



City of Palm Coast Minutes

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

City Council Workshop Meeting

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

Tuesday, September 8, 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

Vice Mayor Pontieri 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

Deputy City Clerk Alison Palmer called the roll. Mayor Norris and Council Member Gambaro were absent.

D. 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

Vice Mayor Pontieri provided the rules and procedures of public participation.

Paulette Hatfield shared compliments to City Council for the appearance of Palm Coast Parkway, thanked Council for having the road repaved, and asked if Florida Park Drive would be repaved.

Council responded to public comment, and Vice Mayor Pontieri thanked staff and shared about the flags displayed on Palm Coast Parkway for Live Like Cameron.

E. PRESENTATIONS

1. RESOLUTION 2026-XX AMENDING POLICY RELATING TO THE STATE HOUSING INITIATIVE PARTNERSHIP PROGRAM LOCAL HOUSING ASSISTANCE PLAN PURCHASE ASSISTANCE PROGRAM FOR AFFORDABLE RENTAL DEVELOPMENT AND FIRST TIME HOMEBUYERS' DOWN PAYMENT ASSISTANCE

Vice Mayor Pontieri read the title into the record.

Jose Papa, Senior Planner, Joseph Hegedus, Director, Flagler County Health and Human Services Department, and Jacqueline Gonzalez, Site Development Coordinator, presented the item to Council.

Topics presented included: background, LHAP Amendment 1: Affordable Rental Development, and LHAP Amendment 2: Purchase Assistance Program.

Mr. Papa, Mr. Hegedus, and Ms. Gonzalez provided a response to Council questions.

Council held additional discussion on the following topics: the need for local data, where the money actually goes, live local, broadening the eligibility scope for purchase assistance, keeping homes in the program, subjectivity in language, and how long houses are listed for sale.

Vice Mayor Pontieri requested that the following data be provided to Council: how many affordable rental units are in the community, the availability rate, what the need is, waitlist data, vacancy rate, the number of residents who have applied for SHIP for rehabilitation but did not receive funding, and for staff to bring back a proposed amount of time based on how long houses are listed that they would suggest, possibly 4-6 months.

Council gave consensus.

*Public comment:
There were none.*

2. PRESENTATION - PROPOSED AMENDMENTS TO THE LAND DEVELOPMENT CODE

Vice Mayor Pontieri read the title into the record.

Jose Papa, Senior Planner presented the item to Council.

Topics presented included: summary of amendments since the City Council June 9 Workshop, items to be brought forward after the adoption of the LDC updates, ordinance to address Data Centers, ordinance to establish penalties and fines for unpermitted tree removal, and next steps.

Mr. Papa, Phong Nguyen, Interim Director of Community Development, and Michael Hanson, Senior Planner, provided a response to Council questions.

Vice Mayor Pontieri asked for consensus for the following changes:

2.05.02 Neighborhood meeting requirements; A.1 strike language "unless waived by the land use administrator."

3.03.02 Table 3.4 add language to the footnote 1. "subject to City Council approval based on compatibility" and 2:09:04.

14 Glossary: add definition of data center.

14 Glossary: Kennel, staff will clarify and make consistent with chapter 8 and 2:09:04.

Council provided consensus.

Council held discussion on phased development, and provided direction for staff to research phased development and bring back proposed amendments to the LDC.

Public comment:

Paulette Hatfield asked about reducing the square footage for the data center, and discussed the need to do something about the pet situation.

Council Member Miller provided a response to public comment.

Vice Mayor Pontieri thanked staff and asked that staff delineate the changes from today's meeting for the September 15 Business Meeting.

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

Vice Mayor Pontieri read the title into the record.

Marcus Duffy, City Attorney, and Kyle Berryhill, Interim Deputy City Manager, and presented the item to Council.

Topics presented included: history of the Palm Coast Fire Department, the terms of the ordinance, and next steps.

Mr. Duffy and Chief Berryhill provided a response to Council questions and comments.

The item will be brought back for first read at the September 15 Business meeting.

*Public comment:
There were none.*

4. ORDINANCE 2026-XX PROHIBITING DIRECT POTABLE REUSE

Vice Mayor Pontieri read the title into the record.

Marcus Duffy, City Attorney, and Brian Roche, Director of Utility, presented the item to Council.

Topics presented included: the terms of the ordinance and next steps.

Mr. Duffy and Mr. Roche provided a response to Council questions.

The item will be brought back for first read at the September 15 Business meeting.

*Public comment:
There were none.*

F. PUBLIC COMMENTS

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

There were none.

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

Council Member Miller provided a sports update, and discussed the stair climb at Hammock Beach

and a candle lighting ceremony at Veterans Memorial Park being held for the 25th anniversary of 9/11.

Council Member Sullivan discussed the 25th anniversary of 9/11 and the school system and education, and asked people to think about where they were and how their life has changed since then.

Vice Mayor Pontieri discussed the 25th anniversary of 9/11 and the stair climb fundraiser, and provided a sports update.

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

There were none.

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

Mr. McGlothlin shared support for the 9/11 events, and asked for Council support for sunsetting the Beautification and Environmental Advisory Committee (BEAC) and transferring those responsibilities to the Parks & Recreation Advisory Board (PRAB). Council provided support for the consolidation.

J. ADJOURNMENT

1. AGENDA WORKSHEET AND CALENDAR

The meeting was adjourned at 11:28 a.m.

Respectfully submitted by: Alison Palmer, Deputy City Clerk