



# City of Palm Coast Minutes City Council Business

City Hall  
160 Lake Avenue  
Palm Coast, FL 32164  
[www.palmcoastgov.com](http://www.palmcoastgov.com)

**Mayor Michael Norris**  
**Vice Mayor Theresa Pontieri**  
**Council Member Charles Gambaro**  
**Council Member Ty Miller**  
**Council Member David Sullivan**

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**Tuesday, July 1, 2025**

**6:00 PM**

**City Hall - Jon Netts  
Community Wing**

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**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.

NOTICE: This meeting is being live streamed on the City of Palm Coast YouTube channel and audio recorded for public record and transparency.

**A. PROCLAMATIONS - 5:30 P.M.**

**1. PROCLAMATION - JULY 2025 AS PARKS & RECREATION MONTH**

*Ms. Johnston and Mayor Norris presented the Proclamation to Parks & Recreation staff.*

*James Hirst, Director of Parks & Recreation, shared a video highlighting the department and shared about upcoming events.*

**B. CALL TO ORDER THE BUSINESS MEETING - 6:00 P.M.**

*Mayor Norris called the business meeting to order at 6:00 p.m.*

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

**D. ROLL CALL**

*City Clerk Kaley Cook called the roll. Council Member Miller was absent.*

**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.

*James Chanoff discussed the Palm Harbor Golf Course, expenses, revenue, and shared suggestions.*

*Jeani Duarte discussed hurricane season, putting common sense to action, animal shelters and the need for fast and affordable solutions, legal consequences of selling the golf course and library, city budget, cellphone tower locations, budgetary limits, encouraged the second reading of Ordinances to be postponed, and urged a DOGE review.*

*Bruce Stone shared his use of water filters, discussed water rates, and the upcoming Mayor Norris versus the City of Palm Coast case.*

*Carol Stauton shared recommendations for cost savings.*

*Reasa Pabst, President of the Palm Coast Historical Society, asked about a staff position and legal reasoning, discussed a letter sent regarding the grants, and that an ethics complaint was not dated properly.*

*Joe Runac discussed the Palm Harbor Golf Course.*

*A speaker (name not provided) discussed veteran celebrations, YMCA, items for referendum, and democratic process.*

*Annamaria Long, Executive Officer of the Flagler Home Builders Association, thanked all individuals on the dais for their service, discussed a National Spring Home Builder Legislative Conference, support, and requests for funding.*

*Regine Bernier looked for support for the Mayor, admired the Vice Mayor for her fairness and experience, encouraged working together, and shared suggestions for traffic improvements.*

*Paul Descartes discussed social security office locations.*

*Dennis McDonald thanked Vice Mayor Pontieri for researching the golf course, believed issues are at the City Manager level, discussed problems in the City, and mismanagement from the top.*

*Ms. Johnston replied to public comment to share details of the DOGE initiative, staffing, Fire Station 22, and direction previously provided from the Council.*

*Vice Mayor Pontieri replied to public comments to share details regarding Fire Station 22 and the golf course.*

*Mayor Norris held discussion with Mr. Duffy, City Attorney, regarding a historian staff position and asked if Mr. Duffy had issued a legal opinion why we cannot have a historian on staff.*

*Mayor Norris replied to public comments regarding locations of social security offices, transaction fees, and an office location for the Palm Coast Historical Society.*

## **F. MINUTES**

- 2. MINUTES OF THE CITY COUNCIL:  
JUNE 17, 2025, BUSINESS MEETING  
JUNE 24, 2025, WORKSHOP MEETING**

**Pass**

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

**Approved - 4 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member David Sullivan**

**G. ORDINANCES SECOND READ**

**3. ORDINANCE 2025-12 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**

*City Attorney Duffy read the title into the record.*

*Phong Nguyen, Senior Planner, presented the topic to Council.*

*Vice Mayor Pontieri shared a reminder that the Ordinance language needs to reflect Council updates to the appeals process and clarified that City Council will be the only reviewing authority for any appeals.*

*City Council held discussion on the effective date.*

*Public Comment:*

*Annamaria Long supported a legal and justified increase and stated that this is a blatant overreach under the guise of extraordinary circumstances.*

*Jeani Duarte agreed with Ms. Long and stated that this makes housing less affordable.*

*Mindy Melendez stated that this will impact affordable housing.*

*A speaker (no name provided) asked Council to stop kicking the ball and do something.*

*Dennis McDonald discussed the extraordinary circumstances, abuse to taxpayers, and looked forward to the increases being put in place.*

*Carol Stauton shared support for the impact fees and shared comments.*

**Pass**

**Motion made to be adopted on second reading by Vice Mayor Pontieri and seconded by Council Member Sullivan**

**Approved - 4 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member David Sullivan**

**4. ORDINANCE 2025-XX AMENDING THE CITY OF PALM COAST UNIFIED LAND DEVELOPMENT CODE, CHAPTER 13 RELATING TO EXTERIOR COLORS**

*City Attorney Duffy read the title into the record.*

*Ms. Johnston shared that the requested changes have been made.*

*Motion by Vice Mayor Pontieri, seconded by Council Member Gambaro, to approve the presented Ordinance.*

*Mayor Norris sought consensus to add a grace period for existing homes in the community. City Council did not provide consensus.*

*Public Comment:*

*Jeani Duarte discussed the cost of repainting a home and discussed the ordinance.*

*Eddie Lang believed the Ordinance was ridiculous, discussed LRV, and wanted to remove the restrictions on paint colors.*

*Carol Stauton supported the color of Ms. Melendez's home, shared issues with other homes in the community, and believed Ms. Melendez was being singled out.*

*Bruce Stone did not believe that residents should be told what color to paint their homes.*

*Maurice Berry shared about a citation issued, discussed LRV, color not a consideration in appraisal data, and that the Palm Coast water tower color is not approved for resident homes.*

*Marnessi King discussed freedom of expression through color and believed that residents should be able to paint their homes the color of their choosing.*

*Paul Descartes shared resident concern for potential code violations and supported additional color options.*

*Annamaria Long discussed the denial of the proposed Ordinance by the PLDRB, shared her interpretation, and did not feel it to be representative of the community.*

*Mindy Melendez discussed grandfathering her home or the possibility of receiving a variance, discussed the process, and selective enforcement.*

*Denise Henry discussed the history of discussion on this topic, supported allowing additional colors and removing LRV.*

*Dennis McDonald shared the history of an item in another City, the ability to choose the community that you want to live in, and that this cannot be sustained.*

*Vice Mayor Pontieri shared that the City already has an adopted ordinance that restricts colors, and that the proposed ordinance is to broaden the colors.*

*City Council held lengthy discussion on the currently approved colors, language of the ordinance and proposed ordinance, LRV, objective measurements, enforcement, history of the regulation since incorporation of the City, allowable colors in coastal communities, and prohibited colors.*

*Vice Mayor Pontieri withdrew the motion and sought direction to provide to staff.*

*Mayor Norris passed the gavel to Vice Mayor Pontieri and made a motion to remove all restrictions on house colors. The motion was seconded by Council Member Sullivan.*

*Vice Mayor Pontieri sought to establish consistency across all ordinances coming before the Council for consideration.*

*Public comment:*

*Dennis McDonald asked if this is legally sustainable and recommended getting an opinion.*

*Carol Stauton supported the motion on the floor and stated that the problem should be solved right here and right now.*

*Regine Bernier shared comments on house colors and comments she received on the topic.*

*Jeani Duarte did not want the commercial vehicle ordinance to be associated with the pending motion and discussion.*

*Mindy Melendez discussed houses in the city that are outside of the current code, that LRV is not listed in any of the local paint stores and believed that Code Enforcement for house colors is a waste of money.*

*Maurice Berry shared a history of a violation at his house which is being built, the timeline coming up for final closing of the home and supported eliminating the restriction.*

*City Council held discussion with Attorney Duffy and Ms. Johnston on the next steps and approval process.*

**Pass**

**Motion made to be adopted on second reading by Mayor Norris and seconded by Council Member Sullivan**

**Approved - 4 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member David Sullivan**

## **H. RESOLUTION**

### **5. RESOLUTION 2025-92 APPROVING A CONTRACT WITH GRANICUS, LLC FOR AGENDA AND MEETING MANAGEMENT PLATFORM**

*City Attorney Duffy read the title into the record.*

*Ms. Johnston shared a brief overview of the item.*

*Council Member Gambaro asked for pricing details.*

*Public Comment:*

*Dennis McDonald discussed the vendor and the parent company being a Canadian corporation.*

*Council Member Gambaro and Vice Mayor Pontieri discussed the City's formal bidding process and foreign County attestations.*

**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 David Sullivan**

**I. PUBLIC PARTICIPATION**

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

*Carol Stauton discussed transactional fees, asked where we stand with hiring a City Manager, and for details of an audit.*

*Reasa Pabst continued her comments from earlier in the meeting regarding a staff historian position.*

**J. DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA**

*Vice Mayor Pontieri wished everyone a safe and happy Independence Day and discussed the City's Ordinance related to fireworks.*

*Council Member Gambaro shared details of the joint Affordable Housing Advisory Committee meeting.*

*Council Member Sullivan shared about legislative funds received for a City project.*

**K. DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA**

*There were no comments.*

**L. DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA**

*Ms. Johnston shared congratulations for funding received for wastewater priorities and a future YMCA facility, that the City's lobbyist will be presenting on*

*August 12, and sought guidance on insurance for the upcoming budget presentation.*

*Ms. Johnston shared a reminder that many of the topics discussed by the public during the meetings including past policy and decisions of the City Council, do not have a connection to staff, the need to move forward and discontinue comments about staff that have moved on to new opportunities, and considering the environment while she continues to recruit for 2 top executives in the organization.*

**M. ADJOURNMENT**

*The meeting was adjourned at 8:14 p.m.*

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