



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, February 3, 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.
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- 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 AND PRESENTATIONS - 5:30 P.M.

1. PRESENTATION - ANNUAL HEALTH AND SAFETY EMPLOYEE CALENDAR

Carol Mini, Urban Forester, and WHAM team representative, presented the topic to City Council.

2. PRESENTATION - LEGISLATIVE UPDATES

Lauren Johnston, Deputy City Manager, presented the topic to City Council.

City Council held discussion on priorities and key engagement days.

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

Mayor Norris called the 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. 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.

Mayor Norris provided the rules and procedures of public comment.

Caroline Johnson, SMART Rescue, shared thanks for the Rainbow Bridge, discussed damage to the bridge, and plan for repairs.

Liz Esposito advocated for a concrete skatepark in the City.

Stade McCowen advocated for a skatepark, shared about surf and skate culture, and skating as a positive youth activity.

Lisa Sweeters advocated for a skateboard park, discussed traveling to other places to enjoy their facilities, and community interest.

James Deen discussed a nearby home being built, proper drainage, and complaint process.

Keilan O'Neill advocated for a concrete skatepark, the current location hard to get to, and needs for other obstacles.

Chance Erickson advocated for a concrete skatepark, shared that this area is a good location to host competitions, that Wadsworth is an advanced level park and not beginner friendly, and discussed the skatepark community.

Leah White shared support for a skatepark and discussed traveling to other skatepark facilities.

James Daily discussed Easthampton traffic and did not want through traffic.

Gary Kunas shared about a good discussion with Vice Mayor Pontieri on signage, discussed water bill and line items, where the money is going, and canal depth.

Jayden Walker shared support for a skatepark and discussed the lack of ability to get to the current skatepark.

Joseph Esposito shared how hard it is for young kids to get to the skatepark, discussed funding skateparks, and highlighted the skatepark audience members in attendance.

Katie Jagocki advocated for a concrete skatepark in Palm Coast, highlighted Wadsworth as a well-used park, the need to drive to surrounding cities to skate, and meeting clear community demands.

Ron Boling shared support for a skatepark and asked for the grass next to the current park to be turned into a remote-controlled toy park.

Council Member Miller thanked everyone for coming out to advocate, highlighted information received from Mr. Esposito, and shared information he has requested from other cities regarding skateparks.

Vice Mayor Pontieri thanked everyone for coming out, shared information received from other municipalities related to skatepark costs, discussed the Parks & Recreation CIP and her intent to discuss funding options at the end of the meeting.

Council Member Sullivan discussed success at the County for funding skatepark improvements, considerations for skateparks, and encouraged residents to be persistent.

Council Member Gambaro supported exploring funding options and encouraged private funders to partner with the City to reach the goals requested by residents.

Mayor Norris thanked everyone for coming out, shared that the biggest issue for a skatepark is funding, supported the idea, was happy to see community involvement this evening, and also encouraged persistence.

F. MINUTES

3. MINUTES OF THE CITY COUNCIL: JANUARY 20, 2026, BUSINESS MEETING

Vice Mayor Pontieri asked the City Clerk to review the vote on item 7 and amend the minutes to include the nay vote from Council Member Sullivan.

Pass

Motion made to approve as amended 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. ORDINANCES SECOND READ

City Council moved to item I-6 of the agenda.

4. ORDINANCE 2026-XX MOBILE FOOD DISPENSING VEHICLES

Mayor Norris read the title into the record.

Michael Hanson, Senior Planner, opened the item and was available for questions.

City Council held discussion on the following topics: limitation on accessory use and numbers of trucks, support to continue the discussion on usage of parks, application process, number of events, fee schedule, licensure requirements, support for streamlining fees and the application process, request to see the implementation process at a future meeting, expiration of site plans, transfer of plans, concern for timeline, and a missing accompanying fee structure.

Mr. Hanson provided a response to Council questions.

Public Comment:

Tonya Derstein, Co-Owner of Cool Beans BBQ, shared ideas for parking and additional events.

Sheila Hinds, Sweet Sheila's Funnel Cakes, asked for a description of terms on the item chart, wanted parking at City parks to be a topic of discussion, and discussed the fee schedule for permits.

Keith Derstein, Owner of Cool Beans BBQ, shared appreciation for the efforts, discussed the concert series and food truck Tuesday events, feedback he received from the community, and encouraged extended event times.

Mr. Hanson and Attorney Duffy provided response on food trucks at parks.

Pass

Motion made to be adopted on second reading 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

H. ORDINANCES FIRST READ

5. EASTHAMPTON MASTER PLANNED DEVELOPMENT (MPD) AMENDMENT - APPLICATION #6302

Mayor Norris read the title into the record and called for ex parte communications. Council Member Miller, Vice Mayor Pontieri, Council Member Sullivan, and Council Member Gambaro had ex parte communication, but stated that it would not affect their decision-making.

Michael Hanson, Senior Planner, presented the topic to Council. Topics presented included: application background, aerial maps, Future Land Use and Zoning Maps, background and history, applicant's request, surrounding land uses, existing concept plan, proposed concept plan, Land Development Code criteria analysis, findings summary, public participation, PLDRB meeting, and Council action.

City Council held discussion on the following topics: normal setbacks, perimeter buffer, LDC sections, terms of the referenced settlement agreement, review criteria, issues with run off and density, PLDRB findings, reminder of the criteria which may be considered, original approval of the development, greenspace, through route to State Road 100, and a potential deed for an easement to the City.

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

Vice Mayor Pontieri held discussion with Mr. Chiumento on access points.

Dick Smith, Vice President of Land Development for ICI Homes, discussed entitlements, cost to develop lots, design efforts, and potential finished home cost.

Public Comment:

James Deen discussed the PLDRB meeting, the request to increase the number of homes, shared concerns for traffic and utilities, and asked Council to deny the request.

Ira Strauss, whose home borders the proposed development, discussed home values and asked Council to deny the request.

Greg Norton attended various meetings on the topic, discussed lot size and reduction of the lot sizes, small houses not fitting the neighborhood, wastewater capacity concerns, the settlement agreement, and did not support the additional request.

Jannet Gann discussed prior negotiations, lift stations, traffic, and provided recommendations.

Bruce Stone discussed issues with water and traffic, two council members that have taken donations from the developer, and wants building to stop.

Benny (no last name provided) understood why the developer is asking for additional homes, discussed traffic issues, increased families and kids in the area, and believed there will be a future request for through access to SR-100.

Michelle Daily shared her love for this section and did not want the home values to be degraded.

Alan Pullion shared the purchase price of his home in the area recently, believed people will pay the higher total price and did not want council to decrease the values of his investment.

Yvonne Lagero shared that Cypress Knoll is a nice community, that there are houses available on the market, her understanding of the Planning Board decision, and asked Council to deny the request.

Debra Hay discussed the donation earlier this evening and found the connection to Mr. Chiumento curious.

Jeremy Davis discussed infrastructure, debt, public confidence, public campaign financing, donations from the applicants, traffic, stormwater, and utility.

Council Member Miller shared the items that may be considered by City Council, the studies that must be completed, and asked about reviews for traffic and utilities.

Mr. Hanson provided the requested details.

City Council held additional discussion on the renegotiation, the need for clear measurable benefits to the community to be considered, concern for lack of support, affordable housing, maintain consistent positions, request for easement and spite strip, lot configuration, maintaining the Land Development Code, emergency access and consideration for response times, sidewalks that terminate within this community, and concerns for utilities.

Mr. Chiumento discussed community benefit and the applicant's willingness to discuss the topic.

Pass

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

Approved - 3 - Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member David Sullivan

Denied - 2 - Mayor Michael Norris, Council Member Ty Miller

I. RESOLUTIONS

6. RESOLUTION 2026-19 ACCEPTING A DONATION FROM THE TOWN CENTER AT PALM COAST COMMUNITY DEVELOPMENT DISTRICT FOR ENHANCEMENTS TO THE STAGE AT TOWN CENTER

This item was heard after item F3.

Ms. Johnston provided a brief overview of the item.

Greg Eckley, Vice Chairman of the Board of Supervisors for the Town Center at Palm Coast Community Development District, shared comments.

*Public Comment:
There were none.*

Mayor Norris appreciated the donation and good things to come in Town Center.

Vice Mayor Pontieri asked for the timeline for completion.

Ms. Johnston shared about May events and that staff is hopeful to have it done by then.

City Council then moved to item G4.

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

7. RESOLUTION 2026-24 APPOINTING PRESTON ZEPP AS CITY HISTORIAN

Mayor Norris read the title into the record.

Peter Johnson, President of the Palm Coast Historical Society, presented the topic to City Council.

City Council shared support for one historian and formally outlining the process.

Mr. Zepp shared comments and thanks for the appointment.

Vice Mayor Pontieri congratulated Mr. Johnson on his appointment to the Palm Coast Historical Society, thanks to everyone who has volunteered, and looked forward to seeing Mr. Zepp in this role.

Council Member Sullivan shared comments and congratulations to Mr. Zepp.

Public Comment:

Ed Siarkowicz, Flagler County Historical Society, shared the unanimous support from the members and compliments to Mr. Zepp.

James Fisk congratulated Mr. Johnson and shared support for Mr. Zepp.

Pass

Motion made to approve 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

8. RESOLUTION 2026-20 APPROVING A CONTRACT WITH HALIFAX PAVING, INC., A PROJECT CONTINGENCY, AND APPROVAL OF EXPENSES FOR CEI SERVICES FOR THE MILLING AND RESURFACING OF ARTERIAL AND RESIDENTIAL ROADS THROUGHOUT THE CITY

Mayor Norris read the title into the record.

Scott Keho, Traffic Engineer III, and Carl Cote, Director of Stormwater & Engineering, provided a brief overview and was available for questions.

City Council held discussion on the following topics: scans, areas which may be in more need, threshold for requiring a deep mill, rate of progression, location of curbing, many reasons for failing roads, the side streets usage and importance being the same as for the main roads, and confirmation that this is part of the capital improvement plan that has been planned and budgeted for.

Public Comment:

Jeremy Davis asked how much is being put on the backs of residents, what the plan is, and discussed accountability.

Pass

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

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

J. CONSENT

Vice Mayor Pontieri discussed price increases in item 10 with Ms. Fuller.

Council Member Miller and Chief Berryhill held discussion on item 9.

*Public Comment:
There were none.*

- 9. RESOLUTION 2026-23 APPROVING ADOPTION OF THE FLAGLER COUNTY LOCAL MITIGATION STRATEGY PLAN**
- 10. RESOLUTION 2026-22 APPROVING A MASTER SERVICES AGREEMENT WITH MEDIQUICK URGENT CARE CENTERS, INC., FOR OCCUPATIONAL HEALTH SERVICES**
- 11. RESOLUTION 2026-21 APPROVING A MASTER PRICE AGREEMENT WITH SPARKS CONCRETE & ASPHALT FOR CONCRETE 4000 PSI WITH FIBER MESH**

Pass

Motion made to adopt on consent 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

K. PUBLIC PARTICIPATION

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

Jeremy Davis asked why we keep repeating the same cycle, and discussed flooding, document integrity, written policies, authority, alignment, and that he will remain persistent in asking for responsibility, document integrity, and real solutions.

Mayor Norris asked the City Manager to address the comments of Mr. Davis.

Mr. McGlothlin replied that staff has addressed this and that he will reinforce.

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

Council Member Miller shared a reminder of topics that Council wanted to revisit at the end of the meeting.

Attorney Duffy reminded Council of one of the topics for Food Truck parking at City parks.

City Council held discussion on the topic to discuss accessory use, sports league authority, permits, and concern for a food truck park at the parks.

Council Member Miller brought up the discussion with the Historical Society and clarifying cycles, appointments, and mirroring their bylaws. City Council provided

direction to Attorney Duffy to outline the appointment process and pertinent details.

Council Member Miller shared compliments to City staff on a recent resident concern.

Council Member Miller discussed signalization of Matanzas at I-95, a request to FDOT put this project in their 5-year plan and requested consensus to work on a draft letter of FDOT requests to bring back to City Council. City Council held discussion on the topic and provided consensus.

Council Member Miller provided sports updates.

Vice Mayor Pontieri discussed the utility bond, payment schedule, rates, and looked for consensus to have staff bring back those details. City Council concurred.

Vice Mayor Pontieri asked about the SAP meeting schedule and when the funding sources workshop will be held.

Ms. Johnston provided the details of the schedule to share that the annual community survey will be done in advance of the SAP meetings and that the funding workshop will be held at an upcoming retreat.

Vice Mayor Pontieri discussed the upcoming joint cities/county meeting, potential items that need to be discussed as a board and would like to see where Flagler County is at with the engineering studies for beach management plan.

Council Member Sullivan shared caution for Flagler Beach taking over 4th of July events.

Mayor Norris discussed TDC funding.

Vice Mayor Pontieri asked about Parks and Recreation CIP 5-year outlook provided by the City Manager and financials for FY 26.

Mr. Cote shared the projected numbers and funding.

Council Member Gambaro looked forward to the upcoming visit to Tallahassee and highlighted a grant request for Old Kings Road corridor improvements.

Mayor Norris shared about an upcoming proclamation and events he will be attending.

Council Member Gambaro encouraged visiting the Creekside festival.

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

None

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

Mr. McGlothlin stated that staff has been working with County representatives on health care cost savings, and that claims data is being reviewed with additional information to come.

Mr. McGlothlin shared details as to the combining of food truck events and the concert series.

O. ADJOURNMENT

The meeting was adjourned at 9:55 p.m.

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