop an incentives package, resolve the entitlements on Track 17, create an RFP, get the chamber of commerce more involved, and put together the budget.

5 PRESENTATION - FIRE DEPARTMENT OVERVIEW

This item was tabled to the June 10 workshop meeting.

6 PRESENTATION - STRATEGIC ACTION PLAN

Ms. Johnston provided a background of the item.

Council reviewed the SAP priorities from the April 22 workshop meeting and prioritized the list to be approved at the June 3 business meeting.

- 1. Prioritize Palm Coast infrastructure to address current needs and anticipate future growth*
- 2. Design and implement a citywide plan for better stormwater maintenance and performance, to include a specific focus on swales*
- 3. Design and implement a citywide plan for road repair and road safety*
- 4. Enhance current economic development efforts to create better-paying jobs and attract major employers such as healthcare, manufacturers, and industry*
- 5. Implement the Parks Master Plan*
- 6. Design and produce a technology improvement plan focused on technology for city government*
- 7. Continue saltwater canal dredging initiative*
- 8. Identify diverse dedicated funding sources for arts/cultural/historical activities and facilities*
- 9. Quality of Life for Essential Workers*
- 10. Continue moving forward with the Risk and Efficiency Analysis*
- 11. Create a Charter Review Committee*

Council asked that items 8 and 11 be retitled.

*Public comment:
There were none.*

F PUBLIC PARTICIPATION

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

Jeremy Davis thanked Council for taking action and said that departments and processes need to be held accountable.

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Council Member Miller thanked staff for the Memorial Day event and provided a sports update.

Council Member Sullivan thanked staff and residents for the Memorial Day event and discussed attending the dedication of the latest turtle.

Council Member Gambaro thanked staff for the Memorial Day event and asked for an update on the golf course RFP.

Vice Mayor Pontieri thanked staff for the Memorial Day event and discussed the concert series.

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 4:53 p.m.

*Respectfully submitted by: Alison Palmer
Deputy City Clerk*