



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, August 5, 2025

6:00 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.

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

A. CALL TO ORDER

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

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

C. ROLL CALL

City Clerk Kaley Cook called the roll. All members were present.

D. PROCLAMATIONS

1. PROCLAMATION - AUGUST 7, 2025, AS PURPLE HEART DAY

The Proclamation was presented at 5:30 p.m.

Charles Hangar shared comments and thanks for the Proclamation.

City Council shared comments and thanks.

Separately from this item, Ms. Johnston provided an award to Chief Strobridge, Acting Assistant City Manager, and thanked him for his assistance and accomplishments.

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 provided the rules and procedures of public comment.

Chantal Preuninger discussed an undersea cable, complaints online from people living near data centers, and shared water usage concerns.

Dennis Siccola discussed short-term rentals, that the process is not working, multiple calls to the Sheriff's office, and affects to his health.

Jeani Duarte discussed a recent approval of maximum millage rate, statements of Governor Desantis, recent ribbon cutting for Wastewater Treatment Plant 1, project funds and reallocations, attendance to a meeting, and asked for an update on DOGE.

C.D. Roussell shared about documents on wastewater treatment, a hit on an electrical line on A1A, and recommended 811 call line.

James Deen discussed flooding issues, was concerned for a new build next to his home, recommended changing the code to be less than 10-inch height difference between properties. and shared complaints about car noise.

Bruce Stone discussed results of an ethics commission complaint, Council campaign funds, a candidate not being able to attend a meeting, and corruption in the City needs to stop.

Sharon Resnick opposed the sale of the Palm Harbor Golf Course and recommended strategies and ideas.

Muffin (no last name provided) spoke about the aquatics center, conflicting schedules, use of the facility for exercise, shared concern for the facility closing on Sundays, and asked for a reconsideration of the schedule.

Daniel Cope, local business owner and golf course owner, shared his experience turning underperforming assets around, Palm Harbor Golf Course has the potential to do that, and shared a proposal to take on the management of the golf course.

Darlene Shelley discussed a common thread of safety, health, and welfare throughout public comments, not burdening the residents with projects, and complaints about the airport flights.

Scott (no last name provided) showed a photo of a home built near his with a second floor that has a view into his home.

Carol Stoughton shared a history of Palm Coast, censuring of the Mayor, appointed Council Members, law firm services, comments about Council Member Gambaro, salaries, and comments from Vice Mayor Pontieri.

Ms. Johnston replied to public comments regarding recirculation of water for the data center, Flagler Beach projects, flooding concerns, asked to schedule a meeting with Mr. Cope regarding Palm Harbor Golf Course, and hours of operation at the pool.

City Council discussed, and responded, to public comments.

F. MINUTES

2. MINUTES OF THE CITY COUNCIL: JULY 15, 2025, BUSINESS MEETING

JULY 22, 2025, WORKSHOP MEETING

Pass

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

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

G. APPOINTMENT

3. APPOINT ONE MEMBER TO THE RESIDENTIAL DRAINAGE CITIZEN ADVISORY COMMITTEE

Ms. Johnston shared a background of the vacancy and the upcoming sunset of the board.

Ms. Vorhees introduced herself to the Council and shared her involvement as an alternate member on the board.

Pass

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

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

H. ORDINANCES SECOND READ

4. ORDINANCE 2025-13 ESTABLISHING THE CREATION OF THE LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES

City Attorney Duffy read the title into the record.

Phong Nguyen, Senior Planner, shared a brief overview and was available for questions.

Public Comment:

Jeanie Duarte shared a concern for Community Development Districts and extension of governance.

City Attorney Duffy called for any ex parte communication.

Pass

Motion made to be adopted on second reading 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
Denied - 1 - Mayor Michael Norris

5. ORDINANCE 2025-14 AIRPORT COMMERCE FIRE STATION 26 LAND EXCHANGE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT - APPLICATION 6154

Michael Hanson, Planner, provided a brief overview of the item and was available for questions.

Public Comment:

Jeani Duarte shared concerns for 5G cell towers and would not like them on the property.

Attorney Duffy called for ex parte communications.

Pass

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

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

6. ORDINANCE 2025-15 AIRPORT COMMERCE FIRE STATION 26 LAND EXCHANGE ZONING MAP AMENDMENT - APPLICATION 6151

Mr. Hanson was available for questions.

Attorney Duffy called for any ex parte communications.

Public comment:

There were none.

Pass

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

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

I. ORDINANCES FIRST READ

7. ORDINANCE 2025-XX 11 HARGROVE LANE ZONING MAP AMENDMENT, APPLICATION 6253

City Attorney Duffy read the title into the record and called for any ex parte communications.

Mr. Hanson presented the topic to City Council. Topics presented included: application background and request, aerial maps, public participation, analysis and recommendation, Future Land Use Map, Zoning Map amendment, environmental analysis, Land Development Code criteria analysis, findings summary, recommendation, and next steps.

City Council held discussion on the following topics: potential concerns for water, documents provided and differences in usage, businesses in the area, any issues with Sunbelt Chemicals, contamination issues, relocation of wells, location of the batch plant, buffers, regulatory compliance, purchase and sale agreement, footprint, dust collection system, beginning load out, FDOT contracts, ingress and egress, compatibility with surrounding businesses, and technical site plan review. City Council requested additional details to be provided at the second reading.

Curt Wimpee, Alliant Engineering, on behalf of the applicant, presented the topic to Council and addressed Council comments and questions.

Brian Hercules, Business Development Manager with SRM Concrete, presented the topic to City Council.

Public Comment:

Attorney Duffy shared a reminder of policies and procedures that comments should be addressed to the Council.

Carol Stoughton asked about travel routes, getting materials to the site, asked if there will be storage of gasoline, wanted to know who requested they be here, and if there has been consideration of aquifer and wells.

Renee Hunter, representing Auto House of Palm Coast, located on Hargrove Lane, opposed the rezoning and discussed incompatibility.

Jeff Knepp, owner of Encompass Enclosures on 15 Hargrove Lane, discussed negative impacts to the businesses in the area and to the City, pollution, purpose of Industrial 2 zoning, and provided an attachment to Council which has been attached to these minutes.

Andrea (no last name provided), with a business located at Hargrove Grade, spoke in opposition of the rezoning, shared concerns about compatibility, impacts to established businesses in the area, and asked Council to protect residents.

Jason Pavlo, business owner on Hargrove, discussed debris coming off of concrete trucks, chemical spills, opening the door to many other negatives, and urged Council to not go through with the zoning.

Brett Snyder, Arctic Breeze Air Conditioning on Hargrove, discussed patching and flooding on Hargrove Grade, potential jobs, did not want personal and work vehicles coming in and out of the area, and asked Council to oppose the zoning.

Keith Larrich, owner of 2 units on Hargrove Lane, urged Council to keep the zoning as-is and protect the landscape.

Ken Moscone, Hargrove Lane, discussed the selection of the location for the business, road conditions, and traffic concerns.

Steve Parrish, Hargrove Lane and on the Board of Directors for the Post Commercial Industrial Center, shared that the tenants and business owners feel so strongly about the item that they are in attendance to speak, that they are a group of small businesses that collectively employ 120-150 people, and that we all need more industry but please don't hurt the industry that we have.

Jeanie Duarte shared concern for weight of the trucks, noise, roadways, unreasonable hazards and responded to statements.

Darlene Shelley stated that compatibility matters, discussed the impacts of the health, safety, and welfare of residents and businesses, trucks coming in with supplies, required operations for industrial, toxic chemicals, and the threat to local businesses and residents.

City Council held lengthy discussion on the property appraiser use types and the difference to the City's zoning districts, review criteria, considerations, economic vitality but at what cost, setting precedent, concern for getting away from original intent, and that the MPD to the east is Flagler Hospital.

Pass

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

Approved - 3 - Mayor Michael Norris, Council Member Charles Gambaro, Council Member David Sullivan

Denied - 2 - Vice Mayor Theresa Pontieri, Council Member Ty Miller

J. RESOLUTIONS

8. RESOLUTION 2025-XX APPROVING THE INTERLOCAL AGREEMENT WITH FLAGLER COUNTY FOR AIRPORT PROTECTION ZONING REGULATIONS

City Attorney Duffy read the title into the record.

Mr. Hanson presented the topic to Council. Topics presented included: Background, airport protection overlay zone, compliance, airport zoning regulations, and recommendation.

City Council held discussion on the following topics: impacts of not approving the item, statutory requirements, overlay area, development projects, language and allowances in the ILA, options available, concern for onus put on the City, potential of retroactivity, process for creation of a board, power of the potential board, noise contour study, purpose of the item, subjective language, potential

language updates, not superseding FAA, and being accountable to the residents.

City Council held discussion with Adam Mengel, Growth Management Director for Flagler County, on the topic.

Public Comment:

Darlene Shelley wanted to give a presentation on her research, the City's power to make regulations, potential airport zoning regulations to protect residents, urged Council to reject the proposed ILA, and discussed Flagler County failure to conduct noise study.

Mayor Norris asked Attorney Duffy to highlight the details of recent communication with the FAA.

City Council held discussion on the Flagler County Ordinance and overlay.

Pass

Motion made to approve as amended by Vice Mayor Pontieri to include additional requirements that the interlocal agreement be retroactive to 2016 and to update the language in paragraph 3(b)(i). The motion was seconded by Council Member Miller

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

9. RESOLUTION 2025-113 APPROVING THE INTERLOCAL AGREEMENT WITH FLAGLER COUNTY FOR THE TRANSFER OF TRANSPORTATION IMPACT FEES FOR THE CORNERSTONE AT SEMINOLE WOODS DEVELOPMENT

City Attorney Duffy read the title into the record.

Ms. Johnston provided a background of the item.

Phong Nguyen, Senior Planner, presented the topic to Council. Topics presented included: background, preliminary assessments for improvements, commitments, and recommendation.

City Council held discussion on the following topics: how the County received the impact fees, developments that begin within the County and then annex into the City, and traffic light timing.

Public Comment:

There were none.

Pass

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

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

10. RESOLUTION 2025-122 APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FEDERAL FISCAL YEAR (FFY) 2025 (FY 2025/26) ANNUAL ACTION PLAN

City Attorney Duffy read the title into the record.

Ms. Johnston provided a background, that no changes were made to the item since it was presented at the workshop, and that staff was available for questions.

Public Comment:
There were none

Pass

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

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

11. RESOLUTION 2025-119 AMENDING THE COMMERCIAL SOLID WASTE FRANCHISE FEES

City Attorney Duffy read the title into the record.

Ms. Johnston provided a background of the item.

Alyssa Roscoe, Residential Solid Waste Collections Supervisor, was available for questions.

Discussion was held on internal review and policies.

Public Comment:
There were none.

Pass

Motion made to approve the item with the addition of internal policies to review the fee every 3-4 years by Vice Mayor Pontieri and seconded by Council Member Miller

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

K. CONSENT

City Council held discussion items 12, 13, 14, 16, 18, and 22.

Public comment:

Jeanie Duarte discussed a lot of issues in the community that are not community driven and to ask the community.

Denise Henry asked about piggyback contracts.

Attorney Duffy shared details of piggyback contracts, language, and review.

Pass

Motion made to be adopted on consent by Vice Mayor Pontieri and seconded by Council Member Gambaro

Approved - 5 - Mayor Michael Norris, Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

- 12. RESOLUTION 2025-118 APPROVING A COOPERATIVE AGREEMENT WITH FLAGLER COUNTY FOR STORM DEBRIS REMOVAL AND MONITORING**
- 13. RESOLUTION 2025-111 APPROVING THE GRANT AGREEMENT WITH FLORIDA INLAND NAVIGATION DISTRICT (FIND) FOR THE 2025 PALM COAST WATERWAY CLEANUP**
- 14. RESOLUTION 2025-121 APPROVING A CONTRACT WITH NORTHEAST FLORIDA REGIONAL COUNCIL FOR THE DEVELOPMENT OF A COMMUNITY DRIVEN ECONOMIC DEVELOPMENT PLAN**
- 15. RESOLUTION 2025-110 AMENDING THE AGREEMENT WITH PAYMENTUS CORPORATION REVISING THE MASTER SERVICES AGREEMENT FOR ELECTRONIC PAYMENT SERVICES**
- 16. RESOLUTION 2025-116 APPROVING MASTER SERVICES AGREEMENTS WITH DIGITAL ECHO AND WORD WIZARDS, INC., FOR REMEDIATION SERVICES OF DOCUMENTS IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT**
- 17. RESOLUTION 2025-123 APPROVING PIGGYBACKING SOURCEWELL STATE OF MINNESOTA RFP #042021 WITH MOTOROLA SOLUTIONS**
- 18. RESOLUTION 2025-124 APPROVING A MASTER SERVICES AGREEMENT WITH POWERDMS BY NEOGOV FOR POLICY MANAGEMENT SOFTWARE**
- 19. RESOLUTION 2025-120 APPROVING THE PURCHASE OF A STORMWATER FLEXITRAX PIPE INSPECTION CAMERA SYTEM**
- 20. RESOLUTION 2025-112 APPROVING A WORK ORDER WITH CONNECT CONSULTING, INC., FOR THE EVALUATION, LIGHT REHABILITATION AND PUMP REPLACEMENT OF WELL SW-27**

21. RESOLUTION 2025-115 APPROVING MASTER SERVICES AGREEMENTS WITH MULTIPLE FIRMS FOR WASTEWATER EMERGENCY TANK TRUCKING SERVICES

22. RESOLUTION 2025-114 APPROVING A MASTER PRICE AGREEMENT WITH ALPHA GENERAL SERVICES, LLC FOR THE PURCHASE OF PEP TANKS AND RELATED COMPONENTS FOR THE INSTALLATION AND REPLACEMENT OF PEP TANKS THROUGHOUT THE CITY

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 discussed the Flagler County Library staffing and sought discussion on the Council's acceptance of a drop of level in service, and potential city staffing.

City Council held discussion on the topic and shared support for a workshop discussion on the topic.

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

There were none.

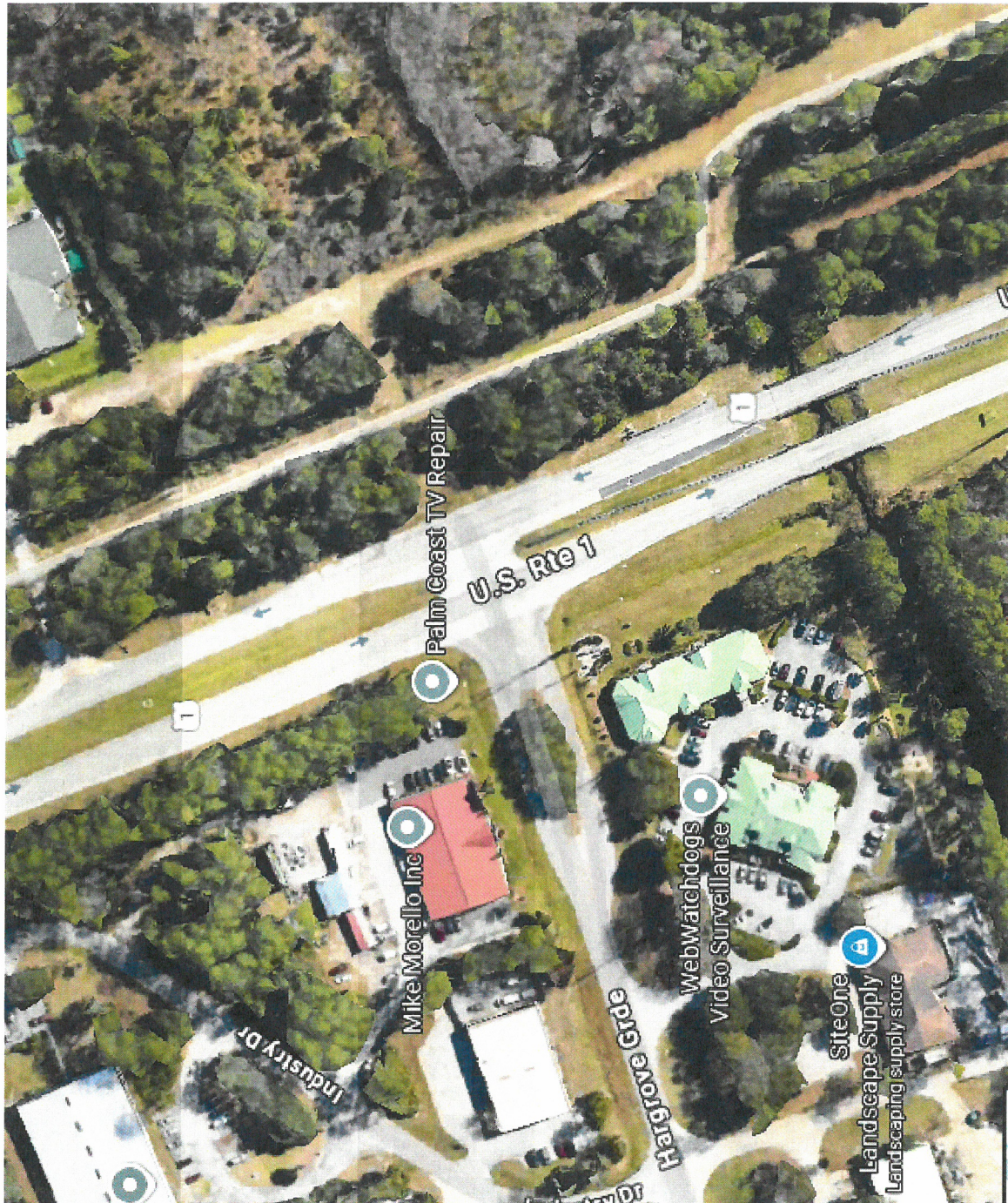
O. DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA

There were none.

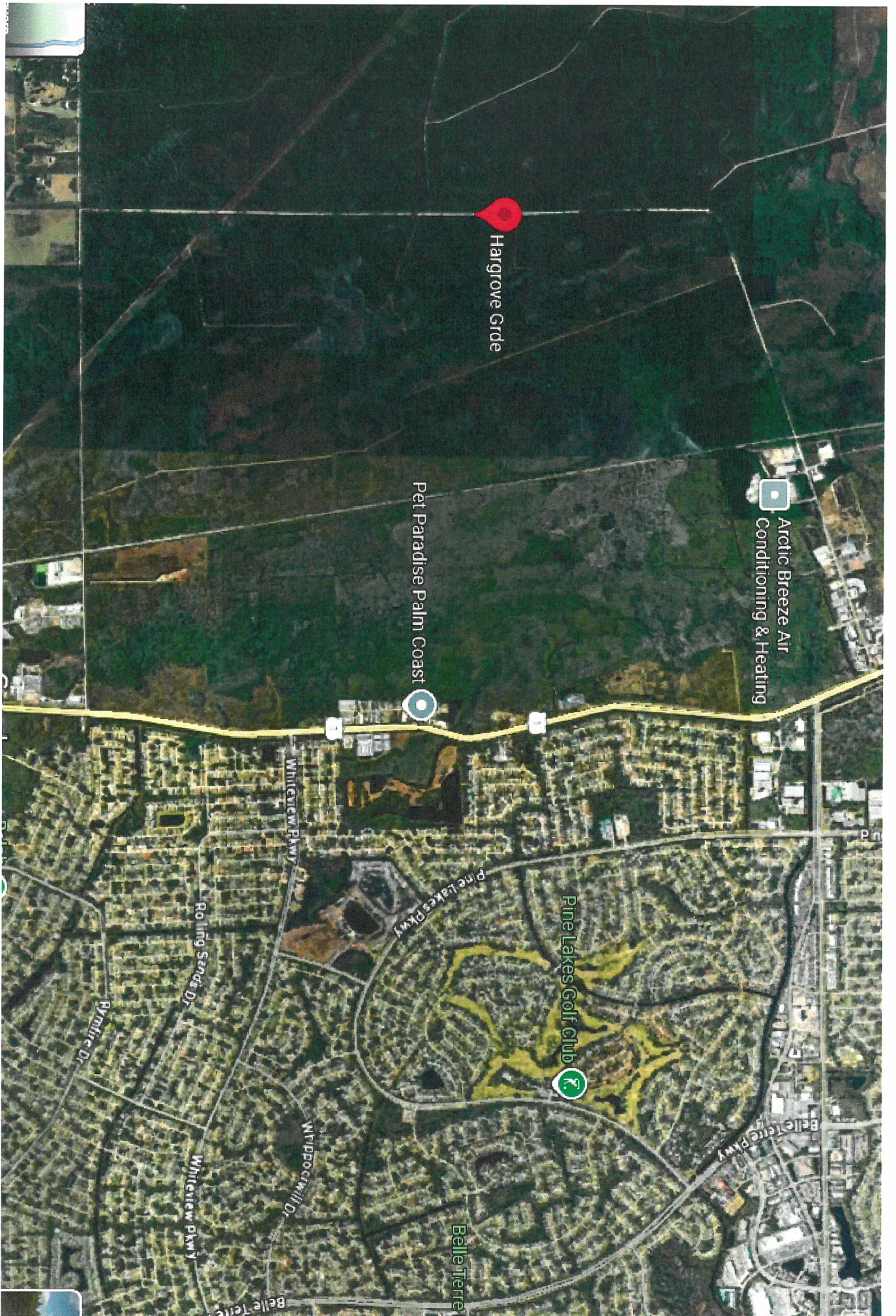
P. ADJOURNMENT

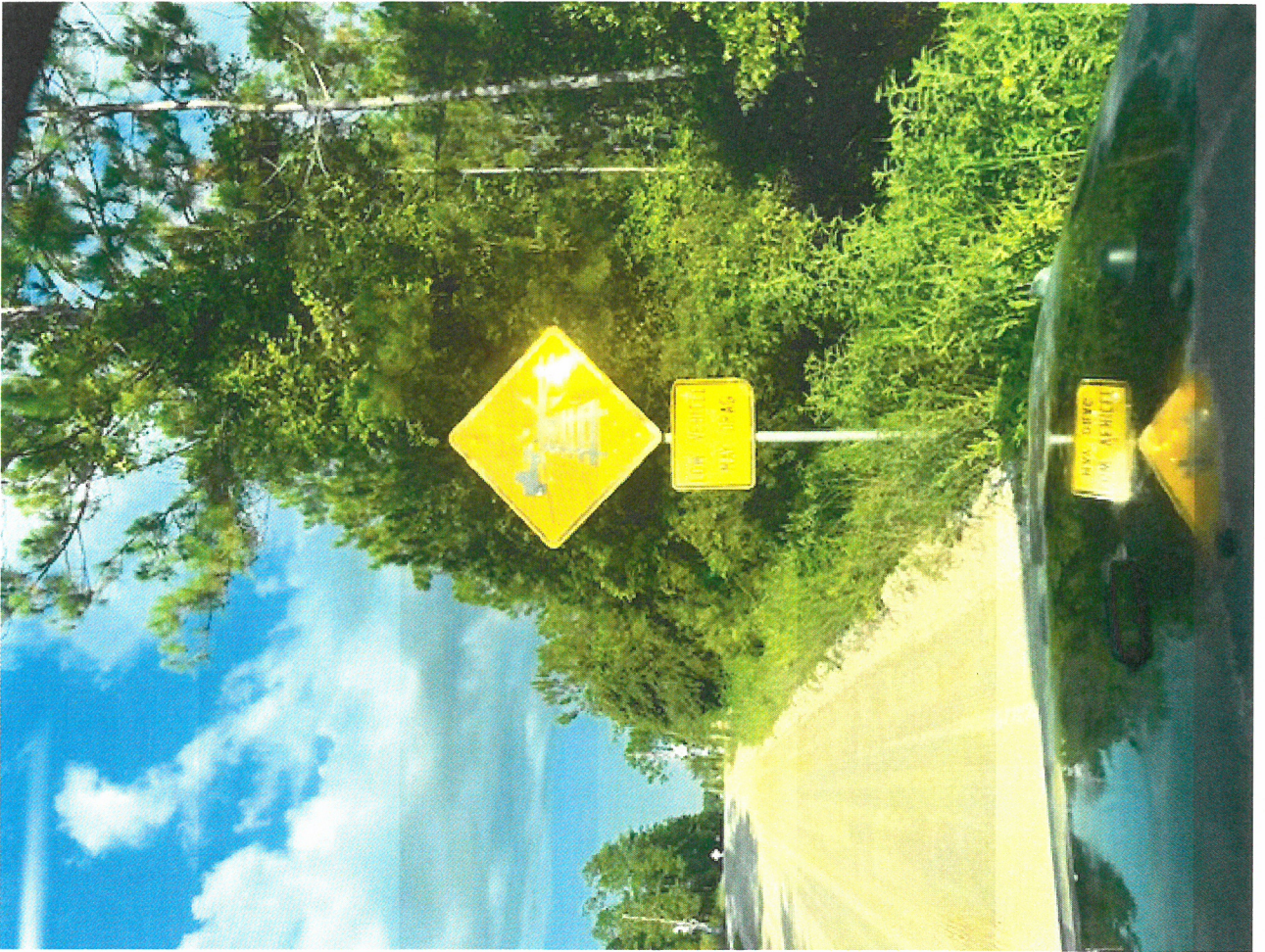
The meeting was adjourned at 10:11 p.m.

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



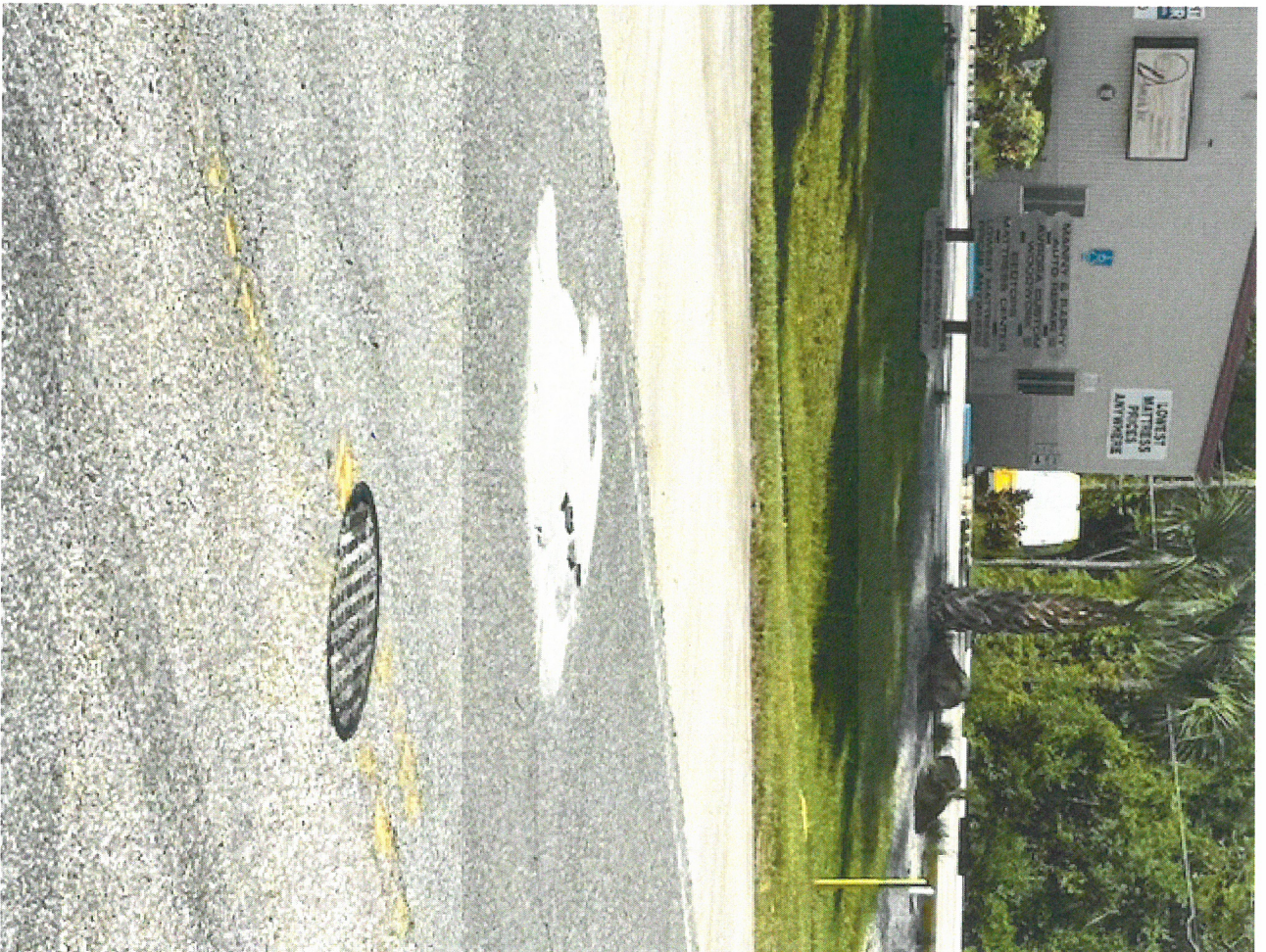












**DON'T LET HARGROVE
TURN INTO THIS!!!**



Chapter 3 Section 3.03.01 D of the Palm Coast Land Development code

1. The purpose of the IND-1 (Light and Warehousing Industrial) District is to provide areas for restricted industrial and warehouse uses of low to moderate intensities with minimal potential for off-site impacts. This district utilizes performance standards to ensure that impacts are controlled
2. The purpose of the IND-2 (Heavy Industrial) District is to permit a wide range of intensive industrial uses, which include, but are not limited to, those that are major users of water, produce greater amounts of hazardous and regulated waste, storage of significant amounts of chemicals, produce air emissions, or substantially impact the landscape through mining and soil extraction. This district utilizes performance standards to ensure that impacts are controlled to protect the public health, safety, and welfare.

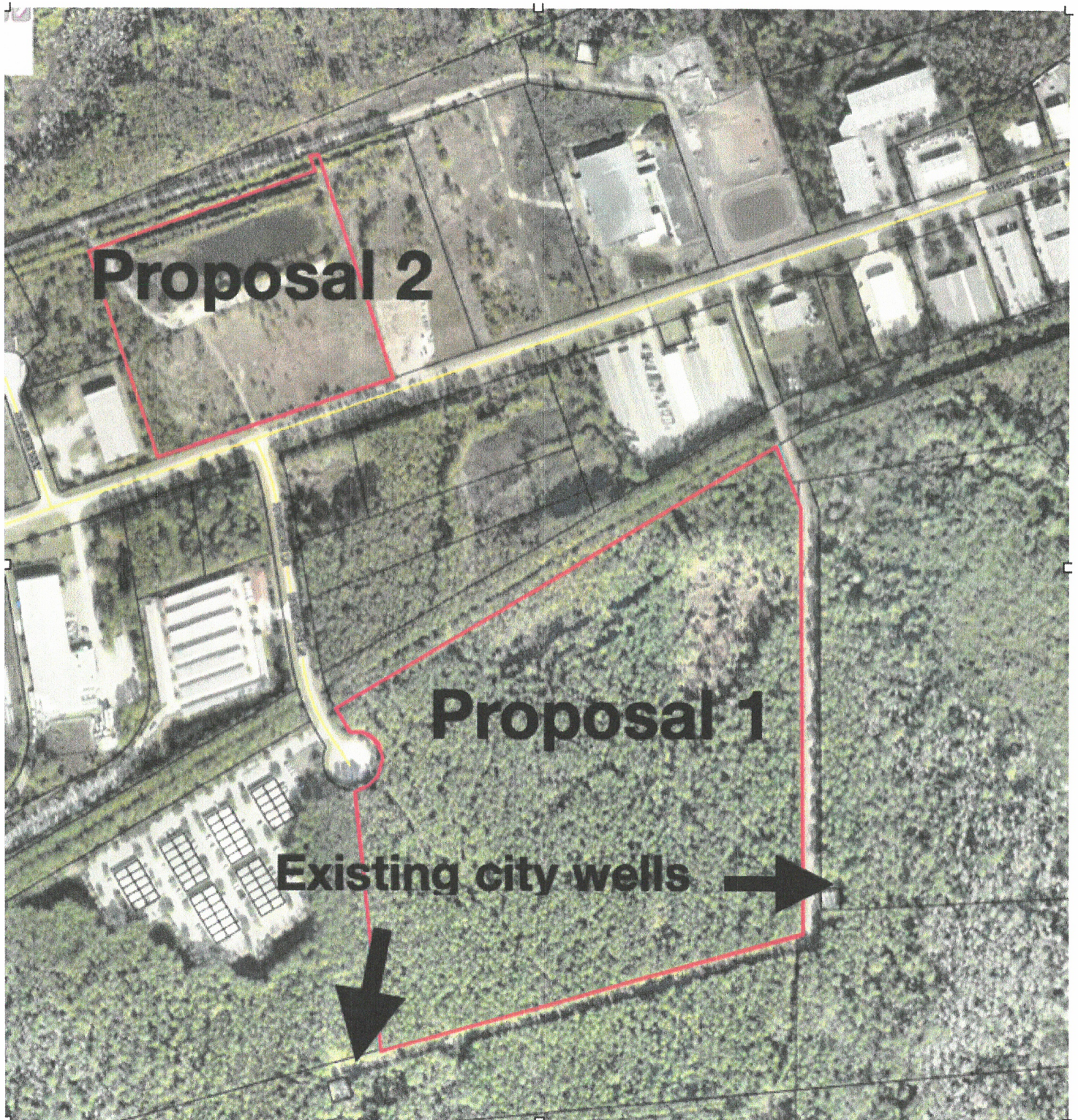
Some of the permitted uses of Ind 2

- *Manufacturing, Heavy (L
- *Material Recovery Facilities (e.g. recycling centers)
- *Heavy Construction and Land Excavation Contractors
- *Repair Services for Commercial and Industrial Machinery and Equipment
- *Passenger Transit or Rail Stations
- *Truck Stops
- *Adult oriented business
- *All other business services

How will rezoning properties in the Hargrove industrial park from Industrial1 to Industrial 2 affect established Palm Coast business's and residents?



In addition to the environmental impacts of a potentially high pollution zoning district at the top of a city wide drainage system, there are also 2 city wells supplying drinking water to the residents of Palm Coast adjacent to the property lines of this proposed rezoning property. (See map)



Types of pollution associated with Cement Plants

Air Pollution:

Cement production releases significant amounts of pollutants like dust, sulfur dioxide (SO₂), and nitrogen oxides (NO_x), contributing to smog, respiratory problems, and damage to ecosystems and property.

Abrasive concrete dust can damage vehicle paint finishes

Greenhouse Gas Emissions:

Cement production is a major source of carbon dioxide (CO₂) emissions, both from the chemical process itself and the use of energy, primarily fossil fuels.

Water Consumption:

The cement industry is a significant consumer of water, and water is often scarce in the areas where cement plants are located.

Noise Pollution:

Cement plants can generate significant noise pollution, affecting nearby residents.

Respiratory Issues:

Exposure to cement dust can cause respiratory problems like asthma, bronchitis, and even lung cancer.

Skin Irritation:

Cement dust can irritate the skin and eyes.

Other Health Problems:

Studies have linked cement plant exposure to cardiovascular problems and gastrointestinal issues.