



City of Palm Coast Minutes

City Hall
160 Lake Avenue
Palm Coast, FL 32164
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

Tuesday, May 19, 2026

9:00 AM

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. 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

- 1. PROCLAMATION - APRIL 2026 AS RECORDS AND INFORMATION MANAGEMENT MONTH**

Mayor Norris and Mr. McGlothlin presented the proclamation to Flagler County Clerk of Court staff.

Ms. Nichols, Chief of Staff, shared comments and thanks.

Vice Mayor Pontieri asked the City's communications staff to share information about the Clerk of Court notification alerts.

Council Member Sullivan asked if the notification needs to be renewed.

Ms. Nichols shared recommendations.

2. PROCLAMATION - MAY 2026 AS NATIONAL WATER SAFETY MONTH

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

Brielle Goldberg, a local swim instructor, shared statistics and additional comments.

Aly Rock-Yanochko, Aquatic Center Recreation Supervisor, shared an invitation to an upcoming water safety event.

3. PROCLAMATION - MAY 17-23, 2026, AS NATIONAL PUBLIC WORKS WEEK

City Council presented this proclamation before items 1 and 2.

Mayor Norris and Mr. McGlothlin presented the proclamation to members of the public works department.

Matt Mancill, Director of Public Works, shared comments and thanks for the proclamation.

City Council shared compliments and thanks.

City Council then moved to item 1 of the agenda.

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 asked Mr. Roche to review a complaint for a water leak on SR 100.

Jeani Duarte asked who is really running the City, discussed decisions not driven by the City of Palm Coast, asked about various authorizations, accountability and transparency, called for immediate resignation of expired district 4 seat, and firing of the City's Attorney firm.

Bruce Stone discussed his father's experience as an attorney, resident frustration, and letters written.

George Mayo complimented public works staff, request for no through-traffic signs, and news segments regarding data centers as large water users.

Dennis McDonald discussed data/AI centers, an experience in Lake Jackson, affordable housing, Rayonier, and the need for better legal representation.

Mr. McGlothlin shared that he will follow up on the request from Mr. Mayo.

Council Member Miller shared compliments for various staff members and comments regarding the data center.

Council Member Sullivan supported what has been said, shared details of the data center and clarified that this is not an AI data center.

Council Member Gambaro discussed the Northeast Florida Regional Meeting and this topic, concerns, the local facility using a closed-loop system, and taking a hard look at the data centers as they move forward.

Vice Mayor Pontieri shared that staff is aware of Council and resident concerns for data centers.

Mayor Norris highlighted the difference in the local cable landing station, vigilance on the topic, and discussed thoroughfares in the City.

F. APPROVAL OF MINUTES

- 1. APPROVE MINUTES OF THE CITY COUNCIL: MAY 4, 2026, SPECIAL WORKSHOP MAY 5, 2026, BUSINESS MEETING MAY 12, 2026, WORKSHOP MEETING**

Motion made to approve by Vice Mayor Pontieri and seconded by Council Member Miller. The Motion carried unanimously.

G. CONSENT

Council Member Miller asked for details of item 2 of the consent agenda. Ms. Smith, Land Management Administrator, recommended that other staff members within Community Development help to answer the questions.

Motion by Council Member Miller, seconded by Vice Mayor Pontieri, to pull item 2 of the consent agenda. The motion passed unanimously.

City Council continued discussion on the remaining items within the consent agenda:

Vice Mayor Pontieri thanked staff for the efforts with Palm Coast Little League on item 1, highlighted items 8 and 9, and shared concerns for item 6 and asked how much of the project remains.

Ms. Stevens, Deputy Director of Stormwater & Engineering, provided the requested details for item 6 of the consent agenda.

Council Member Miller asked Ms. Stevens to further explain unsuitable soils that are causing cost increases.

City Council held additional discussion on project difficulty, boring and drilling that can be done, concern for increased project cost, precedents set, overall contract cost, scheduled project completion, capacity concerns coming into hurricane season, and prior delayed projects.

Ms. Stevens, Mr. Cote, and Carlos Brito, Stormwater Project Manager III, provided the requested details to City Council.

Vice Mayor Pontieri shared concern and encouraged the contractor to get this project done.

Council Member Sullivan shared details related to item 9.

Public Comment:

Dennis McDonald discussed canal drainage projects.

Motion by Council Member Gambaro, seconded by Vice Mayor Pontieri, motion to approve the consent agenda, minus item 2.

Public comment:

Jeani Duarte shared concern for fleet management funds and asked about silt contaminants.

Ms. Stevens provided a response to public comment.

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

1. **RESOLUTION 2026-64 APPROVING THE FACILITY USE AGREEMENT WITH PALM COAST BASEBALL, LLC**
2. **RESOLUTION 2026-65 APPROVING A RIGHT-OF-WAY PURCHASE AND SALE AGREEMENT WITH JRB-PC, LLC**

The item was removed from the consent agenda.

Mayor Norris read the title into the record.

City Council held discussion with Mr. Nguyen, Mr. Hanson, and Ms. Smith on the topic.

Motion made to approve the resolution by Council Member Miller and seconded by Vice Mayor Pontieri.

Public Comment:

George Mayo discussed the area, the intersection as a mess, and creating a monumental traffic disaster.

Tony Amaral discussed the square footage of the property, project funding, impact fee credits, and shared that the idea is great but the value is questionable.

Mayor Norris held discussion with Mr. Nguyen on the potential of pulling the item to negotiate further.

City Council continued discussion on the topic.

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

3. **RESOLUTION 2026-66 APPROVING A DRAINAGE EASEMENT FROM FLAGLER COUNTY SCHOOL DISTRICT**
4. **RESOLUTION 2026-67 APPROVING A BUDGET AMENDMENT FOR THE 2025-2026 BUDGET RELATING TO THE APPROPRIATIONS OF FUNDS FOR THE FLEET MANAGEMENT FUND**
5. **RESOLUTION 2026-68 APPROVING PIGGYBACKING FLORIDA SHERIFF'S ASSOCIATION CONTRACT #FSA23-EQU21.1 WITH RING POWER FOR THE PURCHASE OF A PONTOON EXCAVATOR FOR STORMWATER OPERATIONS**
6. **RESOLUTION 2026-69 APPROVING ADDITIONAL CONTINGENCY FUNDS FOR THE PINE GROVE WATERWAY DREDGING PROJECT**
7. **RESOLUTION 2026-70 APPROVING A TDC CAPITAL PROJECT FUNDING PROGRAM AGREEMENT WITH FLAGLER COUNTY RELATED TO THE INDIAN TRAILS SPORTS COMPLEX FIELD LIGHTING**

8. **RESOLUTION 2026-71 APPROVING A WORK ORDER AND EXPENSES RELEATED TO THE INDIAN TRAILS SPORTS COMPLEX FIELD LIGHTING #6-8**
9. **RESOLUTION 2026-72 APPROVING THE FISCAL SUSTAINABILITY PLAN FOR WASTEWATER TREATMENT FACILITY 2 EXPANSION**
10. **RESOLUTION 2026-73 APPROVING AN INTERLOCAL AGREEMENT WITH THE FLAGLER COUNTY SUPERVISOR OF ELECTIONS**

H. ORDINANCES FIRST READING

1. **ORDINANCE 2026-XX AMENDMENT TO THE CITY CHARTER**

Mayor Norris read the title into the record.

Attorney Duffy provided a background of the item, the requested updates, and a review of the amendments.

City Council held discussion on the following topics: details of the section regarding ballot deadlines, encouragement to work through potential scenarios with the Flagler County Supervisor of Elections, support for the accurate and clear summaries, request for staff to do a few educational workshops on the proposed amendments, the need for clarified language regarding timing, encouragement to future Council Members to be sure they can commit to the entire 4 year term, and unusual timing and circumstances of recent vacancies.

Motion made to be approved on first reading by Vice Mayor Pontieri, and seconded by Council Member Sullivan

Public Comment:

Jeani Duarte discussed prior vacancies and appointments, defective charter language, and intent.

Approved – 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 2026-05 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.

Estelle Lens, Senior Planner, presented the topic to City Council. The applicant was available for questions.

Attorney Duffy called for any ex parte communications. Vice Mayor Pontieri disclosed communications that will not affect her decision.

City Council held discussion on the following topics: Sawmill and effects to the area, concern for relying on the statement from the applicant regarding the development, asked the Ag museum to protect its property in a stronger way, amenity request by the Planning Board and request that the language be changed to "shall," lot size, affordable housing, concern for a blighted rental district far from downtown, and lack of language which mandates the sale of the homes at an affordable price.

Mr. Chiumento shared that the applicant was comfortable with changing the language to "shall" as requested, discussed diversity of housing, square footage, meeting the goals and objectives of the comprehensive plan, and trying to bring a new product to Palm Coast while mitigating the home cost.

Vice Mayor Pontieri asked about the market price or cost range for the homes.

A representative of D.R. Horton shared the intent of the developer for the starting cost of \$200,000 to potentially \$250,000-\$290,000.

Motion by Council Member Gambaro, seconded by Council Member Miller, to approve the Ordinance as amended to include a language change of "may" to "shall" in Section 10 in the agreement and to include the two conditions from the Planning and Land Development Regulation Board (PLDRB).

Public Comment:

Carla Amaral, Vice Chair of the Affordable Housing Advisory Committee, discussed the opportunity and a missed opportunity, supported finding attainable housing, and the need to ask what public benefit we receive in return.

Dennis McDonald discussed parking issues and urged Council to review the issue, encouraged a caveat to require use of the garages for vehicles, and asked why there isn't a construction bond for Sawmill Branch.

George Mayo discussed the good and bad of the situation, workforce housing, and potential solutions for affordable housing.

Laura Payne discouraged continuous building, inevitable growth, and encouraged slowing down and proper planning.

Jeffrey Brown discussed limited hours at the public pool, continued development, not building things for kids, and items that benefit the community.

Vice Mayor Pontieri responded to public comments to clarify that the development had been approved years ago, shared the consideration before the Council today to down zone the project, and shared support for workforce set-asides to be included in the project. Vice Mayor Pontieri encouraged setting parameters and asked Council to consider setting a workforce set-aside to help address this State-wide issue, ensuring that a well-intentioned product comes to fruition in the way it was intended. Vice Mayor Pontieri encouraged withdrawing the motion to include the workforce set-asides.

Council Member Gambaro replied that he was not going to withdraw the motion and referred to his comment last week that we missed an opportunity to do all of these things

on infill lots.

Vice Mayor Pontieri replied that there is a difference in discussion on infill lots.

Mayor Norris asked the representative of D.R. Horton if they ever set aside a percentage of housing for workforce.

The representative shared that they have, in situations where there were incentives.

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

Denied - Vice Mayor Theresa Pontieri, Council Member David Sullivan

J. RESOLUTIONS

1. RESOLUTION 2026-74 APPROVING THE MUNICIPAL PROPERTY (A.K.A. PUBLIC LANDS) LIST

Mayor Norris read the title into the record.

Ms. Smith presented the topic to City Council.

City Council held discussion on the following topics: future uses for the parcels identified in the list, affordable housing, lot size, potential for perpetual stormwater easements, certain lands to remain for park lands, consensus to remove Zeus Path and park land, and to place perpetual easements for stormwater usage, and the Live Local act.

Motion by Vice Mayor Pontieri, seconded by Council Member Gambaro, to approve the Municipal Property list as amended to remove the Z-section lots and Seminole woods park from the public lands list.

Public Comment:

Carla Amaral shared that the City-owned land list is longer than what was presented.

Ms. Smith and Ms. Gonzalez shared designations and unbuildable land.

K PUBLIC COMMENTS

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

Dennis McDonald discussed construction bonds and asked whether or not the City required a bond for the Sawmill project and policy requirements.

George Mayo discussed looking at additional parks, consideration of senior citizens and retirees in the community and encouragement for protections for workforce housing.

Carla Amaral shared that there are houses in the area that were discussed in the prior item and

encouraged a deeper review of City-owned properties.

Mayor Norris replied that he will research the construction bond referenced by Mr. McDonald.

Council Member Miller asked for details of a requirement for construction bonds for projects.

Attorney Duffy replied that he will review.

Council Member Miller replied to Mr. Mayo to share about potential State legislation preventing hedge funds from purchasing single family residential lots.

Vice Mayor Pontieri shared that the proposal did not get approved.

Council Member Miller recommended that the City look into the topic further to see if any City action could be taken. City Council provided consensus for Attorney Duffy to review the topic.

Vice Mayor Pontieri replied to Mr. Mayo and shared that the MPD for the Westward Expansion does provide for possible housing, supported a park for seniors, and welcomed ideas.

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

Council Member Sullivan shared his attendance at the Disadvantaged Local Coordinating Board, importance of staying involved, 60,000 trips, adequate number of drivers for the program, funding, and a lack of public transportation for the project approved earlier in the meeting.

Council Member Miller and Council Member Sullivan held additional discussion of the local coordinating board meeting.

Council Member Gambaro looked forward to the upcoming Memorial Day service.

Vice Mayor Pontieri shared that as we see applications for amendments, perhaps we shift thinking to consider things like set-asides, discussed approvals today, the Touch-a-Truck event, a State bill that was denied, and sought consensus for the City Attorney to draft an ordinance to be put in place to prevent dissolving of the City's Fire Department and would require a supermajority to go out to referendum for any proposed future dissolution. Additionally, Vice Mayor Pontieri shared the passing of Art Dycke, the City's first historian.

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

Attorney Duffy replied to earlier Council discussion that the City is pre-empted from the State regulating residential tenancies.

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

Mr. McGlothlin echoed the comments regarding the recent Touch-a-Truck event.

1. REPORTING OF EMERGENCY AND SOLE SOURCE FOR APRIL 2026

O. ADJOURNMENT

The meeting was adjourned at 11:50 a.m.

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