City of Palm Coast
Minutes

City Council Business Meeting

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoast.gov

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

Tuesday, October 6, 2026	**6:00 PM**	**City Hall - Jon Netts Community Wing**

City Staff
Michael McGlothlin, 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 - OCTOBER 2026 AS DISABILITY EMPLOYMENT AWARENESS MONTH

Mr. McGlothlin and City Council presented the proclamation to members of the Cedar Bridge Foundation, Flagler Schools, and residents.

Ms. Snodgrass, Flagler Schools Transition Specialist, and Virginia Smith, Land Management Administrator and ADA Coordinator, shared thanks and comments.

2. PROCLAMATION - OCTOBER 4-10, 2026, AS FIRE PREVENTION WEEK

Mr. McGlothlin and City Council presented the proclamation to Palm Coast Fire Department staff.

Chief Berryhill shared thanks and comments, and an invitation to the opening of Fire Station 26.

City Council thanked the Fire Department staff.

3. PROCLAMATION - OCTOBER 5-9, 2026, AS CUSTOMER SERVICE WEEK

Mr. McGlothlin and City Council presented the proclamation to members of the Customer Service Department.

Ms. Scheel, Utility Assistant Director Customer/Delivery, shared thanks and comments.

City Council shared thanks to the customer service staff.

4. PROCLAMATION - NOVEMBER 2026 AS SHIRLEY CHISHOLM MONTH

Mr. McGlothlin and City Council presented the proclamation to members of the Democratic Women's Club of Flagler County.

Agnes Lightfoot shared thanks and comments.

Vice Mayor Pontieri thanked the group.

B. CALL TO ORDER THE CITY COUNCIL BUSINESS MEETING - 6 P.M.

Mayor Norris called the meeting to order at 6:04 p.m.

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

D. ROLL CALL

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

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.

Sherry Matthew, Vice President of the Shangri La condominiums, asked for a historical marker for the property and discussed recognition from the Palm Coast Historical Society.

Mark Stancel discussed traffic in the area of Seminole Woods, need for turn lanes, and asked about a new stop light.

Anna Gloria Eisman shared concerns for local health care and discussed incoming businesses to the area.

Kirk Whittington shared compliments for roadway improvements, Tiger Bay Club meeting forum discussion on Amendment 3, and urged residents to vote in the upcoming election.

Jeani Duarte discussed the recent Pink Army event, the need to revisit the budget, transparency regarding water and wastewater capacity, unresolved Charter issues, State amendment 3 and City amendment 3 as separate issues, Council Meeting requirements, and cautioned decisions this evening.

Wendy Chumarchi discussed animal control resources, wanted to know the status, and discussed proof of issues at the Humane Society.

Jeremy Davis discussed affordability of Palm Coast, what makes Palm Coast home, explain what happens when revenues fall below projections, and what is being done to protect residents' ability to live here.

Raymond Speck, resident of Seminole Woods, discussed changes in Palm Coast, conservation areas disappearing, did not understand why contractors don't contribute water and wastewater plants with their projects, and encouraged exhaustive thought to what is being done to the original plan for Palm Coast.

Lisa Sweeters discussed traffic issues in the Seminole Woods area and placement for a skatepark.

Mr. McGlothlin provided direction to Mr. Stancil for traffic related issues and provided an update on animal control.

City Council held discussion on turn lanes, roadway studies, speed studies, project ownership and funding, timeline for roadway studies, incoming developments, property rights, healthcare, the historical designation request, and the after-action review for the Pink Army event.

F. APPROVAL OF MINUTES

1. MINUTES OF THE CITY COUNCIL: SEPTEMBER 15, 2026 BUSINESS MEETING, SEPTEMBER 23, 2026 FINAL BUDGET HEARING

Motion by Council Member Sullivan and seconded by Council Member Miller to approve the September 15, 2026, and September 23, 2026, Meeting Minutes.

Passed

Approved – 4- Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan, Mayor Michael Norris

G. CONSENT

1. RESOLUTION 2026-127 APPROVING PIGGYBACKING A SOURCEWELL MINNESOTA CONTRACT WITH NEW LINE SKATEPARKS, INC., FOR SKATEPARK, BIKE PARK, PUMP TRACK, AND BMX TRACK SOLUTIONS WITH RELATED EQUIPMENT, ACCESSORIES, AND SERVICES

2. RESOLUTION 2026-128 APPROVING PIGGYBACKING THE NATIONAL ASSOCIATION OF STATE PROCUREMENT OFFICIALS (NASPO) MASTER AGREEMENT #24156 WITH BOULEVARD TIRE CENTER FOR THE PURCHASE OF TIRES, TUBES, AND RELATED SERVICES

3. RESOLUTION 2026-129 APPROVING A MASTER PRICE AGREEMENT WITH ALPHA GENERAL SERVICES, INC., FOR MISCELLANEOUS REPAIR PARTS FOR PEP SYSTEMS ON AN AS-NEEDED BASIS

4. RESOLUTION 2026-130 APPROVING A WORK ORDER WITH MCKIM & CREED, INC., FOR THE CONVERSION OF LIFT STATION AU-5 AND AO-3 FROM EDUCTOR TO SUBMERSIBLE LIFT STATION

Motion by Council Member Gambaro and seconded by Council Member Sullivan to adopt the consent agenda.

Public Comment:
Tony Amaral shared concern for items G1 and G2.

Mr. Cote provided contract details.

Passed

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

H. ORDINANCES FIRST READING

1. ORDINANCE 2026-XX AN AMENDMENT TO THE MAGNOLIA TRACE MASTER PLANNED DEVELOPMENT-DEVELOPMENT AGREEMENT (MPD-DA)

Mayor Norris read the title into the record and called for ex parte communication.

The City Clerk swore in individuals testifying on the items.

Jose Papa, Senior Planner, opened the item.

Jay Livingston, on behalf of the applicant, presented the topic to City Council.

City Council held discussion on the following topics: inclusion of ALF, possibility of multifamily, buffer requirements if multifamily were chosen, tract break down, request for buffers specifically to the homes in the Z section, applicant willingness to keep natural vegetative state, concern for stormwater, canal locations, concerns for conversion, comparison chart, passive versus active ratio and ensuring required active amenity, preventing open burning, and width requirements.

Mr. Livingston and Scott Wild, England-Thims and Miller, provided response to Council comments and questions.

Mr. Livingston reiterated the changes to include; eliminating the conversion table, a recommendation to leave Section 7.2 and retitle to intentionally deleted, and to update Exhibit F phasing plan to become Exhibit E.

Mr. Papa presented the topic to City Council.

City Council held discussion on the following topics: landscape requirement concerns and potential language to include in the motion.

Mr. Papa replied to Council comments and questions.

Mayor Norris shared the history of the project and approval in 2004.

Vice Mayor Pontieri motioned the item as amended: to ensure that the Gore Lake Memorial is included in the amenities center, omit the conversion table, 20 ft minimum lot size for town homes, natural state buffer requirements, no open burning, and to clarify multifamily locations. The motion was seconded by Council Member Gambaro.

Mr. Livingston provided the clarification that tract 1 is limited to multifamily and that they will ensure the senior adult housing designation will not include multifamily.

Public Comment:
James Juruso applauded the developer for reductions but still felt like a lot was being crammed into a small space.

Mark Stancel agreed with the 20 ft buffers, stated that utilities are a problem, and supported following the Code.

Kirk Whittington shared his experience, discussed words that are not legally defensible, natural buffers, and administrative standards.

David Prutt, resident of the Z section, discussed drainage issues, length of time this project has been in progress, agreement language, concern for emergency ingress and egress, and felt that traffic signals were warranted.

Jeremy Davis thanked Vice Mayor Pontieri and Council Member Miller, proposal that reduced density, remaining concern for drainage, wanted to include the drainage flow map into the record, and discussed responsible growth.

Carole Stone, Seminole Woods, shared concerns for water flow, lack of mitigation, asked about expanding Belle Terre, and wanted increased buffers.

City Council continued discussion on the following topics: a request for staff to look at the development area and review current flooding, support for mitigating the concerns prior to development starting, current stormwater conditions, swale maintenance map, buffer requirements, ensuring that runoff will not affect neighboring properties, and the canal cleaning schedule.

Vice Mayor Pontieri discussed stormwater system definition and potential language.

Passed

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

Denied – 1- Mayor Michael Norris

2. ORDINANCE 2026-XX RED MILL POINTE MASTER PLANNED DEVELOPMENT - APPLICATION # 6212

Mayor Norris read the title into the record.

The City Clerk swore in individuals testifying on the items.

Michael Chiumento, on behalf of the applicant, presented the topic to City Council.

Mayor Norris called for any ex parte communication.

City Council held discussion on the calculation for dwelling unit count scenario and comparisons of changes.

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

City Council continued discussion on the following topics: traffic impacts analysis, housing prices, consideration of rental versus ownership, and square footage.

Motion by Council Member Gambaro and seconded by Council Member Sullivan to approve the Red Mill Pointe Master Planned Development – Application #6212.

Public Comment:
There were none.

Passed

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

3. ORDINANCE 2026-XX A FUTURE LAND USE MAP (FLUM) AMENDMENT FOR 331.1+/- ACRES TO INCREASE THE MAXIMUM NUMBER OF DWELLING UNITS FROM 416 TO 743 AND AMENDING THE RESIDENTIAL AND CONSERVATION AREAS IN THE SUBJECT AREA

Mayor Norris read the title of items 3 and 4 into the record and called for any ex parte communications.

The City Clerk swore in individuals testifying on the items.

Discussion was held on the Planning and Land Development Regulation Board recommendations.

Mr. Papa introduced the item.

Eric Morrisette, applicant, presented the topic to Council.

City Council held discussion on the following topics: sewer connection donation to the city, value of the donation, redlined language regarding wells, and if the land sale is contingent upon project approval.

Mr. Chiumento and Mr. Morrisette replied to Council comments and questions.

Mr. Papa presented the topic to City Council.

City Council held discussion on the following topics: current legal entitlements, threatened Bert Harris claim, historical perspective, impact analysis changes, traffic concerns, County project approvals, concern for concurrency between the City and County, project timeline, skatepark development cost, costs for road development and credits, location not conducive for a skatepark, public benefit, intent of the owners to annex into the City, and Bert Harris appraisal previously provided.

Mr. Cote and Mr. Papa provided a response to Council comments and questions.

Mayor Norris sought consensus for the City's IT Director, City Attorney, and City Manager to identify email correspondence between staff, the developer, and the developer's attorney and send them to the State Special Counsel for public integrity.

Council Member Gambaro asked for the end state of the request.

Mayor Norris replied that the end state is to see if there is anything nefarious that happened.

Mayor Norris received consensus from Council Member Miller and Vice Mayor Pontieri.

Motion by Council Member Gambaro to approve the proposed future land use map amendment. The motion died for lack of a second.

Motion by Vice Mayor Pontieri, and seconded by Council Member Miller, to deny the Future Land Use Map Amendment 331.1+/- acres to increase the maximum number of dwelling units from 416 to 743 and amending the residential and conservation areas in the subject area.

Public Comment:
Mark Stancel spoke of the history of the project and shared concern for traffic and turn lanes.

Carter Ramirez shared support for a skatepark.

Skylar Dole shared support for a skatepark and provided recommendations.

Sue Duffner discussed the history of the item, approvals in the area, traffic concerns, public benefit, and skatepark location.

David Brigaden discussed impacts, increased number of homes and traffic, build to what our code says, and shared concern for insurance and liability for the City.

(No name provided), Seminole Woods, discussed ongoing cost for a skatepark after it is built, feasibility studies, and legal liabilities.

Donna Stancel highlighted the prior public comment on the project and wanted Council to deny the application.

Liz Shanahan agreed with the prior comments, shared the prior history of the item, timing of bringing the item back to City Council, acres that have been clear cut, and flooding concerns.

Kyle Meyers shared support for the Council, support for a comprehensive plan that sets a clear cap, Florida DOT concerns, the skatepark as a bribe, utility as an issue for all residents, concern for MPDs and questionable language, and asked about changes down the road.

Carole Stone discussed the Live Local act, did not agree with an increase in density, flooding on the sidewalks, skatepark, and encouraged the Council to stay strong.

Jeremy Davis supported the motion to deny, discussed the Bert Harris claim, gave credit for attempting to address Council's concerns, the changes not materially reducing the impact of additional homes, drainage, and changes to the character of the area.

Joe Carlizza discussed Sloganeer Trail and items for consideration.

City Council continued discussion on the following topics: land development code obligations, MPD amendments, history of the item, funding a skatepark, infrastructure strains, and LDC basis for the motion to deny.

Council Member Sullivan called the question.

Mayor Norris asked for a rollcall vote.

Passed

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

Mr. Chiumento, on behalf of the applicant, stated that the next item is withdrawn.

4. ORDINANCE 2026-XX A ZONING MAP AMENDMENT FOR 331+/- ACRE AREA TO BE REFFERED TO AS SEMINOLE TRACE FROM SINGLE FAMILY RESIDENTIAL-1 (SFR-1) AND PRESERVATION (PRS) TO MASTER PLANNED DEVELOPMENT (MPD) WITH A DEVELOPMENT AGREEMENT

The item was withdrawn.

5. ORDINANCE 2026-XX HISTORICAL PRESERVATION

Mayor Norris read the title into the record.

Attorney Duffy presented the topic to City Council.

Discussion was held on having one voting member from the Palm Coast Historical Society.

Motion by Council Member Sullivan and seconded by Council Member Miller to approve the Historical Preservation Ordinance.

Public Comment:
There were none.

Passed

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

I. ORDINANCES SECOND READ

1. ORDINANCE 2026-XX AMENDING THE UNIFIED LAND DEVELOPMENT CODE

The item was rescheduled to the October 20, 2026, Business Meeting.

2. ORDINANCE 2026-XX PROHIBITING THE TRANSFER OF THE CITY OF PALM COAST FIRE RESCUE DEPARTMENT

The item was rescheduled to the October 20, 2026, Business Meeting.

3. ORDINANCE 2026-XX PROHIBITING DIRECT POTABLE REUSE

The item was rescheduled to the October 20, 2026, Business Meeting.

RECESS CITY COUNCIL AND CONVENE THE SR 100 CORRIDOR CRA BOARD

City Council recessed at 10:49 p.m. and convened the SR 100 Corridor CRA Board.

J. SR 100 CORRIDOR CRA RESOLUTIONS

1 RESOLUTION 2026-131 RECOMMENDATION OF THE STATE ROAD 100 COMMUNITY DEVELOPMENT AREA AGENCY TO UPDATE THE STATE ROAD 100 COMMUNITY REDEVELOPMENT AREA PLAN

Mayor Norris read the title into the record.

Phong Nguyen, Deputy Director of Community Development, and Jose Papa, Senior Planner, presented the topic to Council.

Motion by Vice Mayor Pontieri to extend the meeting to 11:30 p.m. The motion passed.

Motion by Council Member Miller and seconded by Council Member Sullivan to approve the recommendation of the State Road 100 Community Development Area agency to update the State Road 100 Community Redevelopment Area plan.

Public Comment:
There were none.

Vice Mayor Pontieri believed that the background provided is dismissive of the item and asked City Council to reconsider.

Passed

Approved – 4- Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan, Mayor Michael Norris

Denied – 1- Vice Mayor Theresa Pontieri

ADJOURN THE SR 100 CORRIDOR CRA BOARD AND RECONVENE CITY COUNCIL

The SR 100 Corridor CRA Board adjourned at 10:57 p.m. and the City Council reconvened.

K. RESOLUTIONS

1. RESOLUTION 2026-132 TO UPDATE THE STATE ROAD 100 COMMUNITY REDEVELOPMENT AREA PLAN

Mayor Norris read the title into the record.

Motion by Council Member Gambaro and seconded by Council Member Sullivan to approve to update the State Road 100 Corridor Redevelopment Area Plan.

Public comment:
Tony Amaral asked what the end result is, how this is going to affect the budget, and what the plan is for the land.

Jeremy Davis discussed repayment, asked Council to put the full financial details on the record, and encouraged requiring independent appraisals.

Mayor Norris, Council Member Sullivan, and Attorney Duffy shared details.

Ms. Alves outlined the steps that were presented, that the loan specifics will be on the October 20, 2026, agenda, and reiterated the Council direction that was provided.

City Council held discussion on the appraisal amount and the dismissiveness of the guidance of the City Attorneys and the risk that is being offset by entering the settlement.

Passed

Approved – 4- Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan, Mayor Michael Norris

Denied – 1- Vice Mayor Theresa Pontieri

2. RESOLUTION 2026-133 APPROVING MASTER PRICE AGREEMENT WITH MERRELL BROTHERS, INC., FOR WASTEWATER RESIDUALS MANAGEMENT SERVICES

Mayor Norris read the title into the record.

Mr. Roche, Utility Director, provided a brief overview of the item.

Motion by Council Member Gambaro and seconded by Council Member Miller to approve the Master Price Agreement with Merrell Brothers, Inc., for Wastewater Residuals Management Services.

Public Comment:

There were none.

Passed

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

3. **RESOLUTION 2026-XX APPROVAL PROJECT EXPENSES INCLUDING A GUARANTEED MAXIMUM PRICE CONTRACT AMENDMENT FOR PHASE 1C, CONSTRUCTION ADMINISTRATION SERVICES, AND A PROJECT CONTINGENCY FOR THE MAINTENANCE OPERATION CENTER PROJECT**

The item was rescheduled to the October 20, 2026, Business Meeting.

L. PUBLIC COMMENTS

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

Jeremy Davis provided sports updates and support for the Pink Army 5k event.

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

Council Member Miller provided sports updates.

Vice Mayor Pontieri shared thanks for the Pink Army 5K, sought consensus for staff direction to enter an agreement with SMART and to compensate SMART for vet costs, and thanked Chief Berryhill for his time as Interim Deputy City Manager. Council gave consensus.

Council Member Sullivan looked forward to the upcoming Fire Station ceremony.

Mayor Norris thanked Chief Berryhill and shared about upcoming events.

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

Mr. McGlothlin shared the resignation of James Hirst, Director of Parks and Recreation, and the promotion of Brittany McDermott to the position.

P. ADJOURNMENT

The meeting was adjourned at 11:12 p.m.

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