



# City of Palm Coast Minutes

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

## City Council Business Meeting

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

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**Tuesday, April 21, 2026**

**9:00 AM**

**City Hall - Jon Netts Community Wing**

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**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.
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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 9:00 a.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 AND PRESENTATIONS**

#### **1. PROCLAMATION - ARBOR DAY IN PALM COAST**

*Mayor Norris and Mr. McGlothlin presented the proclamation to Carol Mini, Urban Forester.*

*Ms. Mini shared about the Arbor Day event.*

*Mayor Norris shared about the two trees he received from a prior event and encouraged attendance to the event.*

**2. PROCLAMATION - APRIL AS AUTISM ACCEPTANCE MONTH**

*Mayor Norris and Mr. McGlothlin presented the proclamation to Ms. Baker, Co-Founder and Vice President of the Cedar Bridge Foundation.*

*Ms. Baker shared comments about inclusion and action, autism in the community, an upcoming Autism Acceptance Walk and Run, and bringing community together.*

*City Council shared thanks for bringing awareness to autism.*

**3. PROCLAMATION - APRIL AS VOLUNTEER APPRECIATION MONTH**

*Mayor Norris and Mr. McGlothlin presented the proclamation to Susie Gamblain, Executive Director of Flagler Volunteer Services.*

*Ms. Gamblain shared about the volunteers and the value of what has been reported.*

*City Council shared thanks.*

**4. PROCLAMATION - APRIL AS SARCOIDOSIS AWARENESS MONTH**

*Mayor Norris and Mr. McGlothlin presented the proclamation to Danielle Carlson, with the Foundation for Sarcoidosis Awareness group.*

*Ms. Carlson shared comments and thanks.*

**5. PROCLAMATION - APRIL 25, 2026, AS CELEBRATE TRAILS DAY**

*Mayor Norris and Mr. McGlothlin presented the proclamation to members of the Parks & Recreation staff.*

*Ms. McDermott, Deputy Director of Parks & Recreation, shared about enhancements to Waterfront Park.*

*City Council encouraged use of the trails, shared about updated trail maps available, and thanks to the Parks & Recreation team.*

**6. PRESENTATION - YEAR-TO-DATE BUDGET OVERVIEW**

*Gwen Ragsdale, Budget & Procurement Manager, and Raelene Bowman, Accountant II, presented the topic to Council.*

*Topics presented included: Year-to-date revenues, year-to-date expenses/expenditures, budget next steps, timeline, and where the information is available.*

*City Council held discussion on the following topics: residential site inspections, transfers and when they occur, a request for totals to be on all slides, fleet purchases, support for waiting to hire another building inspector, fleet revenues and asset sales, a unanimous request to see anticipated transfers, and highlighting the importance of the budget process for City Council.*

*Ms. Ragsdale, Ms. Alves, and Mr. Cote provided a response to Council questions.*

## **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.

*Jeff Adams discussed the right to complain and obligation to compliment, shared about a meet and greet with the City Manager that was received very well by the general public, and recommended that the City Attorney and City Council allow time to receive feedback from the community prior to the Council meetings.*

*Crystal Nelson shared concern for an AI data center and oversees cables, its use for surveillance on the population, repercussions, water usage, oath of offices signed and wanted to see a copy, and that she may look to get an attorney to start a class action lawsuit.*

*Kirk Whittington shared a letter that he sent to Sheriff Staly regarding a recent presentation, expanded on the letter, and shared his perceptions.*

*Mark Webb highlighted his attendance at meetings, his recommendation to watch the meetings online, shared comments he received from the last workshop meeting, and discussed affordable housing.*

*Tony Amaral complimented the initiative to post the entire agenda online, asked that they be posted earlier, discussed project Magellan and a non-disclosure agreement, looked for confirmation or denial that the non-disclosure agreement has expired, discussed Capital Improvement Project increases, and verifying projected budgets and projects.*

*Mr. McGlothlin shared that he will work with staff on various comments.*

*Council Member Miller replied to the public comment regarding concerns about the data center and shared his understanding of the project and applicable State legislation. Additionally, Council Member Miller replied to the comments related to affordable housing and the needed balance.*

*Council Member Miller asked for an update regarding the Project Magellan non-disclosure agreement.*

*Attorney Duffy shared that to his knowledge, the agreement expired and that he will review with the City's Economic Development Manager.*

*Vice Mayor Pontieri thanked Council Member Miller for the clarifications on the cable landing, believed it would be helpful to have a fact list shared regarding the project, highlighted the potential of Council Town Hall events as previously hosted, discussed affordable housing efforts, a recent housing assessment, and providing a diversity of housing options.*

*Council Member Sullivan highlighted a 4-page brochure regarding the cable landing and encouraged sharing a shorter version that includes the local impact. Additionally, Council Member Sullivan shared support for Council hosted Town Halls.*

*Council Member Gambaro supported doing a Town Hall and discussed Project Magellan and Synergy Sports, and related messaging.*

*Mayor Norris shared his push to share information regarding the data center, the water usage being a closed loop system, AI as a thing of the future, and comments on housing and additional units becoming available.*

*Mr. McGlothlin shared about the data center and a closed loop water station and power usage not outside of the norm.*

## **F. APPROVAL OF MINUTES**

### **1. APPROVE MINUTES OF THE CITY COUNCIL: APRIL 7, 2026, BUSINESS MEETING APRIL 14, 2026, WORKSHOP MEETING**

**Motion to approve the April 7, 2026, Business Meeting Minutes and April 14, 2026, Workshop Meeting minutes by Council Member Gambaro and seconded by Council Member Miller. The motion passed unanimously.**

## **G. ORDINANCES FIRST READING**

### **1. ORDINANCE 2026-XX REPEALING AND REPLACING CHAPTER 2, ARTICLE 1, DIVISION 3 OF THE CITY OF PALM COAST CODE OF ORDINANCES**

*Mayor Norris read the title into the record.*

*Nathalie Garcia, Senior Contracts and Procurement Coordinator, presented the topic to City Council. Topics presented included: Section 2-23 definitions, formal solicitations, Section 2-25 exemptions to quotes and formal solicitations, Section 2-26 approval requirements, Section 2-27 suspension and debarment, Section 2-29 intent to award and protest procedures, and next steps.*

*City Council held discussion on the following topics: previous policy adoption, informal quotes threshold, local preference threshold amounts, local policy statistics, clarity on sections with perceived superfluous language, recommendation for procedural language to be listed in the ordinance, concern for the bond amount and consideration for small businesses, support for Section 2-27 suspension and debarment and holding people accountable, and common exceptions.*

*Attorney Duffy, Ms. Ragsdale, Ms. Alves, and Mr. McGlothlin provided a response to Council questions and held discussion on the topics.*

*Ms. Alves looked for procedural guidance on the proposed language change.*

**Motion by Council Member Gambaro, seconded by Vice Mayor Pontieri, to approve Ordinance 2026-XX repealing and replacing Chapter 2, Article 1, Division 3 of the City of Palm Coast Code of Ordinances with amending section 2-26 (b)(2), to include language for purchases pursuant to an existing contract.**

*Mayor Norris highlighted that this Ordinance is for improved operational efficiencies.*

*Public comment:*

*Tony Amaral asked if every department needs this much and the potential to identify specific departments.*

*Mr. McGlothlin discussed budgets of this size, did not see these amounts out of line given the size of this organization.*

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

**2. ORDINANCE 2026-XX APPROVING FIRST AMENDMENT TO THE 5TH AMENDMENT OF THE PALM COAST PARK MASTER PLANNED DEVELOPMENT (MPD) AGREEMENT APPLICATION # 6431**

*Mayor Norris read the title into the record.*

*Mayor Norris called for any ex parte communications.*

*Estelle Lens, Planner, and Phong Nguyen, Planning Manager, presented the topic to City Council. Topics presented included: application background, distant aerial, location maps, background and history, public benefits of the MPD, development standards, conceptual plan, architectural rendering, LDC section criteria, public participation, PLDRB*

*recommendation, and next steps.*

*Michael Chiumento, on behalf of the applicant, and Robert Porter, with D.R. Horton, presented the topic to City Council and responded to Council questions.*

*City Council held discussion on the following topics: an improperly placed retention pond and ruined historical site, lot lines, layout for the town homes, reduction in density, appreciation for a diversity in housing options, increased purchase price, 1/16/2023 email to Ms. Bevan of a concern from the ag museum regarding the Sawmill site, and issues with retention pond.*

**Motion by Council Member Gambaro, seconded by Council Member Miller, to approve Ordinance 2026-XX approving first amendment to the 5th amendment of the Palm Coast Park Master Planned Development (MPD) agreement application # 6431**

*Council Member Sullivan shared the basis of his no vote.*

*Public Comment:*

*Darlene Shelley asked if this change affects setbacks, areas of greenspace, compatibility, residents who selected and built their homes on certain criteria, did not find apartments and town homes to be compatible with single family homes, residents footing the bill for utilities and amenities, and destruction of history.*

*Kirk Whittington, shared that he used to live in the D.R. Horton community in St. Augustine, discussed homeownership rate, and believed D.R. Horton does a good job and has a good product.*

*Mayor Norris replied to the comments from Ms. Shelley on items beyond the City Council and shared the consideration before the Council.*

*Council Member Miller clarified the request before Council for consideration.*

*Vice Mayor Pontieri asked if the motion included the recommendations from PLDRB.*

*Council Member Gambaro and Council Member Miller withdrew the motion and the second.*

**Motion by Council Member Gambaro, seconded by Council Member Miller, to approve Ordinance 2026-XX approving first amendment to the 5th amendment of the Palm Coast Park Master Planned Development (MPD) agreement application # 6431 including the recommendations from the Planning & Land Development Regulation Board.**

*Vice Mayor Pontieri asked to agree on a public benefit for the developer to look at the Sawmill site to mitigate damages.*

**Approved – Council Member Charles Gambaro, Council Member Ty Miller, Mayor Michael Norris, Vice Mayor Theresa Pontieri**

**Denied – Council Member David Sullivan**

**RECESS CITY COUNCIL AND CONVENE THE SR 100 CORRIDOR CRA BOARD**

*City Council recessed at 11:38 a.m. and convened the SR 100 Corridor CRA Board.*

**1. SR 100 CORRIDOR CRA RESOLUTION 2026-XX ESTABLISHING A VERTICAL DEVELOPMENT INCENTIVE PROGRAM WITHIN THE SR 100 CORRIDOR COMMUNITY REDEVELOPMENT AREA**

*Mayor Norris read the title into the record.*

*John Zabler, Director of Community Development, presented the topic to Council.*

*City Council held discussion on the following topics: eligibility requirements, mixed-use and minimum height requirements, support for excluding residential incentives, live local, tax revenues, eligibility limitations, importance of arts, requirement to pay impact fees and time of payment.*

*City Council provided consensus to exclude residential incentives, and to not include exceptions for impact fees.*

*Mr. Zabler provided a response to Council questions.*

**Motion by Council Member Gambaro, seconded by Council Member Miller, to approve the SR 100 CORRIDOR CRA RESOLUTION 2026-XX establishing a vertical development incentive program within the SR 100 Corridor Community Redevelopment area as amended, to exclude residential incentives and not include exceptions for impact fees.**

*Public Comment:*

*Darlene Shelley felt this was a bait and switch, that Town Center should be a meeting place for residents, was unsure how this transpired in the first place, discussed crime statistics for this area, the need for quality places to shop and quality restaurants, and did not think residents were being represented.*

*Council Member Miller clarified the direction of Council.*

*Vice Mayor Pontieri encouraged Ms. Shelley to listen to this portion of the meeting and talk to staff about what is happening at the Promenade, the good things that are happening, and commended staff for trying to bring life to the CRA.*

*Mayor Norris replied to the comments of Ms. Shelley and that he is not in favor of renewing the CRA in the future.*

*Mr. McGlothlin shared support for the efforts of Mr. Zabler and staff.*

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

**ADJOURN THE SR 100 CORRIDOR CRA BOARD AND RECONVENE CITY COUNCIL**

City Council adjourned the SR 100 Corridor CRA Board and reconvened the City Council meeting at 12:03 p.m.

## H. RESOLUTIONS

### 1. RESOLUTION 2026-53 APPROVING A COMPREHENSIVE COMPENSATION AND BENEFIT SURVEY WITH EVERGREEN SOLUTIONS, LLC

*Mayor Norris read the title into the record.*

*Renina Fuller, Director of Human Resources, and Ashley Fenner, HR Coordinator, presented the topic to City Council.*

*City Council held discussion on the following topics: prior salary studies, support for an external study, current turnover rate, specific positions which have higher turnover rate, history of this item and priority, and scope for the study.*

*Vice Mayor Pontieri posed a question to the Council to ask if they are prepared to make changes based on the results of the study. City Council held lengthy discussion on the question.*

*Mr. McGlothlin highlighted that this will give us the evidence and data that we need to make good decisions.*

**Motion by Council Member Gambaro, seconded by Council Member Sullivan to approve RESOLUTION 2026-XX approving a comprehensive compensation and benefit survey with Evergreen Solutions, LLC.**

*Public Comment:  
There were none.*

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

### 2. RESOLUTION 2026-54 U-HAUL STORAGE FACILITY - PALM COAST TECHNICAL SITE PLAN - TIER 3, APPLICATION # 5979

*Mayor Norris read the title into the record and called for any ex parte communications.*

*Michael Hanson, Senior Planner, presented the topic to Council. Topics presented included: the request, FLUM, zoning map, overall site plan, dimension plan, landscape plan, architectural elevation, site development requirements, review criteria from the LDC, public participation, and PLDRB recommendation.*

*City Council held discussion on the following topics: property rights, traffic concerns, and turn lanes.*

*Jimmy Jones, on behalf of the applicant, presented the topic to Council. Topics presented included: project overview, site layout, master plan, potential future road, Palm Coast Development Compliance, and the request.*

**Motion by Council Member Gambaro, seconded by Council Member Miller to approve RESOLUTION 2026- XX U-Haul Storage Facility - Palm Coast Technical Site Plan - Tier 3, Application # 5979**

*Public comment:*

*Ms. Shelley discussed current zoning, applauded the location for this purpose, wanted to know how many jobs may be created, if there is an opportunity for Palm Coast to address road impacts, and supported a demand for an acceleration and deceleration lane if it is within the City's purview.*

*Mayor Norris and Michael Hansons discussed the conceptual site plan and transportation questions.*

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

**I. CONSENT**

- 1. RESOLUTION 2026-55 APPROVING A CONTRACT FOR PURCHASE AND SALE WITH U-HAUL CO. OF FLORIDA FOR FUTURE RIGHT-OF-WAY**
- 2. RESOLUTION 2026-56 APPROVING FLORIDA DEPARTMENT OF TRANSPORTATION STATE-FUNDED GRANT AGREEMENT FOR THE PALM COAST PARKWAY EXTENSION LOOP ROAD PHASE 3 PROJECT**
- 3. RESOLUTION 2026-57 AUTHORIZING A MEMORANDUM OF AGREEMENT (MOA) BETWEEN THE CITY OF PALM COAST AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE MAINTENANCE OF STATE ROAD RIGHTS-OF-WAY BY THE CITY**
- 4. RESOLUTION 2026-58 APPROVING PIGGYBACKING THE TEXAS BUYBOARD NATIONAL COOPERATIVE CONTRACT (#795-26) WITH ITERIS, INC., FOR TRAFFIC SIGNAL SYSTEMS AND SAFETY BARRIER PRODUCTS AS NEEDED**
- 5. RESOLUTION 2026-59 APPROVING PIGGYBACKING THE SOURCEWELL STATE OF MINNESOTA AND SAMSARA INC., CONTRACT #102924-SAM FOR FLEET AND EQUIPMENT GPS MONITORING SERVICES**
- 6. RESOLUTION 2026-60 AMENDING THE MAYOR AND CITY COUNCIL MEETING POLICIES AND PROCEDURES**

*Council Member Sullivan highlighted item 1 and item 2 of the consent agenda for discussion.*

*Ms. Smith, Land Management Administrator, and Mr. Cote, Director of Stormwater & Engineering, shared details of the item.*

*Council Member Sullivan would like a graphic for item 2 showing the location.*

*Mr. Cote provided the location details.*

*City Council held additional discussion on the loop road.*

*Vice Mayor Pontieri held discussion with Mr. Mancill on item 3.*

*Council Member Sullivan held discussion with Attorney Duffy on item 4.*

**Motion by Council Member Gambaro, seconded by Council Member Sullivan to approve the consent agenda.**

*Public comment:*

*Tony Amaral discussed item 1 and thanked staff, but at the end of the day, you own it, maintain it, and fix it, discussed additional costs, a gap between Palm Coast the Palm Coast right-of-way and U-Haul land, and consideration of adding that 100 feet between properties.*

*Darlene Shelley sought clarity on piggyback contracts, location of flyovers, residents not given the option for how tax dollars are used for funding, and severe detriments to wetlands and water supply.*

*Mark Webb discussed item 6 of the consent agenda and reiterated his request to move Council discussion to be ahead of the final public comment.*

*Mayor Norris asked Carl about the U-Haul right-of-way comments. Mr. Cote provided the requested details and discussed the land referenced during public comment.*

*Vice Mayor Pontieri shared her disagreement with Mr. Webb on his request, the efforts to add additional public comment, and supported final closing comments of the Council, City Attorney, and City Manager.*

*Attorney Duffy highlighted the Council's efforts to go above and beyond the statutory requirements for public comments.*

*Council Member Miller discussed State appropriations and lack of flexibility for the Council to decide to use them for different projects.*

*Mayor Norris discussed roads and future evacuation routes. City Council held additional discussion on the roads and importance of the transportation corridors.*

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

**Denied – Vice Mayor Theresa Pontieri**

**J. PUBLIC PARTICIPATION**

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

*Darlene Shelley discussed the terrible accidents in Palm Coast, expects that to get worse, advocacy for State appropriations, gridlock issues on Old Kings Road as a serious safety concern,*

*the safety for residents, her continued requests, and implored the Council to get more active policing on the roads.*

*Council Member Miller replied to public comment that he watched the prior meetings regarding State appropriations, lack of Council request for loop road funding, discussed a lengthy list of current roadway safety projects, and expressed frustration with the misinformation and the resident's issues with every single agenda item.*

*Vice Mayor Pontieri highlighted the appropriations asks for utilities and Council's focus on the public's desires and concerns.*

*Council Member Sullivan replied that there are always things that we would like to do, that it is Council's job to prioritize the list, supported the comments of Council Member Miller, and highlighted that Council has tried to fund what they can.*

*Council Member Gambaro stated that Council as a team has tackled a plethora of issues and they will continue to take action for our community and city.*

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

*Council Member Miller highlighted upcoming meetings and events and provided sports updates.*

*Vice Mayor Pontieri thanked staff and community for the Tunnel to Towers event.*

*Council Member Sullivan shared about the upcoming Songwriters Festival.*

*Council Member Miller discussed the importance of the songwriters.*

*Attorney Duffy shared about the event opportunity for kids to learn how to write songs.*

*Council Member Gambaro shared support for the event and his experience with songwriters. Additionally, Council Member Gambaro shared that he and his son participated in the Tunnels to Towers 5K and shared compliments to the color guard team and to staff.*

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

*There were none.*

#### **DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA**

##### **1. EMERGENCY AND SOLE SOURCE REPORT FOR MARCH 2026**

*Mr. McGlothlin highlighted vacancies in the building department, details for transportation impact fees as discussed earlier in the meeting, and thanks to staff.*

#### **M. ADJOURNMENT**

*The meeting was adjourned at 1:16 p.m.*

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