



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 13, 2025

4:00 PM

**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.
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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 4:00 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.

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 shared the rules and procedures of public comment.

Public participation began at 4:02 p.m.

Donna Stancel, Seminole Woods, shared a complaint about Council appointments, and noted that progress is being made on the right turn lane on Seminole Woods.

Jim Blecken discussed too many homes and the impact on infrastructure and the real estate market.

Nathan Phelps, district 4, described a crisis of representation and appointees, future ballots and elections, emailing council members and open access, and wants representation from his district.

Mark Stancel asked when the lights on Sesame will be turned on and asked for a target date.

Public participation ended at 4:11 p.m.

Ms. Johnston responded to public comment regarding streetlights on Sesame.

Council Member Miller responded to public comment regarding elections and the charter review process.

Council Member Sullivan responded to public comment regarding elections and his replacement of Mr. Stevens.

Council Member Gambaro responded to Mr. Phelps.

Mayor Norris asked how much the City pays for advertising and marketing and where those funds went.

Ms. Johnston responded that the information is on the financial transparency dashboard.

E PRESENTATIONS

1 PRESENTATION - TRAFFIC CALMING PLAN

Ms. Johnston provided a background of the item.

Vineesh Crawford, Traffic Engineer I, and Emanuelle Rodriguez from Kimley Horn presented the item to Council.

Topics presented included: background, scope of work, pilot study, survey results, traffic calming process, Council action, and next steps.

Council held discussion on the following additional topics: how the survey was conducted, number of responses, costs, public engagement, and other methods of traffic calming.

Mr. Crawford, Mr. Rodriguez, Carl Cote, Director of Stormwater & Engineering and Kyle Berryhill, Fire Chief provided a response to Council comments and questions.

Council continued discussion on the following additional topics: emergency vehicles, additional methods of traffic calming, State statute, additional surveys of residents, school bus stops, and the traffic calming manual.

Public comment:

Paulette Hatfield, F section, discussed Cimmaron Dr., Florida Park Dr., community petitions, prior road work, the impact of traffic calming methods, and safety.

Mark Stancel discussed speeding and safety, surveys, costs, and accidents.

Steve Carr spoke about resistance to change, traffic and speed on Florida Park Dr., reporting to FCSO, and traffic calming throughout the City.

Dave Mollico discussed conditions on his street, Woodbury Ln., a survey done a few years ago, and that something needs to be done before someone is killed.

Catherine Tubb, Florida Park Dr., shared her experiences including the noise from the traffic calming device in front of her house, that speeding has not stopped, traffic conditions, described going over the device in an ambulance, and asked for the devices to be removed.

Jim Blecken, C section, discussed safety, the responses to the surveys, emergency vehicles, and installing stop signs.

Brian Turbet, Forest Grove Dr., discussed the streets and traffic patterns in his neighborhood, enforcement, and that he would like traffic calming devices on his street.

Amy Sturgeon, resident since 1989, discussed speed humps, emergency response times, increased maintenance costs for heavy emergency equipment going over speed humps, and safety.

C.D. Roussell described inverted speed bumps.

Josh Fabean, F section, discussed traffic calming methods and speeds, and that Council should look at other options.

Sherry Montgomery, Clermont Ct., shared her experiences and observations, enforcing the speed limit, asked if anyone has looked at the yards and that people are driving into yards to avoid the speed humps.

Joanne Apperico, Cleveland Ct., shared her background and discussed petitions, unsafe incidents because of the speed bumps, and asked for the speed bumps to be removed.

Jim Evans discussed Florida Park Dr. as an amenity, that this is not a safety issue, there are sidewalks and stop signs, is against the speed bumps, this defeats the purpose of an arterial road, and thinks that residents used safety as an excuse.

Carol Stoughton discussed Parkview Dr., and traffic.

Public comment ended at 5:49 p.m.

Council responded to public comment and continued discussion.

Council gave consensus to develop the traffic calming manual, develop the application process, remove speed cushions from Cimmaron Dr., talk to the school board about moving the bus stops, email full survey data, and bring back analysis of speed limit signs as part of the budget.

2 PRESENTATION - SALTWATER CANAL UPDATE

Ms. Johnston provided a background of the item.

Carmelo Morales, Stormwater Engineer III and Terry Cake of Taylor Engineering, Inc., presented the item to Council.

Topics presented included: previous tasks, pre-application meetings, property owner's responsibility, canal evaluation, entrance channel evaluation, navigation depth and vessel requirements, placement options, future tasks, and surveys.

Council held discussion on the following additional topics: costs, seawalls coming back to Council at a future workshop, stormwater management, FIND, and options.

Mr. Morales, Mr. Cake, and Ms. Johnston provided a response to Council comments and questions.

Public comment:

Paulette Hatfield discussed that she lives on a canal, asked the purpose of dredging, and about the depth of the canal she lives on.

Carol Stoughton does not think this is a dire need since the City needs water treatment, sewer treatment, roads, and repairs.

Jeanie Duarte, Cloverdale Ct. S., discussed that neighbors cannot move their boats, asked about permits, asked if dredging would damage seawalls and property, and discussed taxes.

Gary Kunnas, C section, discussed FIND, the ICW, studies, and taxes for dredging.

Jim Blecken, C section, discussed costs, taxes, swales and canal depths.

Dennis Sicola, F section, shared witnessing dirt and debris going into the canals.

Mark Webb discussed amenities, lack of access to the canals, and suggested the City buy lots and provide public access to the canals.

Council continued discussion and provided consensus to move forward with option 3, option 1, look at different funding sources, and to meet with FIND.

3 PRESENTATION - UPDATE FROM THE RESIDENTIAL DRAINAGE CITIZENS ADVISORY COMMITTEE

Ms. Johnston provided a background of the item.

The meeting recessed at 7:17 p.m.

The meeting reconvened at 7:27 p.m.

Lynn Stevens, Deputy Director of Stormwater & Engineering and Tony Amaral Jr., Committee Member, presented the item to Council.

Topics presented included: introductions, infill lots, background, committee objectives, information gathering, activities, and next steps.

Council thanked the committee and held discussion on the following additional topics: the culvert policy and the sunset provision in Resolution 2024-33.

Ms. Stevens provided a response to Council comments and questions.

Public comment:

Dennis Sicola, F section, discussed short-term rentals.

Jim Blecken discussed swales, swale maintenance, and stormwater management.

Shelia Hines, R section, discussed her background, homes in her neighborhood, berms and swale design, and asked what happened to the permitting process.

Council gave direction for the committee to continue meeting and report to Council as needed.

4 PRESENTATION - COMMUNITY DEVELOPMENT RESIDENTIAL SITE INSPECTORS

Ms. Johnston provided a background of the item and discussed a request to move Item 7 Backyard Chickens to item 5. Council gave consent.

Patrick Buckley, Chief Building Official, presented the item to Council.

Topics presented included: residential stormwater changes, reorganization, process improvements, plan reviews, inspections, and process changes.

Mr. Buckley and Barbara Grossman, Code Enforcement Manager, provided a response to Council comments and questions.

Public comment:

C.D. Roussell discussed his experiences installing a fence and drainage issues.

5 PRESENTATION - COMMERCIAL VEHICLES

Moved to Item 6.

Ms. Johnston provided a background of the item.

Barbara Grossman, Code Enforcement Manager, and Virginia Smith, Land Management Administrator, presented the item to Council.

Topics presented included: review of commercial vehicles, history of code chapter 44, state statutes and the COPC code of ordinances, definitions, and allowed and prohibited vehicles under the current ordinance.

Council held discussion on the following additional topics: the intent behind reviewing current regulations and proposed changes.

Ms. Grossman provided a response to Council comments and questions.

Public comment:

Terrance Marshall, owner of Terry's Backyard BBQ, discussed the situation with his trailer, and asked that food trucks be allowed.

Eddie Lang commented that this will open everything up, food trucks, boats, trailers, asked where does it stop, and told Council that they have to put a limit on it.

Gene Knight, a small business owner with a wrapped truck, discussed the situation with his truck, his business, and asked if Council is not going to be supportive of small business, they will run people out of here.

Kiona Gordon, owner of Crab Shack 386, discussed her business and food truck, the need to bring it home, opportunity, and a timeframe.

Shelia Hines, owner of Sweet Shelia's Funnel Cakes, has a small trailer that fits in her driveway, discussed costs, and asked Council to consider trailers.

Paulette Hatfield discussed that the ordinances were set 25 years ago and asked about what is and is not permitted.

Counsel gave consent to review the code and revise the commercial vehicle ordinance regarding racks and signage.

6 PRESENTATION - RESIDENTIAL EXTERIOR COLORS

Moved to Item 7.

Ms. Johnston provided a background of the item.

Tracy Doak, Zoning Supervisor, and Barbara Grossman, Code Enforcement Manager, presented the item to Council.

Topics presented included: direction to staff from prior workshops, land development code changes, definitions, BEAC comments, and PLDRB comments.

Council held discussion on the following additional topics: LRV, grandfathering, definitions, prior presentations from staff, and the City application.

Ms. Doak and Ms. Grossman provided a response to Council comments and questions.

Public comment:

Carol Stoughton discussed house colors in Palm Coast and thinks Palm Coast is too restrictive.

Mindy Melendez discussed her house and situation.

Paulette Hatfield expressed confusion and asked why are you grandfathering.

Bruce Stone says this does not matter, and that people want to pick their own colors.

Council continued discussion and gave consensus to review the previously recommended ordinance changing the LRV to 65.

7 PRESENTATION - BACKYARD CHICKENS

Moved to item 5.

Ms. Johnston provided a background of the item.

Barbara Grossman, Code Enforcement Manager, and Virginia Smith, Land Management Administrator, presented the item to Council.

Topics presented included: background, 2023 findings, benefits, risks and negative impacts, effects on City services, comparison results, 2023 code violations of chickens and coops, Council direction, and the pilot program.

Council held discussion on the following additional topics: regulations and lot sizes.

Ms. Grossman and Ms. Smith provided a response to Council comments and questions.

Public comment:

Shelia Hines shared her experiences having chickens, problem with the \$50 fee, and proposed the fee be waived for seniors.

Christina Tiroso shared support for backyard chickens and skills towards self-sufficiency.

Carol Stoughton shared her experiences raising animals and proposed a lower fee for the permit.

Josh Stadler discussed the University of Florida study, the right to produce your own food, and due process.

Ashley Derasio spoke about her family and their chickens as pets not farm animals, and provided documents that are attached to these minutes.

Josh Fabean spoke in favor of backyard chickens, thinks the pilot program is too restrictive, discussed property rights, and believes raising chickens is his constitutional right.

Paulette Hatfield shared her experiences with chickens, discussed hurricane safety, and lot sizes.

Nathan Phelps discussed bypassing the pilot program and going to legalization, does not believe people will join the program, and does not believe this is workable.

Mindy Melendez shared that residents should have to pay for a pet license for chickens like any pet.

Mark Webb discussed texts he is receiving, that chickens are not allowed but is hearing that people already have chickens, asked what is the value of enforcement, why are we wasting time for a process that already exists?

Council continued discussion on the following additional topics: bypassing the pilot program, starting the pilot program ahead of the ordinance, costs and cost recovery, fees, and regulations.

Council gave consensus to start the pilot program administratively with modifications: increase coop height to no higher than 6 feet, increase participants from 20 to 50, no letters to the neighbors, duration of the pilot program from two years to six months, and a press release.

8 PRESENTATION - CHARTER REVIEW

Ms. Johnston provided a background of the item.

Marcus Duffy, City Attorney, presented the item to Council.

Topics presented included: charter review requirements, the committee, timeline, process, and recommendations.

Ms. Johnston and Mr. Duffy provided a response to Council comments and questions.

Council gave consensus to move forward with forming the charter review committee and to work with Florida League of Cities.

*Public comment:
There were none.*

9 DISCUSSION - CITY MANAGER SEARCH

Ms. Johnston provided a background of the item.

Renina Fuller, Director of Human Resources, presented the item to Council.

Council held discussion on the following topics: the brochure language, places to advertise, costs, and timeline.

Ms. Fuller provided a response to Council comments and questions.

Council gave consensus to post the position for 90 days.

*Public comment:
There were none.*

F PUBLIC PARTICIPATION

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

Public participation opened at 10:39 p.m.

Carol Stoughton thanked Council for fixing a manhole cover on her street.

Barry Moore, W section, asked why are we here at 11 at night discussing issues that have been going on for years, suggested Council make decisions and quit trying to please everyone, to tighten up meetings, be better prepared, and stop pushing things down the pike.

Paulette Hatfield discussed Citizens Academy and defended Council having long workshop meetings.

Bruce Stone talked about the City losing money beginning in 2019 asked for an audit.

Public participation closed at 10:48 p.m.

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Council Member Miller discussed Flagler Cares and asked that they have an opportunity to present to Council and congratulated several local athletes and teams.

Vice Mayor Pontieri discussed Touch-a-Truck and FC3 Springfest.

Mayor Norris asked for the audio of the FC3 meeting from 5/12 and discussed Memorial Day.

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

Ms. Johnston discussed a prior request from Council for full transcript minutes and provided quotes for the service.

Council revised direction to not move forward with full transcripts.

J ADJOURNMENT

The meeting was adjourned at 10:54 p.m.

*Respectfully submitted by: Alison Palmer
Deputy City Clerk*

Backyard Chickens: Supporting Responsible Urban Hen-Keeping

As a resident advocating for the right to keep backyard hens, I respectfully present the following points to address common concerns and propose reasonable solutions that balance individual rights with neighborhood quality of life. Backyard hens contribute to sustainability, education, and food security in our neighborhoods.

Concern	Response
Noise (especially roosters)	Hens are very quiet, typically clucking softly. They are far less disruptive than barking dogs or lawn equipment. Roosters, which are loud, are not needed for egg-laying and can be excluded by ordinance.
Odor and Sanitation	Odor is only an issue when coops are neglected. Responsible chicken owners clean coops weekly, compost waste, and maintain hygiene, much like responsible pet owners do with dogs or cats. We live by our coops too.
Disease and Public Health	With proper hygiene practices such as washing hands after handling chickens, health risks like salmonella are minimal. Public health authorities, including the CDC, provide clear guidelines for safe backyard poultry keeping.
Property Values	Studies and anecdotal evidence from cities that allow chickens show no negative impact on property values. Well-maintained coops are discreet, attractive, and often become a neighborhood point of interest.
Urban Wildlife Attraction	Pests are drawn to spilled feed or unsecured food, not the chickens themselves. Using sealed feed containers and predator-resistant coops effectively prevents problems with rats, raccoons, and other wildlife.
Overpopulation or Abandonment	Chickens are usually purchased in small flocks and don't reproduce without a rooster. Permits, education, and community networks help prevent abandonment. Animal shelters rarely report issues with chicken surrender when managed properly.
Backyard Slaughtering	Most cities with backyard hen ordinances prohibit slaughter in residential areas. This ensures that chicken-keeping remains a clean and neighbor-friendly activity

	focused solely on egg production.
Environmental Benefits	Backyard chickens help reduce food waste by eating kitchen scraps and provide natural fertilizer through their manure, which supports home gardening and reduces reliance on synthetic fertilizers.
Educational Opportunities	Keeping chickens teaches children and adults about responsibility, food systems, and animal care. Many schools and urban farms include hens in their educational programs for this reason.
Food Security	Backyard eggs are a healthy, local source of protein. In times of economic hardship or supply chain disruptions, having hens provides a small but meaningful level of self-sufficiency.

Cities like Austin, Raleigh, Madison, Salt Lake City, Nashville, and Denver have successfully implemented ordinances allowing backyard hens. With thoughtful policies—such as no roosters, flock limits, secure coops, and education requirements—our community can enjoy the benefits of sustainable living, local food sources, and responsible animal stewardship.

Thank you for your time and consideration.