



City of Palm Coast Agenda COUNCIL BUSINESS MEETING

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoastgov.com

Mayor David Alfin
Vice Mayor Eddie Branquinho
Council Member Ed Danko
Council Member John Fanelli III
Council Member Nick Klufas

Tuesday, November 1, 2022

6:00 PM

COMMUNITY WING

City Staff

Denise Bevan, City Manager

Neysa Borkert, City Attorney

Virginia A. Smith, 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/user/PalmCoastGovTV/live>.
- 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.

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE TO THE FLAG

C. ROLL CALL

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) Each speaker shall at the podium, provide their name and may speak for up to 3 minutes.
- (2) 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.

(3) When addressing the City Council on specific, enumerated Agenda items, speakers shall:

(a) direct all comments to the Mayor;

(b) make their comments concise and to the point;

(c) not speak more than once on the same subject;

(d) not, by speech or otherwise, delay or interrupt the proceedings or the peace of the City Council;

(e) obey the orders of the Mayor or the City Council; and

(f) not make any irrelevant, impertinent or slanderous comments while addressing the City Council; which pursuant to Council rules, shall be considered disorderly.

(4) 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.

E. MINUTES

- 1. MINUTES OF THE CITY COUNCIL:
OCTOBER 18, 2022 BUSINESS MEETING**

F. PRESENTATIONS AND PROCLAMATIONS

- 2. PRESENTATION - FLORIDA URBAN FORESTRY COUNCIL AWARD**
- 3. PROCLAMATION - NOVEMBER AS SHIRLEY CHISHOLM MONTH**
- 4. PROCLAMATION - NOVEMBER 14, 2022 AS WORLD DIABETES DAY AND THE MONTH OF NOVEMBER DIABETES AWARENESS MONTH**
- 5. PROCLAMATION - NOVEMBER AS VETERAN APPRECIATION MONTH**
- 6. PROCLAMATION - NOVEMBER AS SISTER CITIES PARTNERSHIP MONTH BETWEEN PALM COAST AND THE USS GERALD R. FORD**

G. ORDINANCES FIRST READ

- 7. ORDINANCE 2022-XX AMENDING THE FUTURE LAND USE MAP DESIGNATION FOR 30+/- ACRES OF PROPERTY FROM FLAGLER COUNTY DESIGNATION OF AGRICULTURE & TIMBERLANDS AND CONSERVATION TO CITY OF PALM COAST DESIGNATION OF MIXED USE AND CONSERVATION - US 1 AND WHITEVIEW**

8. **ORDINANCE 2022-XX AMENDING THE ZONING MAP DESIGNATION FOR A 30+/- ACRE PARCEL FROM FLAGLER COUNTY DESIGNATION OF AGRICULTURE TO CITY OF PALM COAST DESIGNATION OF HIGH INTENSITY COMMERCIAL (COM-3) AND PRESERVATION (PRS) - US 1 AND WHITEVIEW**

H. RESOLUTIONS

9. **RESOLUTION 2022-XX APPROVING THE EXECUTION OF AN FDOT LOCAL AGENCY PROGRAM (LAP) SUPPLEMENTAL AGREEMENT NO. 1 FOR THE CONSTRUCTION OF THE LEHIGH TRAILHEAD PROJECT**

I. CONSENT

10. **RESOLUTION 2022-XX APPROVING A MASTER SERVICE AGREEMENT WITH ADVANCED ENVIRONMENTAL LABORATORIES, INC., FOR LABORATORY ANALYSIS SERVICES**

J. OTHER BUSINESS

11. **PRESENTATION - CERTIFICATES TO GRADUATING STUDENTS OF THE CITY OF PALM COASTS CITIZENS ACADEMY CLASS**

K. PUBLIC PARTICIPATION

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

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

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

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

O. ADJOURNMENT

12. **AGENDA WORKSHEET AND CALENDAR**

City of Palm Coast, Florida Agenda Item

Agenda Date : November 1, 2022

Department	CITY ADMINISTRATION	Amount
Division		Account
		#
Subject	MINUTES OF THE CITY COUNCIL: OCTOBER 18, 2022 BUSINESS MEETING	
Presenter : Virginia Smith, City Clerk		
Background :		
Recommended Action : ADOPT THE MINUTES OF THE CITY COUNCIL: OCTOBER 18, 2022 BUSINESS MEETING		



City of Palm Coast Minutes COUNCIL BUSINESS MEETING

City Hall
160 Lake Avenue
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www.palmcoastgov.com

Mayor David Alfin
Vice Mayor Eddie Branquinho
Council Member Ed Danko
Council Member John Fanelli III
Council Member Nick Klufas

Tuesday, October 18, 2022

9:00 AM

COMMUNITY WING

City Staff

Denise Bevan, City Manager

Neysa Borkert, City Attorney

Virginia A. Smith, City Clerk

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A. CALL TO ORDER

Mayor Alfin called the meeting to order at 9:00 AM

B. PLEDGE OF ALLEGIANCE TO THE FLAG

C. ROLL CALL

City Clerk Virginia Smith called the roll. CM Klufas was absent.

D. PUBLIC PARTICIPATION

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John Erpelding-remind people that we are being recorded and with 3 weeks to go before the votes, I believe we are in early voting and remind the citizens of Palm Coast that Council raised their own salary by 151%.

Chris Nolan-why build a bridge and replace it after 6 months. Doesn't make sense. Swales redone. The middle is lower than the ends, it never dries up. Three years waiting to get it taken care of. Why can't we get a response right away? Drop a load of dirt and I will fix it myself.

Steve Carr-Florida Park Drive getting ready to be reopened and hope the traffic does not go to 9000 cars per day. Drinking water in Flint-how long did they complain, then they came out and said people were getting sick, how long did it take before they came out with a fix; then it came out people were getting sick from cigarette smoking, how long did it take to come out to fix it. I hope it does not take a long time to fix the problem.

Jim Moore-a few issues with wasteful spending. A few examples, Holland Park Splash Pad, the sidewalk on Belle Terre-you rebuild the wooden sidewalk by the schools and six months later you tear it down to rebuild a concrete one, where did the wood go? Now a sports complex and a \$101K study. Pickleball too. Going to put it out there at the end of the City. Council needs to wake up before we vote you out. The cost of everything is going up.

Penny Overbeck-Safety on Cimmaron. Our neighborhood has grown considerably, and it is very unsafe for people to ride or walk. Did research a car can travel 66 feet in 1.5 seconds. People do not pay attention, they are texting. I would hate to see anyone in our community killed. Appreciate that you all heard me this morning.

George Mayo-Florida Park Drive-I mentioned it before, other cities have tried and have been successful-3D speed bumps. It is shown to be very effective. Also, a couple of weeks ago, I was driving north on Bulldog Drive, the first gate you come to the gates are locked. There is always a backup. Please look into if the gate needs to be opened. If emergency vehicles need to get through, they will not be able to.

E. MINUTES

- 1. MINUTES OF THE CITY COUNCIL:
OCTOBER 4, 2022 BUSINESS MEETING
OCTOBER 11, 2022 WORKSHOP**

Pass

Motion made to approve by Vice Mayor Branquinho and seconded by Council Member Fanelli III

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member John Fanelli III

F. PROCLAMATIONS

- 2. PROCLAMATION - WORLD DISABILITY EMPLOYMENT AWARENESS MONTH**

CM Fanelli presented this Proclamation to the students and educators of the Trails Program of Flagler Schools.

- 3. PROCLAMATION - WORLD POLIO DAY IN PALM COAST**

VM Branquinho presented this Proclamation.

- 4. PROCLAMATION - NATIONAL PLANNING MONTH**

Mayor Alfin presented this Proclamation to the City's planning staff.

G. APPOINTMENTS

- 5. APPOINTMENTS TO THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD**

Ms. Virginia Smith, City Clerk provided an overview to this item. Applicants Hung Hilton and Suzann Nichols were present and each were interviewed.

Public comments on the two vacant seats.

George Mayo-would like the applicants names and qualifications put on the overhead screens.

Motion was made by CM Fanelli and seconded by VM Branquinho to appoint Hung Hilton and Suzann Nicholson to the regular member seats. Motion passed unanimously.

As Mr. Hilton and Ms. Nicholson were alternate board members, the two alternate seats are open for appointment.

Motion was made by VM Branquinho and seconded by CM Danko to appoint Larry Gross as alternate 1. Motion passed unanimously. There was not a 4/5th vote for Ms. Dodson-Lucas and only 1 vote for Ms. Haywood. Therefore, the second vacant alternate seat was presented for Council's consideration.

There was a motion made by VM Branquinho and seconded by CM Fanelli to appoint Ms. Dodson-Lucas as the second alternate to the board.

The voting tabulations were announced for each appointment and the voting tabulations are attached to these minutes.

Public Comment was open prior to each vote being held. There were none.

H. ORDINANCES SECOND READ

6. ORDINANCE 2022-XX OAK TRAILS ALF REZONING – APPLICATION #5153

O20220021

Pass

Motion made to be adopted on second reading by Vice Mayor Branquinho and seconded by Council Member Fanelli III

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member John Fanelli III

City Attorney Borkert read the title into the record.

Public Comment

George Mayo-please put at least a map up on screen so we can see the area this is in.

I. RESOLUTIONS

7. RESOLUTION 2022-XX APPROVING INDEMNITY AGREEMENT FOR THE NEWLY APPOINTED FIRE CHIEF AND CITY MANAGER

R20220133

Pass

Motion made to approve by Vice Mayor Branquinho and seconded by Council Member Danko

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member John Fanelli III

City Attorney Borkert read the title into the record.

Ms. Alves gave a brief overview to this item.

Public Comment

There were none.

8. **RESOLUTION 2022-XX APPROVING A GRANT AGREEMENT WITH FIND, A WORK ORDER WITH CPH ENGINEERS, A CONTRACT WITH SABOUNGI CONSTRUCTION, INC., FOR CONSTRUCTION OF WATERFRONT PARK PHASE I, PART A, B & C AND APPROVAL OF A PROJECT CONTINGENCY**

R20220145

City Attorney Borkert read the title into the record.

Ms. Johnson and Mr. Eric Gebo presented on this item.

Mayor Alfin invited comments from Commissioner Stapleford from FIND. Mr. Stapleford thanked Council and provided a brief overview to FIND processes.

Mayor Alfin requested to the Commissioner to see if he could propose to make a proper cleaning station for fish.

Public Comment

John Erpelding-Did I read it proper that the Council agreed not to pursue any speed requirements in that area. The second question, thank you for putting it on the screen, why did you not do it for the other ones?

Commissioner Stapleford answered the question regarding the speed requirements-the idea is to allow recreational vehicles.

Mayor Alfin confirmed that the ICW is out of City limits and requested the City Manager provide a response to Mr. Erpelding.

George Mayo-I don't understand either why there is no regulations for "No wake zone."

Pass

Motion made to approve by Vice Mayor Branquinho and seconded by Council Member Fanelli III

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member John Fanelli III

J. CONSENT

There were no public comments.

- 9. RESOLUTION 2022-XX APPROVING AN INTERLOCAL AGREEMENT FOR THE COLLECTION OF THE FLAGLER COUNTY LAW ENFORCEMENT IMPACT FEE**

R20220140

Pass

Motion made to be adopted on consent by Vice Mayor Branquinho and seconded by Council Member Fanelli III

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member John Fanelli III

- 10. RESOLUTION 2022-XX APPROVING AN INTERLOCAL AGREEMENT FOR THE COLLECTION OF THE EMERGENCY MEDICAL SERVICES IMPACT FEE**

R20220142

Pass

Motion made to be adopted on consent by Vice Mayor Branquinho and seconded by Council Member Fanelli III

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member John Fanelli III

- 11. RESOLUTION 2022-XX APPROVING AN INTERLOCAL AGREEMENT FOR THE COLLECTION OF THE FLAGLER COUNTY LIBRARY IMPACT FEE**

R20220141

Pass

Motion made to be adopted on consent by Vice Mayor Branquinho and seconded by Council Member Fanelli III

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member John Fanelli III

- 12. RESOLUTION 2022-XX APPROVING A MASTER SERVICES AGREEMENT WITH SPORTS FACILITIES COMPANIES FOR THE SPORTS COMPLEX FEASIBILITY STUDY**

R20220143

Pass

Motion made to be adopted on consent by Vice Mayor Branquinho and seconded by Council Member Fanelli III

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member John Fanelli III

- 13. RESOLUTION 2022-XX APPROVING THE CULTURAL ARTS GRANTS FOR THE FISCAL YEAR 2022-2023**

R20220144

Pass

Motion made to be adopted on consent by Vice Mayor Branquinho and seconded by Council Member Fanelli III

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member John Fanelli III

- 14. RESOLUTION 2022-XX APPROVING PIGGYBACKING THE FEDERAL SUPPLY SERVICE CONTRACT WITH CORE ENGINEERED SOLUTIONS, INC., FOR THE FUEL TANK REPLACEMENT PROJECT**

R20220134

Pass

Motion made to be adopted on consent by Vice Mayor Branquinho and seconded by Council Member Fanelli III

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member John Fanelli III

- 15. RESOLUTION 2022-XX APPROVING A WORK ORDER WITH MCKIM & CREED, INC., FOR ENGINEERING DESIGN AND CONSTRUCTION SERVICES FOR THE OLD KINGS ROAD FORCE MAIN PROJECT**

R20220137

Pass

Motion made to be adopted on consent by Vice Mayor Branquinho and seconded by Council Member Fanelli III

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member John Fanelli III

16. **RESOLUTION 2022-XX APPROVING A WORK ORDER WITH AQUATIC MANAGEMENT PLUS, LLC, FOR WEED CONTROL OF THE FRESHWATER STORMWATER DRAINAGE SYSTEM**

R20220138

Pass

Motion made to be adopted on consent by Vice Mayor Branquinho and seconded by Council Member Fanelli III

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member John Fanelli III

17. **RESOLUTION 2022-XX APPROVING MASTER SERVICE AGREEMENTS WITH FLAGLER SEPTIC SYSTEMS, ALL DAYTONA SEPTIC TANK SERVICE, INC., AND BROWNIES SEPTIC & PLUMBING, FOR WASTEWATER EMERGENCY TANK TRUCKING SERVICES**

R20220136

Pass

Motion made to be adopted on consent by Vice Mayor Branquinho and seconded by Council Member Fanelli III

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member John Fanelli III

18. **RESOLUTION 2022-XX APPROVING A MASTER PRICE AGREEMENT WITH POLYDYNE, INC., FOR THE PURCHASE OF LIQUID POLYMER**

R20220135

Pass

Motion made to be adopted on consent by Vice Mayor Branquinho and seconded by Council Member Fanelli III

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member John Fanelli III

19. **RESOLUTION 2022-XX APPROVING A PIGGYBACK CONTRACT UNDER THE SOURCEWELL FORMERLY NJPA CONTRACT #101221-SCA AND JET-VAC EQUIPMENT COMPANY LLC FOR A COMBINATION SEWER CLEANER FOR THE REPLACEMENT/PURCHASE PROGRAM AS APPROVED UNDER THE FY 2023 BUDGET**

R20220139

Pass

Motion made to be adopted on consent by Vice Mayor Branquinho and seconded by Council Member Fanelli III

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member John Fanelli III

K. PUBLIC PARTICIPATION

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

John Erpelding-Work orders for weed control and stormwater drainage. I had a problem myself with the City pouring defoliator next door to me. The City claims they did not do it. There is a retaining pond in there that the chemicals that you are putting in the stormwater drains you are putting that in the retention ponds. Polio was eradicated - democratic government and letting in people at the borders are bringing back the diseases.

George Mayo-Polio awareness day. NY and the northern states are now checking for polio in the wastewater systems. Is Palm Coast doing this or can we do it, is it expensive.

Gene Dowd-thanked all the veterans that served and are serving. Thanked WastePro for picking up after the storm. They did a really fine job. Three weeks from today is Election Day but would like to thank the Council Members that may not be here. Thanked VM Branquinho for service to Council. Thanked CM Fanelli for his service too.

VM Branquinho thanked Mr. Dowd.

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

CM Danko-welcomed Chief Berryhill

CM Fanelli-welcomed Chief Berryhill. Mentioned kudos to Utility and Customer Service for their Citizen's Academy participation. Encouraged all to sign up for Citizen's Academy. Reminded the public tonight is Food Truck Tuesday.

VM Branquinho-Attended an event Nine and Dine at the golf course. Spoke of the ceremony for the Chief's change of command.

Mayor Alfin-Parks and Culture overview. Last night Flagler County approved the FC3. Flagler County was designated as the official Arts and Culture. They can now apply for state and federal dollars to fund projects here locally. Visit Flaglerculture.com for more information. This Saturday, October 22 at Central Park for the Arts Festival 11am and 5pm. Art, music, and fun.

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

Nothing at this time.

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

Ms. Bevan thanked Council for their support and spoke of the change of command ceremony.

*Ask Council if they had any questions on Emergency or Sole Source purchases.
There were none.*

**20. REPORTING OF EMERGENCY AND SOLE SOURCE PURCHASES FOR
SEPTEMBER 2022**

O. ADJOURNMENT

The meeting was adjourned at 10:42 a.m.

*Respectfully submitted by: Virginia A. Smith, MMC
City Clerk*

21. AGENDA WORKSHEET AND CALENDAR

City of Palm Coast, Florida

Agenda Item

Agenda Date: November 1, 2022

Department	CITY ADMINISTRATION	Amount
Division		Account #
Subject	PRESENTATION - FLORIDA URBAN FORESTRY COUNCIL AWARD	
Presenter: Brittany Kershaw, Communications & Marketing Director		
Background : The Florida Urban Forestry Council's Friends of Our Urban Forest awards recognize achievements, organizations, and individuals advocating and promoting community and urban forests in their communities. The Outstanding Tree Advocate Award recognizes an individual or organization in organizing, motivating, and/or stimulating urban forestry activities, landscape beautification, tree plantings, tree maintenance, tree preservation, and/or public tree education programs within the community. Examples of past nominees include community leaders, elected officials, exceptional volunteers, local nonprofit organizers, tree boards, beautification committees, tree advocate groups, garden clubs, youth groups, and homeowner associations. The winner of the 2021 Outstanding Tree Advocate Award is Carol Mini, City of Palm Coast Urban Forester in the Community Development Department. The Florida Urban Forestry Council will be in attendance to present the award to Carol. The Florida Urban Forestry Council (FUFC) is a statewide, non-profit organization with a diverse membership of municipalities, arborists, utility foresters, community tree board members, tree advocates, volunteers, horticulturists, landscape professionals, and interested citizens who care about trees in their communities. Well-managed trees are a vital part of the urban environment and enhance the quality of life in our cities, towns, and communities. The Florida Urban Forestry Council strives to educate the citizens of Florida on the importance of trees, including their benefits, as well as the best methods to plant, maintain, manage, preserve, and sustain the urban forest.		
Recommended Action : FOR PRESENTATION ONLY		

City of Palm Coast, Florida Agenda Item

Agenda Date: November 1, 2022

Department	CITY ADMINISTRATION	Amount
Division		Account
		#
Subject	PROCLAMATION – NOVEMBER AS SHIRLEY CHISHOLM MONTH	
Presenter:	Mayor and City Council	
Background :	The City of Palm Coast would like to proclaim November as Shirley Chisholm Month.	
Recommended Action :	PROCLAIM NOVEMBER AS “SHIRLEY CHISHOLM” MONTH	



PROCLAMATION

WHEREAS, Shirley Chisholm (November 30, 1924- January 1, 2005) was a humanitarian, a politician, and achieved a dynamic list of firsts. She was a trendsetter before her time; and

WHEREAS, Chisholm's legacy focused on the equal rights of women, children, family, and education; and

WHEREAS, Chisholm made history for being the first black United States Congresswoman and making a bid for the U.S Presidency in 1972. She was an advocate for minority education and employment opportunities during her term in Congress; and

WHEREAS, Chisholm was bold in taking a diverse approach as a politician. Chisholm stood firm in what she believed in. As a gifted leader she brought awareness by being a purposeful voice, which extended to the black community; and

WHEREAS, Chisholm moved to the City of Palm Coast in 1991 and lived here until her death in 2005; and

WHEREAS, a trail along Pine Lakes Parkway will be dedicated to Shirley Chisholm's legacy on November 30, 2022, at 10 a.m., at the Pine Lakes Golf Club sponsored by the Democratic Women's Club of Flagler County.

NOW, THEREFORE, BE IT PROCLAIMED that the Mayor and the Palm Coast City Council declare November as

“SHIRLEY CHISHOLM MONTH”

to remember Shirley Chisholm and reflect upon all of her accomplishments in life and contributions to our nation and remember her as a catalyst for change in America.

Signed this 1st day of November 2022.

CITY OF PALM COAST, FLORIDA

Witnessed by:

David Alfin, Mayor

Virginia A. Smith, City Clerk

City of Palm Coast, Florida Agenda Item

Agenda Date : November 1, 2022

Department	CITY ADMINISTRATION	Amount
Division		Account
		#
Subject	PROCLAMATION – NOVEMBER 14, 2022 AS WORLD DIABETES DAY AND THE MONTH OF NOVEMBER AS DIABETES AWARENESS MONTH	
Presenter : Mayor and City Council		
Background : Advent Hospital-Palm Coast has requested the City proclaim November 14, 2022 as World Diabetes Day and the month of November 2022 as Diabetes Awareness month.		
Recommended Action : PROCLAIM NOVEMBER 14, 2022 AS WORLD DIABETES DAYS AND THE MONTH OF NOVEMBER AS DIABETES AWARENESS MONTH		



PROCLAMATION

Whereas, the American Diabetes Association estimates that nearly 37.3 million people in the United States are afflicted with or affected by diabetes and another 88 million are still at risk for developing prediabetes; and

Whereas, having diabetes elevates the risk of heart disease, amputation, kidney failure and blindness, causing serious hardship for families across, not only our County, but also our State and Nation; and

Whereas, diabetes screenings and self-management education will help individuals in the recognition of the symptoms of diabetes and provides an opportunity to follow suggestions for living a quality lifestyle; and

Whereas, the International Diabetes Federation has established November 14, 2022 as World Diabetes Day to educate citizens on ways to predict if someone is at risk for the disease, to help recognize the symptoms of diabetes and to follow suggestions for living a quality lifestyle while they endure the affliction; and

Whereas, The City of Palm Coast and AdventHealth Palm Coast together recognize that the growing number of diabetics in our community make a strong case for devoting more resources to helping to find a cure, provide screenings, education and support in the required lifestyle changes; and

Whereas, AdventHealth Palm Coast has formed the DiaBEATes Alliance. This Alliance represents City of Palm Coast, Flagler County Schools, Flagler County Health Department, Flagler County Free Clinic, and many corporate and private citizens that are all dedicated to beating Diabetes; and

Whereas, the Alliance will kick off November “**Diabetes Awareness**” efforts in Palm Coast by flying the Alliance flag, distributing Diabetes Resource Bags, hosting educational and screening events throughout Flagler County to continue efforts to raise awareness and educate our community.

NOW, THEREFORE, BE IT KNOWN, THE PALM COAST MAYOR AND CITY COUNCIL HEREBY PROCLAIM

“NOVEMBER 14, 2022 AS WORLD DIABETES DAY”

and

“NOVEMBER 2022 AS DIABETES AWARENESS MONTH”

in Palm Coast to increase community awareness of the risk factors and symptoms related to diabetes in order to improve the likelihood that people with diabetes will seek medical attention to avoid the devastating complications of the disease.

ADOPTED this 1st day of November 2022.

ATTESTED BY:

CITY OF PALM COAST

Virginia A. Smith, City Clerk

David Alfin, Mayor

City of Palm Coast, Florida Agenda Item

Agenda Date: November 1, 2022

Department	CITY ADMINISTRATION	Amount
Division		Account
		#
Subject	PROCLAMATION – NOVEMBER AS VETERAN APPRECIATION MONTH	
Presenter: Mayor and City Council		
Background: The City of Palm Coast would like to proclaim November as Veteran Appreciation Month.		
Recommended Action : PROCLAIM NOVEMBER AS “VETERAN APPRECIATION” MONTH		



PROCLAMATION

WHEREAS, tonight's City Council meeting is the ideal venue to pay tribute to our local military men and women who've sacrificed their own lives to ensure the remarkable quality of life that we share here in Palm Coast; and

WHEREAS, every single military veteran who lives in the City of Palm Coast and/or is employed by the City deserves meaningful recognition for the selfless service they have shown to our homeland; and

WHEREAS, those City of Palm Coast employees who are also United States veterans have had two different service careers, first in the military and then serving our government in civilian life, making them unique individuals who deserve our distinct appreciation; and

WHEREAS, we are indebted to all of these extraordinary men and women who've done things most people don't want to do, conquered places we would never want to visit and lived at length in uncomfortable surroundings we can't even imagine; and

WHEREAS, Palm Coast will be honoring the hundreds of local military veterans who've safeguarded our freedom through a Veterans Day ceremony and by providing a picnic lunch on November 11 in Central Park to commemorate their distinguished service to our nation.

NOW, THEREFORE, BE IT PROCLAIMED, that the Mayor and the Palm Coast City Council declare November as

"PALM COAST VETERAN APPRECIATION MONTH"

And urge each and every citizen to not only say 'thank you' to our local military veterans, but to forever honor their service by expressing frequent, profuse gratitude for keeping us safe and free.

Signed this 1st day of November, 2022.

CITY OF PALM COAST, FLORIDA

Witnessed by:

DAVID ALFIN, MAYOR

VIRGINIA A. SMITH, CITY CLERK

City of Palm Coast, Florida Agenda Item

Agenda Date : November 1, 2022

Department	CITY ADMINISTRATION	Amount
Division		Account
		#
Subject	PROCLAMATION - NOVEMBER AS SISTER CITIES PARTNERSHIP MONTH BETWEEN PALM COAST AND THE USS GERALD R. FORD	
Presenter : Mayor and City Council		
Background : The City of Palm Coast would like to proclaim November as Sister Cities Partnership Month between Palm Coast and the USS Gerald R. Ford.		
Recommended Action : PROCLAIM NOVEMBER AS SISTER CITIES PARTNERSHIP MONTH BETWEEN PALM COAST AND THE USS GERALD R. FORD		



PROCLAMATION

WHEREAS, a Navy aircraft carrier is a warship that serves a sea-going airbase, supporting and operating airplanes to protect operations that reinforce the missions of America and its coalition partners; and

WHEREAS, the United States Navy oversees maneuvers and tactics for eleven large nuclear-powered fleet carriers, all of which serve as a seagoing airbase equipped with a full-length flight deck and facilities for carrying, arming, deploying, and recovering aircrafts; and

WHEREAS, an aircraft carrier functions much like a ‘city at sea’ accommodating the everyday needs, career goals, hopes, and dreams of thousands of the prideful sailors and officers on board; and

WHEREAS, the City of Palm Coast consists of the largest concentration of Veterans in the country with over 10% of the population being Veterans; and

WHEREAS, Palm Coast champions the service of our own local military veterans and the soldiers and sailors who are presently serving our nation’s call to duty; and

WHEREAS, sensing the solid bond that ties us to the fine men and women who serve on Navy aircraft carrier ‘cities,’ the citizens of Palm Coast wish to recognize their military sense of honor and pride as they continue to defend and support our freedom; and

WHEREAS, cities across the world often connect as partners to together value integrity, toughness, and accountability in actions and decision-making.

NOW, THEREFORE, BE IT PROCLAIMED that the Mayor and Palm Coast City Council do hereby recognize the month of November 2022 as

“SISTER CITIES PARTNERSHIP MONTH BETWEEN PALM COAST AND THE USS GERALD R. FORD”

Representing that no country, no state, and no community does more for Veterans than the United States of America, the great and free state of Florida, and the City of Palm Coast, within Flagler County.

Signed this 1st day of November 2022.

ATTESTED BY:

CITY OF PALM COAST

Virginia A. Smith, City Clerk

David Alfin, Mayor

City of Palm Coast, Florida

Agenda Item

Agenda Date: November 1, 2022

Department	COMMUNITY DEVELOPMENT	Amount
Division		Account #
Subject	ORDINANCE 2022-XX AMENDING THE FUTURE LAND USE MAP DESIGNATION FOR 30+/- ACRES OF PROPERTY FROM FLAGLER COUNTY DESIGNATION OF AGRICULTURE & TIMBERLANDS AND CONSERVATION TO CITY OF PALM COAST DESIGNATION OF MIXED USE AND CONSERVATION – US 1 AND WHITEVIEW	
Presenter : Jose Papa, AICP, Senior Planner		
Background: The subject area is an approximately 30-acre site located on the westside of US-1 at the terminus of Whiteview Pkwy. The application is a proposed FLUM amendment to change the current Flagler County designation of Agriculture & Timberlands and Conservation to City of Palm Coast designation of Mixed Use and Conservation. There is a companion zoning map amendment for the subject parcel to change the current zoning designation from Flagler County Agriculture to City of Palm Coast High Intensity Commercial (COM-3) and Preservation (PRS). The proposed amendment was reviewed for the following:		
<ul style="list-style-type: none">• Analysis of the proposed amendment’s impacts on public facilities and infrastructure. Consistent with the required analysis to compare the proposed land use designation with the existing land use designation, staff conducted a maximum potential development analysis for public facilities and infrastructure. The proposed amendment will result in higher demand on water and sewer facilities but should have a lower impact on transportation facilities.• Impacts on the environmental/cultural resources. There are no significant impact on the environmental attributes on the subject parcel since the parcel is mainly composed of planted pine. The amendment does propose to protect a 5.4 acre wetland area which is interconnected to a larger wetland system.• Compatibility with surrounding land uses. The proposed FLUM designations are generally consistent with the surrounding properties.		
Finally, the proposed amendment is consistent with comprehensive plan policies regarding:		
<ul style="list-style-type: none">• Directing development where existing infrastructure is available.		

Public Process**Neighborhood Meeting**

As required by the Land Development Code, a neighborhood meeting was hosted by the applicant on October 4, 2022. Other than the applicants and City staff, there were no attendees from the surrounding community.

Planning and Land Development Regulation Board (PLDRB) Public Hearing

The PLDRB held a public hearing on October 19, 2022 to review and hear public comments on the proposed amendment. There were no public comments and the Board voted 6-1 to recommend approval.

Recommended Action:

THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) FINDS APPLICATION #5190 CONSISTENT WITH THE COMPREHENSIVE PLAN AND RECOMMENDS THAT CITY COUNCIL APPROVE THE FLUM AMENDMENT FROM AGRICULTURE & TIMBERLANDS, AND CONSERVATION (FLAGLER COUNTY DESIGNATIONS) TO MIXED USE AND CONSERVATION (CITY OF PALM COAST DESIGNATION) – US 1 AND WHITEVIEW

Whiteview and US-1 Comprehensive Plan Amendment

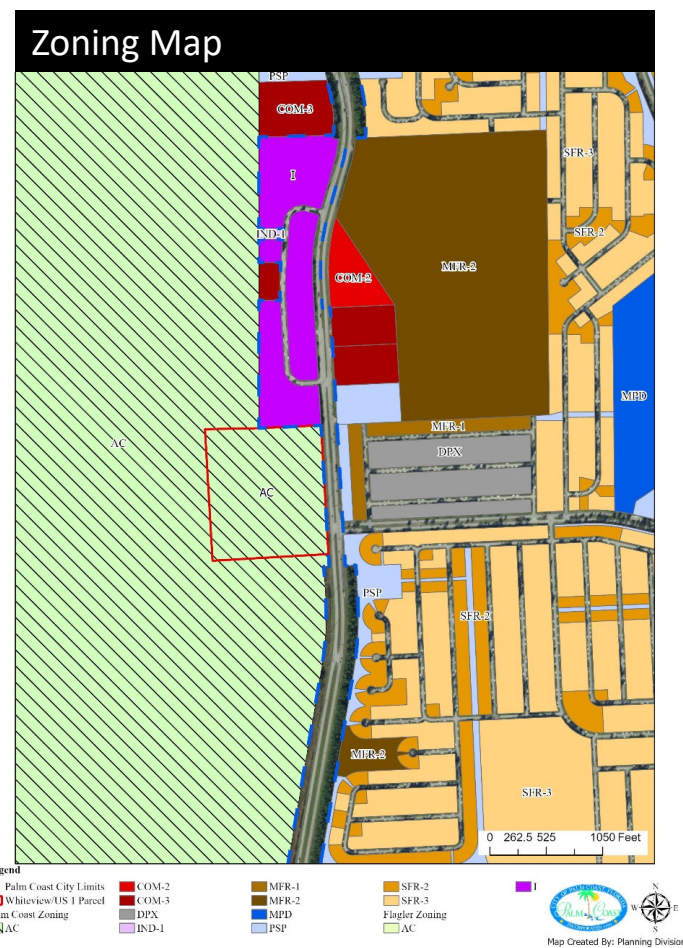
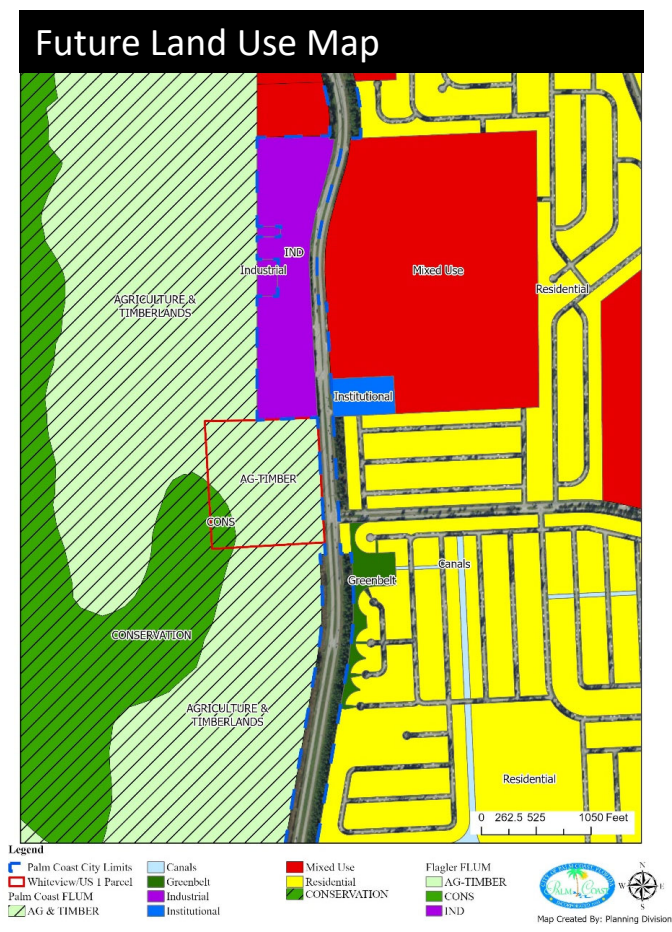
City Council Public Hearing
November 1, 2022



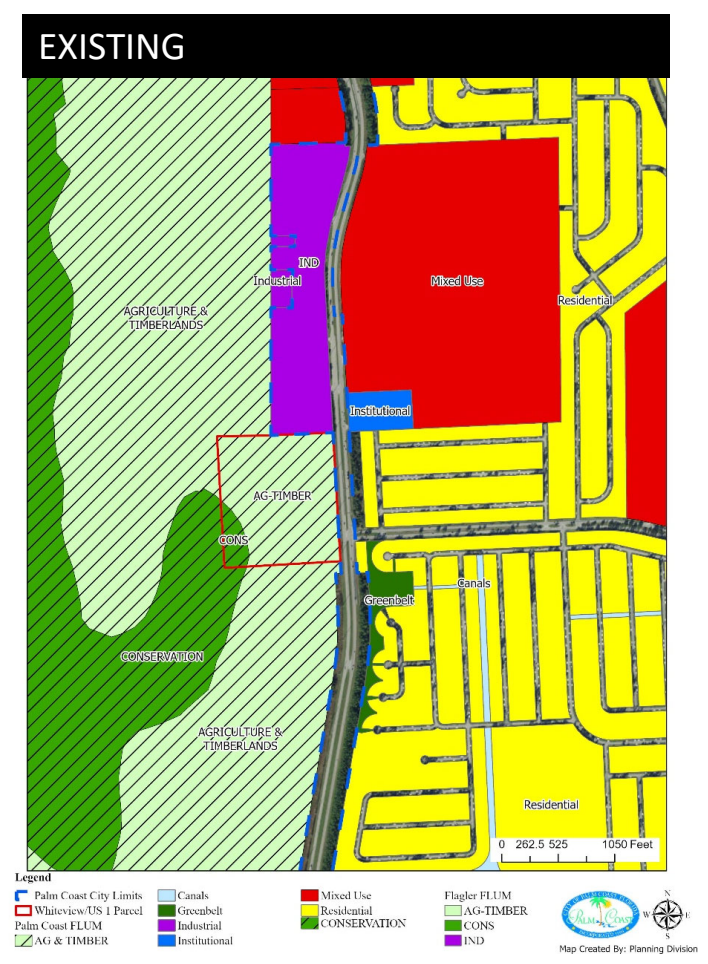
- 30 +/- acres
- Annexed in 2021
- Currently has Flagler County Land Use and Zoning designations



Background – Future Land Use Map & Zoning Map Designation



Background – Proposed Future Land Use Map Amendment



Whiteview & US-1 Future Land Use Map Amendment

Public Facilities Impact Analysis

Table 2 Public Facilities Impact Analysis

Density ⁽¹⁾	# of units or square feet of development	Transportation (PHT) ⁽²⁾	Potable Water (GPD) ⁽³⁾	Sanitary Sewer (GPD) ⁽⁴⁾	Solid Waste (lbs./capita/day) ⁽⁵⁾	Recreation and Parks (8 acres/1000 pop.) ⁽⁶⁾	Public Education (students) ⁽⁷⁾	Stormwater Drainage ⁽⁸⁾
Proposed FLUM designation								
Mixed Use (24.6 ac.) - Max Use FAR .55	589366.8	2,334	100,192.4	58,936.7	—	—	—	N/A
(minus) 34% pass-by trips for shopping center		794						
Conservation (5.4 acres)		—	—	—	—	—	—	
	Total	1540	100192	58937	—	—	—	N/A
Current FLUM designation								
Agriculture & Timberlands (27.6 ac.) - Max FAR .35	420789.6	2,091	71,534.2	42,079.0	—	—	—	N/A
Conservation (2.4 ac.)	—	—	—	—	—	—	—	
	Total	2091	71534	42079	—	—	—	
Net Change	168577.2	-551	28,658	16,858	—	—	—	N/A

Footnotes:

⁽¹⁾ Calculation of Intensity: Lot Size (acre)*FAR*43560.

⁽²⁾ Transportation: Non-residential PM Peak Hour Trips (PHT), Industrial Use = ITE Code 820: Shopping Center = 3.96/1000 sq. ft. based on equation in ITE Manual, 9th Edition (minus 34% for pass-by trips)

⁽³⁾ Transportation: Non-residential PM Peak Hour Trips (PHT) = ITE Code 817: Nursery/Garden Center = 4.97/1000 sq. ft.

⁽⁴⁾ Potable Water: Commercial = 17 gpd/100 sq. ft.

⁽⁵⁾ Wastewater: Commercial = 10 gpd/100 sq. ft.

⁽⁶⁾ Solid Waste: No Level of Service Requirement for Non-residential

⁽⁷⁾ Recreation and Parks = No LOS Requirement for Non-residential

⁽⁸⁾ Public Education Non-Residential = No LOS Requirement for Non-residential

⁽⁹⁾ Stormwater/Drainage: Stormwater Treatment will be reviewed for consistency with adopted LOS, during site plan approval process.

- Reduction in potential trips
- Increase in demand on water and sewer facilities



Whiteview & US-1 Future Land Use Map Amendment

Environmental Impact Analysis

- There are no environmental conditions that would be significantly impacted by the proposed FLUM amendment.
- The proposed amendment will expand the current Conservation on the site from 2.4 to 5.4 acres. The expanded site is based on ground truth and identifies a wetland area that is connected to a larger wetland system to the west.



Whiteview & US-1 Future Land Use Map Amendment

Consistency with Surrounding Land Use

The proposed Mixed Use is compatible with the development to the north, and is consistent with the development patterns currently occurring along the westside of US-1. Mainly from just north of Whiteview Pkwy. and Royal Palms Pkwy.

This stretch of US-1 over the past two years has seen the construction of additional storage facilities, as well as construction of commercial/industrial flex space buildings.

Additionally, the proposed designation of Conservation for portion of the subject parcel is consistent with protecting the environmental features found on the site and the area to the west (large interconnected wetland).



Whiteview & US-1 Future Land Use Map Amendment

Consistency with Comprehensive Plan Policies

The amendment is consistent with the following policies:

- Policy 1.3.1.3 – Encourage development where infrastructure is available
- Policy 1.4.1.2 – Promote balance of land uses (residential, commercial, etc.)
- Policies 5.1.3.2 & 5.2.2.3 – Designate urban densities & intensities only where water & sewer is available
- Policy 6.1.9.9 – Designate large interconnected high quality wetland systems and other high quality environmentally sensitive areas as Conservation



Whiteview & US-1 Future Land Use Map Amendment

Findings

- Public facilities are available to accommodate impact of FLUM amendment,
- Amendment will protect the environmental resources on site,
- Proposed designations are consistent with surrounding land uses,
- Amendment is consistent with Comprehensive Plan



Whiteview & US-1 Future Land Use Map Amendment

Recommendation

The Planning and Land Development Regulation Board (PLDRB) met on October 19, 2022, finding Application #5190 consistent with the Comprehensive Plan and recommends that City Council approve the FLUM amendment from Agriculture & Timberlands, and Conservation (Flagler County Designations) to Mixed Use and Conservation (City of Palm Coast Designation).

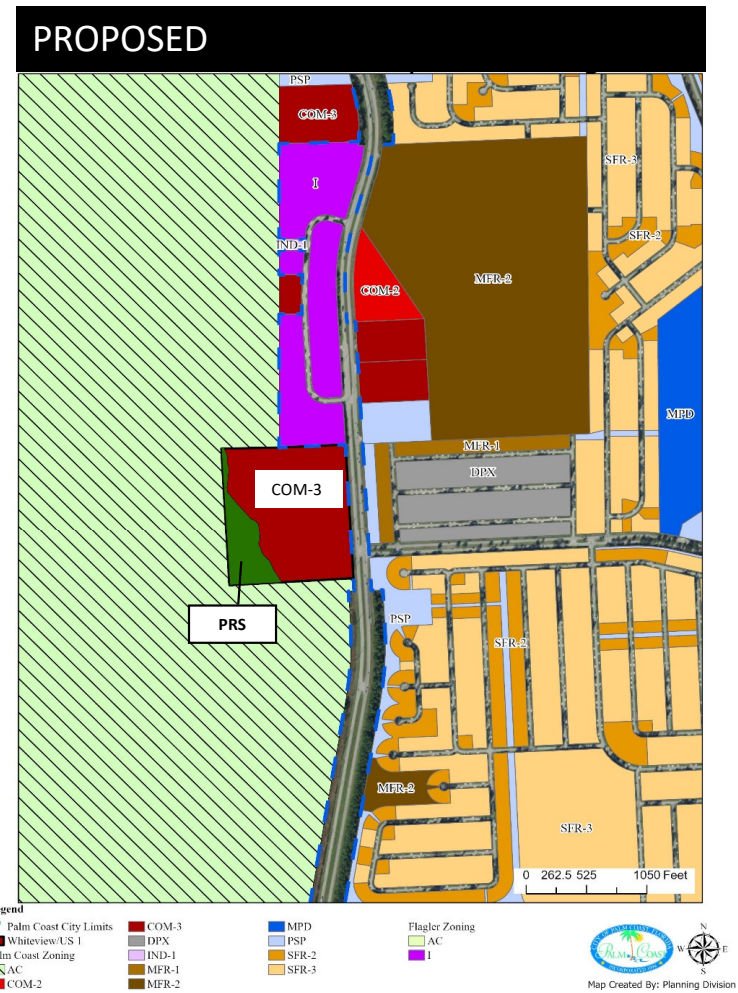
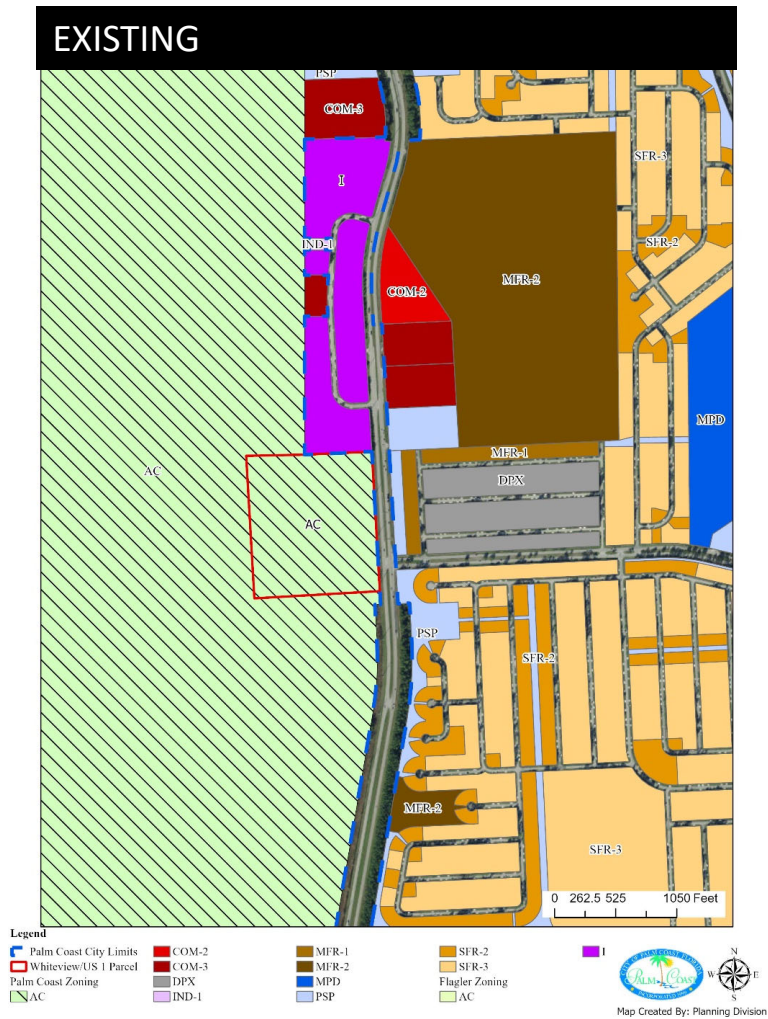


Whiteview and US-1 Zoning Map Amendment

City Council Public Hearing
November 1, 2022



Whiteview & US-1 Zoning Map Amendment – Existing and Proposed Zoning Map



Whiteview & US-1 – Zoning Map Amendment
Analysis of Criteria from Section 2.05.05 & 2.06.03 of the LDC

Findings

- *Criteria – Consistency with Comprehensive Plan*
 - *Consistent with policies for infrastructure availability & expanding urban uses where infrastructure is available*
 - *Consistent with policy to protect large interconnected wetland*
- *Criteria – Impact on natural environment*
 - *Preservation area protects a large interconnected wetland*
- *Criteria – Impact on Public Facilities*
 - *Public facilities are in proximity to serve site*



Whiteview & US-1 – Zoning Map Amendment
Analysis of Criteria from Section 2.05.05 & 2.06.03 of the LDC

Findings

- *Criteria – Impact on Economy*
 - *No negative impact on economy. Rezoning expands opportunities for additional commercial development in an appropriate area with minimal impact on existing residential uses*
- *Criteria – Changes in circumstances or conditions*
 - *Owner is responding to change in market for commercial space*



Whiteview & US-1 – Zoning Map Amendment
Analysis of Criteria from Section 2.05.05 & 2.06.03 of the LDC

Findings

- *Criteria – Compatibility with proximate uses and development patterns*
 - *Compatible with uses to the north (light industrial & commercial uses). Residential areas to the east are buffered by US-1 (150' ROW).*
 - *Preservation zoning for environmental area is consistent with areas to the west*
- *Criteria – Accomplishes legitimate public purpose*
 - *Provides additional retail/commercial/office opportunities in area with limited amount of such uses.*



Neighborhood Meeting

Meeting was held on Oct. 4 at 6 PM. at the African-American Cultural Center

No residents were in attendance



Recommendation

The Planning and Land Development Regulation Board (PLDRB) met on October 19, 2022, finding Application #5192 consistent with the Comprehensive Plan and recommends that City Council approve the Zoning Map amendment from Agriculture (Flagler County Designation) to High Intensity Commercial (COM-3) and Preservation (PRS) (City of Palm Coast Designation).



Next Steps

- 2nd Public Hearing
- Site Plan review process



Applicant is Available to Answer Questions About
Proposed Project

ORDINANCE 2022-_____
WHITEVIEW-US-1 COMPREHENSIVE PLAN AMENDMENT (APPLICATION
#5190)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, PROVIDING FOR THE AMENDMENT OF THE CITY OF PALM COAST 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED, PURSUANT TO SECTION 163, FLORIDA STATUTES; AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION FOR 30+/- ACRES OF CERTAIN REAL PROPERTY FROM FLAGLER COUNTY DESIGNATION OF AGRICULTURE & TIMBERLANDS AND CONSERVATION TO CITY OF PALM COAST DESIGNATIONS OF MIXED USE AND CONSERVATION AS DESCRIBED IN MORE DETAIL IN THE LEGAL DESCRIPTION WHICH IS AN EXHIBIT TO THIS ORDINANCE; PROVIDING FOR CONFLICTS, RATIFICATION OF PRIOR ACTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Palm Coast enacted Ordinance 2010-07, adopting the *City of Palm Coast 2035 Comprehensive Plan* which includes the City of Palm Coast Future Land Use Map (FLUM), which Plan and FLUM have been amended from time-to-time; and

WHEREAS, Section 163.3161 et seq., Florida Statutes established the Community Planning Act; and

WHEREAS, Section 163.3184, Florida Statutes, establishes a process for adoption of comprehensive plans or plan amendments amending the future land use designation of property; and

WHEREAS, the City of Palm Coast is desirous of amending the future land use designation of property located within the City from Flagler County Designation of Agriculture & Timberlands and Conservation to City of Palm Coast Designation of Mixed Use and Conservation; and

WHEREAS, the City of Palm Coast Planning and Land Development Regulation Board (PLDRB) acting as the City's Local Planning Agency, considered the proposed map amendments at a public hearing on October 19, 2022 and voted to recommend Approval of the proposed Comprehensive Plan Amendment; and

WHEREAS, on _____ and _____, 2022 the City of Palm Coast City Council held public hearings on this Comprehensive Plan amendment

after due public notice and upon thorough and complete consideration and deliberation, adopted the proposed Comprehensive Plan amendment; and

WHEREAS, the Comprehensive Plan amendments adopted by this Ordinance complies with the requirements of the Community Planning Act, the State Comprehensive Plan as set forth in Chapter 187, Florida Statutes, as well as other applicable law, and is consistent with the goals, objectives, and policies and the overall land use plan of the City's *Comprehensive Plan*; and

WHEREAS, the City Council of the City of Palm Coast hereby reaffirms its commitment to the goal of enacting and implementing sound growth management practices within the City; and

WHEREAS, the City Council of the City of Palm Coast finds that this Ordinance is in the best interests of the health, safety, and welfare of the citizens of Palm Coast.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF PALM COAST, FLORIDA, THAT THE FUTURE LAND USE MAP IS AMENDED AS FOLLOWS:

SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS.

The above recitals (whereas clauses) are hereby adopted as the legislative and administrative findings of the City Council of the City of Palm Coast.

SECTION 2. FUTURE LAND USE MAP AMENDED.

The 30+/- acres subject area, generally located west of US-1 at the terminus of Whiteview Parkway, as depicted and legally described in "Exhibit A", attached hereto, is hereby amended Flagler County Designation of Agriculture & Timberlands and Conservation to City of Palm Coast Designation of Mixed Use and Conservation.

SECTION 3. CONFLICTS.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. CODIFICATION.

It is the intention of the City Council of the City of Palm Coast, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinance of the City of Palm Coast, Florida; that the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; that the word, "Ordinance" may be changed to Section," "Article," or other appropriate word.

SECTION 5. SEVERABILITY.

If any section, subsection, sentence, clause, phrase or provision of this Ordinance is held to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not be construed as to render unconstitutional or invalid the remaining provision of the Ordinance.

SECTION 6. EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

APPROVED on first reading after due public notice and hearing the 1st day of November, 2022.

ADOPTED on second reading after due public notice and hearing the ____ day of _____, 2022.

ATTEST:

CITY OF PALM COAST, FL

Virginia A. Smith, City Clerk

David Alfin, Mayor

Approved as to form and legality

Neysa Borkert, Esq., City Attorney

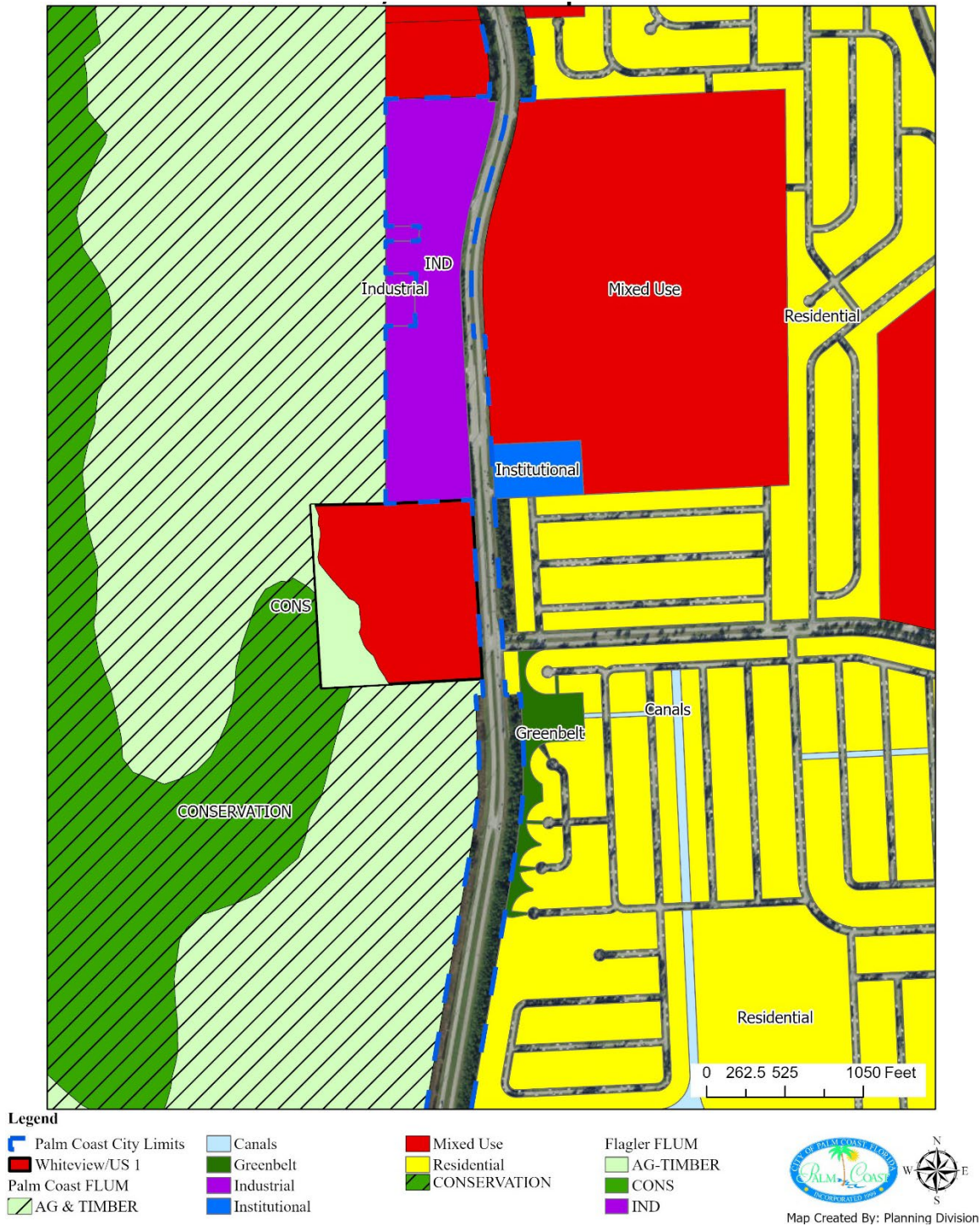
EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FLAGLER, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WEST OF U.S. HIGHWAY NO. 1, IN GOVERNMENT SECTION 27, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER (1/4) CORNER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 30 EAST, THENCE NORTH 87°22'42" EAST ALONG THE NORTH LINE OF SECTION 27 A DISTANCE OF 578.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 03°17'33" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1200.00 FEET; THENCE DEPARTING U.S. HIGHWAY NO. 1, SOUTH 86°42'27" WEST A DISTANCE OF 1080.54 FEET; THENCE NORTH 03°17'33" WEST A DISTANCE OF 1225.95 FEET TO A POINT ON THE NORTH LINE OF SECTION 27; THENCE NORTH 88°53'41" EAST ALONG THE NORTH LINE OF SECTION 27 A DISTANCE OF 502.44 FEET TO THE POINT OF BEGINNING.

EXHIBIT B **AMENDED FUTURE LAND USE MAP**





**COMMUNITY DEVELOPMENT DEPARTMENT
COMPREHENSIVE PLAN AMENDMENT STAFF REPORT
CITY COUNCIL
November 1, 2022**

OVERVIEW

Case Number: 5190

Applicant: Gurnoor Kaur, Agent/Broker on behalf of Wam Group Inc.

Size of subject property: Approximately 30+/- acres

Property Description: An approximately 30 acre parcel located on the westside of US-1 at the terminus of Whiteview Pkwy.

Property Owner: Wam Group Inc.

Real Estate ID #: 27-11-30-0000-01010-0010

Current FLUM Designation: Flagler County Agriculture & Timberlands, and Conservation

Current Zoning Designation: Agriculture

Current Use: Vacant

Requested Action: Future Land Use Map (FLUM) amendment to change 30+/- acres of Agriculture & Timberlands, and Conservation (Flagler County Designations) to Mixed Use and Conservation (City of Palm Coast Designation).

There is a companion zoning map amendment that will change the zoning on the designated parcels to be consistent with the proposed FLUM designations of the subject property.

Recommendation: The Planning and Land Development Regulation Board (PLDRB) finds Application #5190 consistent with the Comprehensive Plan and recommends that City Council approve the FLUM amendment from Agriculture & Timberlands, and Conservation (Flagler County Designations) to Mixed Use and Conservation (City of Palm Coast Designation).

Project Planner: José Papa, AICP, Senior Planner

ANALYSIS

BACKGROUND

The application is for a small-scale Future Land Use Map (FLUM) amendment for a 30+/- acre subject area located on the westside of US-1 at the terminus of Whiteview Pkwy.

The subject property was annexed into the City on January 2022 (Ord. #2022-01). It currently retains the Flagler County FLUM designations of Agriculture & Timberlands, and Conservation. The property also retains the Flagler County zoning designation of Agriculture. The potential buyer is requesting the proposed amendments to designate the property with a City FLUM designation of Mixed Use and City zoning designation of High Intensity Commercial (COM-3) to develop a U-Haul Moving and Storage Store (truck rentals, self-storage, and related retail sales). Additionally, an approximately 5.4 acre section of the parcel will be designated as Conservation due to its environmental quality.

Neighborhood Meeting

As required by the Land Development Code, a neighborhood meeting was hosted by the applicant on October 4, 2022. Other than the applicants and City staff, there were no attendees from the surrounding community.

Planning and Land Development Regulation Board (PLDRB) Public Hearing

The PLDRB held a public hearing on October 19, 2022 to review and hear public comments on the proposed amendment. There were no public comments and the Board voted 6-1 to recommend approval.

DENSITY/INTENSITY AND POPULATION

Note: The analysis for comprehensive plan map amendments takes into consideration the maximum development potential under the current and proposed Future Land Use Map (FLUM) categories and represent the theoretical maximum development potential within the land use category.

The table below shows a comparison should the subject property be developed for residential use. The current designation of Agriculture & Timberlands permits 1 dwelling unit/5 acres while a City Mixed Use designation may permit up to 15 dwelling units/acre.

As expected, Table 1 indicates a greater potential under the proposed FLUM designation, however, as previously discussed, there is a companion zoning amendment to High Intensity Commercial, a zoning designation that does not permit residential uses.

TABLE 1 - FLUM DESIGNATION MAXIMUM DENSITY/INTENSITY ALLOWED (RESIDENTIAL USE)				
	# of Acres	Maximum Density ⁽¹⁾	Maximum # of units ⁽²⁾	Population (2.4 persons/dwelling unit)
Proposed FLUM: Mixed Use	25	15 du/acre	369	886
Current FLUM: Agriculture & Timberlands	28	.2 du/acre	6	13
NET CHANGE	-3		363	872
Footnotes: ⁽¹⁾ Maximum densities are established by Comprehensive Plan Policy.				

PUBLIC FACILITIES AVAILABILITY /IMPACT ANALYSIS (BASED ON THEORETICAL YIELD OF MAXIMUM DEVELOPMENT POTENTIAL)

Objective 1.1.3-Evaluation of Amendments to the FLUM

Review proposed amendments to the Future Land Use Map (FLUM) based upon environmental conditions, the availability of facilities and services, school capacity, compatibility with surrounding uses, and other generally accepted land use planning principles.

Policy 1.1.3.2 - At a minimum, infrastructure availability and capacity, specified as follows, shall be considered when evaluating proposed FLUM amendments:

- A. Existing and future capacity of roadways based on functional classifications and best available data for traffic modeling. For the purposes of evaluating capacity, roadway improvements programmed in the FDOT 5-year Work Plan or listed in either the City or the County 5-year Capital Improvement Program shall be considered.*
- B. Large-scale, high-intensity commercial projects shall be concentrated at intersections of the following arterials*
- C. Existing and future availability and capacity of central utility systems.*
- D. Availability and capacity of receiving watercourses and drainage systems to convey design storm events.*

PUBLIC FACILITIES CAPACITY/IMPACT ANALYSIS

As previously stated the analysis for comprehensive plan map amendments takes into consideration the maximum development potential under the current and proposed land use category and represents the theoretical maximum development potential within the existing and proposed land use categories. Based on an analysis of the development potential under the existing and proposed FLUM, the proposed amendment will result in an increase on the potential impact on public facilities (transportation, water, and sewer). Once a specific development is proposed for the site, a more detailed review of the development impacts on public facilities will be conducted.

The results of the net impact analysis are shown on Table 3, and are summarized below:

Transportation

The proposed FLUM amendment will have a potential decrease of 551 PM peak hour trips. A more in-depth traffic study will be required as part of the site plan/plat review process.

Potable Water

The proposed FLUM amendment will have a potential net increase in demand for potable water of .029 MGD. As part of the site plan/plat review process, the property owner and/or developer will need to coordinate with the City of Palm Coast Utility Department to determine the appropriate engineering requirements (size of water line, pump stations, etc.) for potable water service.

Wastewater

The proposed FLUM amendment will have a potential net increase in demand for sanitary sewer treatment of .016 MGD. As part of the site plan/plat review process, the property owner and/or developer will need to coordinate with the City of Palm Coast Utility Department to determine the appropriate engineering requirements (size of sewer line, lift stations, etc.) for wastewater service.

Solid Waste

There is no LOS requirement for solid waste for non-residential development since the developer will be required to provide their own solid waste provider.

Public Recreation and Open Space

There is no projected demand from the proposed amendment since it is likely to be developed for non-residential uses.

Public Schools

There is no projected demand from the proposed amendment since it is likely to be developed for non-residential uses.

Stormwater

N/A. Stormwater treatment facilities are reviewed for consistency with LOS during site plan review.

Table 2 Public Facilities Impact Analysis

Density ⁽¹⁾	# of units or square feet of development	Transportation (PHT) ⁽²⁾	Potable Water (GPD) ⁽³⁾	Sanitary Sewer (GPD) ⁽⁴⁾	Solid Waste (lbs./capita/day) ⁽⁵⁾	Recreation and Parks (8 acres/ 1000 pop.) ⁽⁶⁾	Public Education (students) ⁽⁷⁾	Stormwater Drainage ⁽⁸⁾
Proposed FLUM designation								
Mixed Use (24.6 ac.) - Max Use FAR .55	589366.8	2,334	100,192.4	58,936.7	--	--	--	N/A
(minus) 34% pass-by trips for shopping center		794						
Conservation (5.4 acres)		--	--	--	--	--	--	
	Total	1540	100192	58937	--	--	--	N/A
Current FLUM designation								
Agriculture & Timberlands (27.6 ac.) - Max FAR .35	420789.6	2,091	71,534.2	42,079.0	--	--	--	N/A
Conservation (2.4 ac.)	--	--	--	--	--	--	--	
	Total	2091	71534	42079	--	--	--	
Net Change	168577.2	-551	28,658	16,858	--	--	--	N/A

Footnotes:

⁽¹⁾ Calculation of Intensity: Lot Size (acre)*FAR*43560.

⁽²⁾ Transportation: Non-residential PM Peak Hour Trips (PHT), Industrial Use = ITE Code 820: Shopping Center = 3.96/1000 sq. ft. based on equation in ITE Manual, 9th Edition (minus 34% for pass-by trips)

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⁽⁶⁾ Recreation and Parks = No LOS Requirement for Non-residential

⁽⁷⁾ Public Education Non-Residential = No LOS Requirement for Non-residential

⁽⁸⁾ Stormwater/Drainage: Stormwater Treatment will be reviewed for consistency with adopted LOS, during site plan approval process.

ENVIRONMENTAL/CULTURAL RESOURCES ANALYSIS

Objective 1.1.3-Evaluation of Amendments to the FLUM

Review proposed amendments to the Future Land Use Map (FLUM) based upon environmental conditions, the availability of facilities and services, school capacity, compatibility with surrounding uses, and other generally accepted land use planning principles.

Policy 1.1.3.1- At a minimum, the following environmental factors shall be evaluated each time FLUM amendments are proposed:

- A. Topography and soil conditions including the presence of hydric soils.
- B. Location and extent of floodplains and the Coastal Planning Area, including areas subject to seasonal or periodic flooding.
- C. Location and extent of wetlands, certain vegetative communities, and protected wildlife species.
- D. Location and extent of other environmentally sensitive features.
- E. Proximity to wellfields and aquifer recharge areas.
- F. Impacts to potable water supply.

A. TOPOGRAPHY AND SOIL CONDITIONS

The analysis area is vacant and naturally vegetated. The site is bounded by US Highway 1 to the east, vacant land to the south and west, and an industrial park to the north. According to the October 2022 Aquatic Research Monitoring, Equipment & Deployment, LLC. (Aquatic) assessment, the land use proposal area does contain St. Johns River Water Management District (SJRWMD) and Florida Department of Environmental Protection (FDEP) jurisdictional wetlands; the total analysis area contains 23.95 acres of uplands and 6.05 acres of wetlands. The wetlands detailed on Aquatic's "FLUCFCS Map" Figure, reflect the boundaries that were delineated in the field pursuant to state and federal guidelines (Chapter 62-340 F.A.C. and the 1987 Corps of Engineers Wetlands Delineation Manual). Further description of these features may be found in the Section C, Vegetative Communities.

As detailed within the Aquatic report, the *Soil Survey of Flagler County, Florida* indicates six (6) soil types within the property.

Analysis: There are no indicators of unique topographical reliefs or soils that would be affected by the FLUM change.

FINDING: It is not anticipated that the proposed FLUM change from Agriculture & Timberlands to Mixed Use will negatively impact the local topography or prevent the proposed development permissible within the FLUM designation.

B. FLOODPLAINS

Federal Emergency Management Agency's (FEMA), Flood Insurance Rate Map (FIRM) source indicates that the subject property lies within a Special Flood Hazard Area (SFHA) with "A" Zone designation. Portions of the property lie outside of the SFHA and has a designation of a "X" Zone.

Analysis: Compensatory storage will be required for any floodplain impacts as well as a Letter of Map Change to establish a Base Flood Elevation.

FINDING: It is not anticipated that the proposed FLUM change will negatively impact the function of a SFHA as compensatory storage will be required.

C. VEGETATIVE COMMUNITIES

According to the Aquatic report, the assessment area is comprised of the following vegetative community types and features.

1. Pine Flatwoods (411): 19.85 acres
2. Upland Scrub (436): 4.1 acres
3. Bay Swamp (611): 5.4 acres
4. Freshwater Forested (610): 0.45 acres
5. Vegetated Non-Forested Wetland (640): 0.2 acres

Analysis: There are wetlands located on the property and any impacts will need to be permitted through St. Johns River Water Management District (SJRWMD) and/or the Florida Department of Environmental Protection (FDEP).

FINDING: It is staff's opinion that Wetland 1 noted in the Aquatic report is connected to a much larger high quality wetland system and should be designated as Conservation on the Future Land Use Map with an accompanying zoning of Preservation. Wetland 1 is

noted in the report as being 5.4 acres on the west side of the property. Florida Perforate Cladonia (*Cladonia perforate*) was found on the site and is a Federally listed endangered and State listed threatened plant. Extensive efforts should be made to preserve or relocate all occurrences of this "Reindeer Lichen".

D. PROTECTED SPECIES DISTRIBUTION/ WILDLIFE UTILIZATION

The submitted Aquatic report documents that Potentially Occupied Gopher Tortoise burrows were located on-site. No other species of listed or management status have high or moderate likelihood of occurrence with the site area.

Analysis: There is potential for wildlife to utilize the property as it is mostly surrounded by other vacant land. Wildlife utilization may change over time due to various factors. To ensure that the referenced species and any potentially occurring species in the future, the Unified Land Development Code (Section 10.04.03.A, LDC) requires that a listed species study is performed by a Qualified Environmental Professional (QEP) at site plan or preliminary plat. Further, a study is valid for one year for the property that was investigated to capture any changes in wildlife utilization.

FINDING: The proposed FLUM amendment will not change the need to relocate the Gopher Tortoise prior to any development activities. This need remains no matter the FLUM designation.

E. GROUNDWATER RESOURCE PROTECTION

According to City maintained data, the nearest production well is not within 500 feet of the site. The site is not located within the Secondary Protection Zone or the Primary Protection Zone as defined by Section 10.03.02.B, LDC.

Analysis: The amendment is not within an aquifer recharge area or within a wellhead protection zone(s).

FINDING: The proposed land use change is not anticipated to impact groundwater resources.

F. HISTORICAL RESOURCES

No cultural resource report was provided by the applicant. Staff reviewed data from the Master Site File, however no survey has been conducted in the area of this property.

Analysis: Staff is unable to analyze the historic features on the property due to the lack of information provided.

FINDING: Staff cannot provide a finding as no information was provided, nor could staff locate any information from the Master Site File. Any finding of architectural and cultural resources during the site plan review or construction process will require compliance with LDC and state rules for protecting such resources including stopping construction while further investigation is conducted.

LAND USE COMPATIBILITY ANALYSIS

Policy 1.1.3.3 – At a minimum, compatibility with proximate uses and development patterns shall be considered when evaluating proposed FLUM amendments.

- A. This policy shall not be construed to mean that different categories of uses are inherently incompatible; rather, it is intended to promote the use of transitional areas where densities and intensities can be appropriately scaled.*
- B. Buffers are encouraged as an effective means of transition between areas where there is a greater degree of disparity in terms of densities and intensities.*
- C. Impacts to the health, safety, and welfare of surrounding residents shall be considered.*

Surrounding Future Land Use Map Designation:

North: Industrial, Agriculture & Timberlands (Flagler County Designations)

South: Agriculture & Timberlands (Flagler County Designation)

East: Residential (City of Palm Coast Designation)

West: Agriculture & Timberlands (Flagler County designation)

Surrounding Zoning Designation:

North: Industrial (Flagler County Designation)

South: Agriculture (Flagler County designation)

East: Public/Semipublic (City of Palm Coast Designation)

West: Agriculture (Flagler County designation)

Surrounding Property Existing Uses:

North: Town & Country Business Park (a mix of light-industrial and heavy commercial uses)

South: Vacant

East: US-1 and vacant public/semipublic land

West: Vacant

The proposed Mixed Use designation is consistent and compatible with the existing uses and the development pattern for the area.

The area to the north of the subject property is developed as the Town & Country Business Park. This business park is almost built-out with a variety of uses ranging from a pet resort, auto repair shops, and outdoor storage of building materials. The areas to the south, east, and west of the subject property are currently vacant.

The proposed amendment to Mixed Use is compatible with the development to the north, and is consistent with the development patterns currently occurring along the westside of US-1 between Whiteview Pkwy. and Royal Palms Pkwy. (a distance of approximately 2 miles). This stretch of roadway over the past two years has seen the construction of additional storage facilities, as well as construction of commercial flex space buildings.

Additionally, the proposed designation of Conservation for a 5.4 acre portion of the parcel is consistent with protecting the environmental features found on the site and the surrounding area.

CONSISTENCY WITH COMPREHENSIVE PLAN

In addition to being consistent with Objective 1.1.3 and Policy 1.1.3.3 which establishes the criteria for review of Future Land Use Map Amendments as provided in the previous section. The proposed amendment is consistent with the following policies in the Comprehensive Plan:

Policy 1.1.3.3 – At a minimum, compatibility with proximate uses and development patterns shall be considered when evaluating proposed FLUM amendments.

A. This policy shall not be construed to mean that different categories of uses are inherently incompatible; rather, it is intended to promote the use of transitional areas where densities and intensities can be appropriately scaled.

Analysis: As discussed in the section titled “Land Use Compatibility Analysis”, the proposed designation of the subject property to mixed use is compatible with existing and on-going development patterns along the westside of US-1. Additionally, a major arterial (US-1) provides an appropriate buffer between the development pattern on the westside of US-1 (mainly non-residential) and the eastside of US-1 (mainly residential).

Policy 1.3.1.3 - The City shall encourage development to locate in the areas where public facilities, infrastructure, and services are available. Where there are deficiencies and where appropriate, the City shall require the developer to provide or extend the facilities as necessary to accommodate development. Applicable impact fees shall be used by the City consistent with State law to offset the costs of the City providing facilities.

Analysis: The proposed amendment is consistent with Policy 1.3.1.3, the location of the subject property is adjacent to a major arterial (US-1) and there are existing water and sewer lines along the US-1 corridor. Consistent with the policy, the developer will be responsible for extending any facilities as necessary.

Policy 1.4.2.1 -The City shall provide an appropriate balance of commercial, retail, office, and industrial land uses on the FLUM to balance jobs and housing.

Analysis: The proposed amendment is consistent with Policy 1.4.1.2 by maintaining the existing and on-going development pattern of non-residential uses along this stretch of US-1 (westside). The Mixed Use designation adds to the potential location of commercial, retail, office, and industrial development.

Policy 5.1.3.2 – The City shall designate urban densities or intensities on the Future Land Use Map only in areas that have sufficient existing or planned capacity for potable water facilities and wastewater facilities where connection is available consistent with Policies 1.1.1.2 and 1.1.3.2. For the purposes of this Plan, any residential density exceeding one (1) dwelling unit per acre shall be deemed to be an urban density.

Analysis: The proposed amendment to Mixed Use at this location is consistent with Comprehensive Plan policy to create urban densities or intensities in areas that have sufficient existing or planned capacity for potable water and wastewater facilities.

Policy 5.2.2.3 – The City shall designate urban densities or intensities on the Future Land Use Map only in areas that have sufficient existing or planned capacity for sanitary sewer facilities and where connection is available as set forth in State law and City regulations. The City shall minimize the use of septic tanks in accordance with the provisions of Objective 5.2.3 and policies implementing that objective. For the purpose of this Plan, any residential density exceeding one (1) dwelling unit per acre shall be deemed to be an urban density.

Analysis: The proposed amendment to Mixed Use land use designation is consistent with Comprehensive Plan policy above to designate urban densities or intensities in areas that have sufficient existing or planned capacity for sanitary sewer facilities.

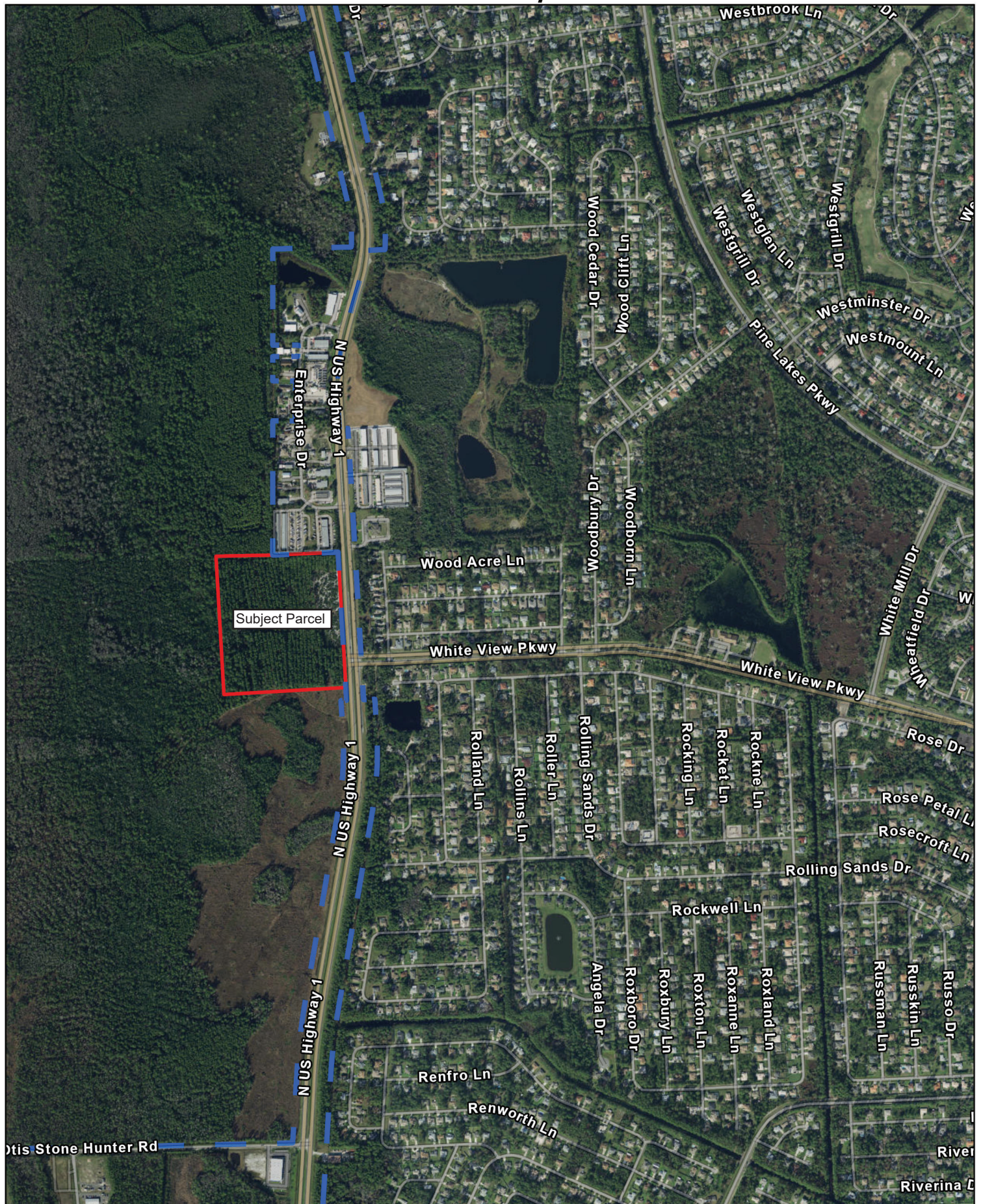
Policy 6.1.9.9- *The Conservation future land use designations shall be established on the FLUM to provide protection of wetland systems and other environmental sensitive lands. This FLUM designation provides for preservation of large interconnected high quality wetland systems and other high quality environmentally sensitive areas. Conservation areas are generally a minimum of 10 acres in size, with most being substantially larger. Other areas, which may be classified conservation, include natural water bodies and lakes, estuaries, oak hammocks and other large areas consisting of native vegetation areas, wildlife corridors, and aquifer recharge zones. Unlike most of the other land use designations that follow property lines, the boundaries of most areas assigned this land use designation have been drawn to encompass the environmentally sensitive area using best available aerial mapping data and will require field verification to determine wetland quality and boundaries with precision.*

Analysis: The proposed amendment to designate an approximately 5.4 acre portion of the parcel is consistent with Comprehensive Plan policy above to preserve large interconnected high quality wetland systems and other high quality environmentally sensitive areas.

RECOMMENDATION

The Planning and Land Development Regulation Board (PLDRB) finds Application #5190 consistent with the Comprehensive Plan and recommends that City Council approve the FLUM amendment from Agriculture & Timberlands, and Conservation (Flagler County Designations) to Mixed Use and Conservation (City of Palm Coast Designation).

Whiteview/US 1



Legend

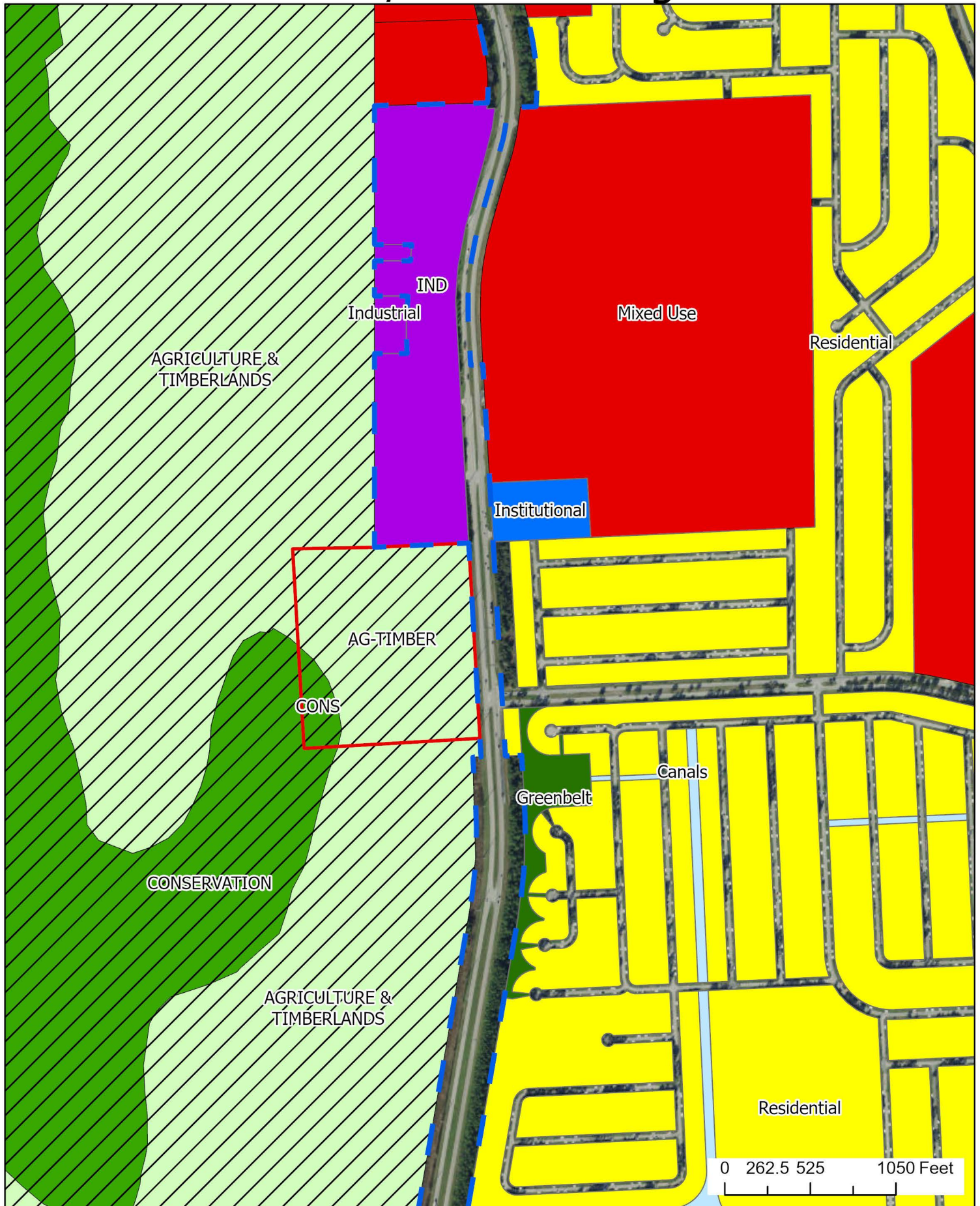
 Palm Coast City Limits  Whiteview/US 1 Parcel

0 370 740 1480 Feet



Map Created By: Planning Division

Whiteview/US 1-Existing FLUM



Legend

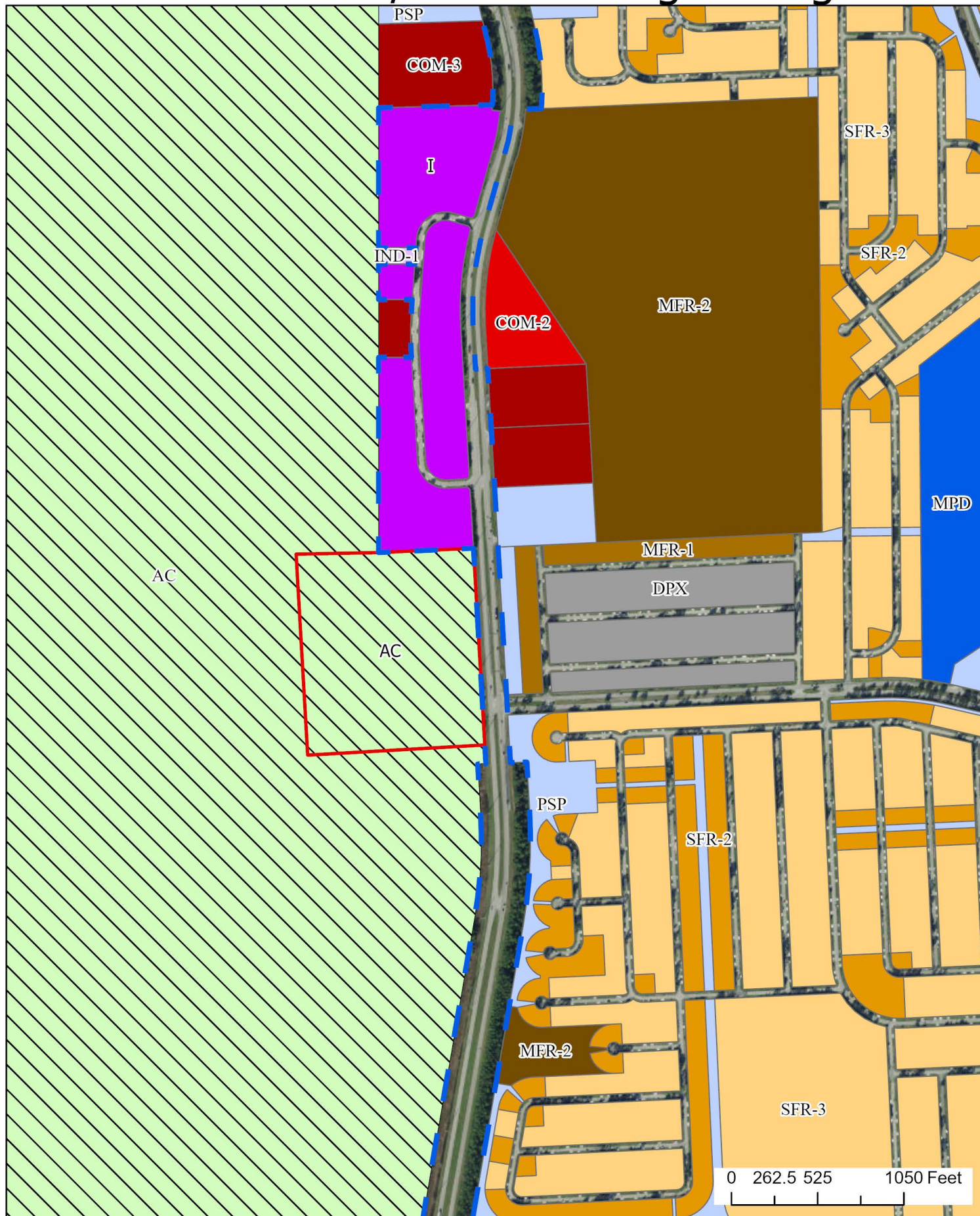
- Palm Coast City Limits
- Whiteview/US 1 Parcel
- Palm Coast FLUM
- AG & TIMBER
- Canals
- Greenbelt
- Industrial
- Institutional

- Mixed Use
- Residential
- CONSERVATION

- Flagler FLUM**
- AG-TIMBER
- CONS
- IND



Whiteview/US 1-Existing Zoning



Legend

Palm Coast City Limits
 Whiteview/US 1 Parcel
 Palm Coast Zoning
 AC

COM-2
 COM-3
 DPX
 IND-1

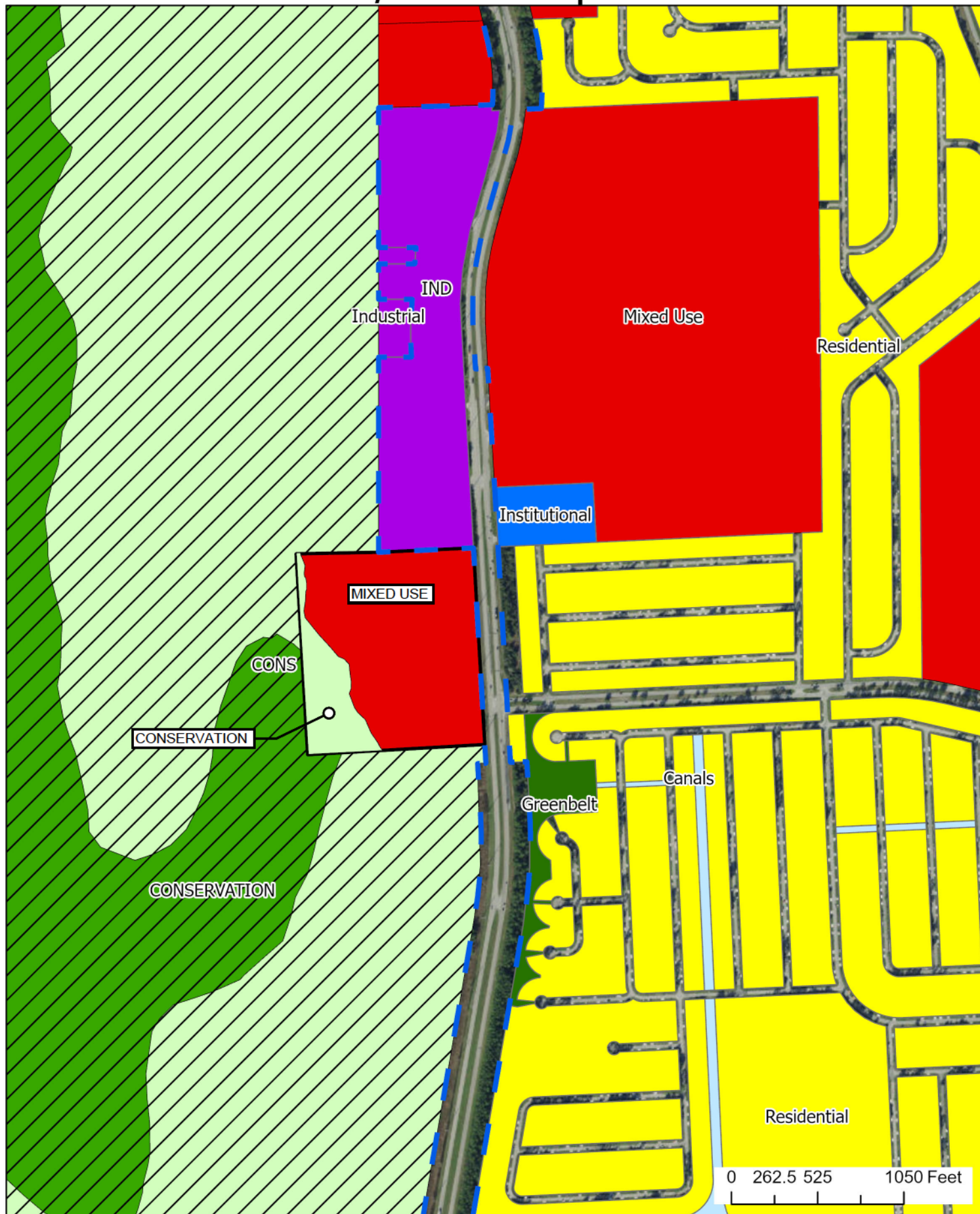
MFR-1
 MFR-2
 MPD
 PSP

SFR-2
 SFR-3
 Flagler Zoning
 AC

I



Whiteview/US 1-Proposed FLUM



Legend

- Palm Coast City Limits
- Whiteview/US 1
- Palm Coast FLUM
- AG & TIMBER
- Canals
- Greenbelt
- Industrial
- Institutional

- Mixed Use
- Residential
- CONSERVATION

- Flagler FLUM
- AG-TIMBER
- CONS
- IND



City of Palm Coast, Florida Agenda Item

Agenda Date : November 1, 2022

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject	ORDINANCE 2022-XX AMENDING THE ZONING MAP DESIGNATION FOR A 30+/- ACRE PARCEL FROM FLAGLER COUNTY DESIGNATION OF AGRICULTURE TO CITY OF PALM COAST DESIGNATION OF HIGH INTENSITY COMMERCIAL (COM-3) AND PRESERVATION (PRS) - US 1 AND WHITEVIEW	
Presenter : Jose Papa, AICP, Senior Planner		
Background :		
THIS IS A QUASI-JUDICIAL ITEM. PLEASE REMEMBER TO DISCLOSE ANY EX-PARTE COMMUNICATION.		
<p>The subject area is an approximately 30 acre site located on the westside of US-1 at the terminus of Whiteview Pkwy. The zoning map amendment application proposes to change the current designation from Flagler County designation of Agriculture to City of Palm Coast designation of High Intensity Commercial (COM-3) and Preservation. There is a companion Future Land Use Map (FLUM) amendment to change the current designation from the Flagler County designations of Agriculture & Timberlands, and Conservation to City of Palm Coast designation of Mixed Use and Conservation.</p>		
<p>The proposed High Intensity Commercial (COM-3) zoning mainly permits a variety of commercial/retail uses along with office uses related to the building industry, as well as warehouse and distribution facilities.</p>		
<p>Staff analyzed the proposed rezoning based on the criteria in the City of Palm Coast Land Development Code. In summary, staff makes the following findings:</p>		
<ul style="list-style-type: none">- the proposed rezoning is consistent with the Comprehensive Plan including a policy to protect large, interconnected wetlands,- the proposed rezoning is consistent with the surrounding land uses and does not cause a nuisance or threat to the general welfare and safety of the public. The proposed COM-3 zoning is generally consistent with the development pattern found to the north (light industrial, storage, and building industry uses),- the proposed amendment will not cause undue hardship or liability to the City since public infrastructure (water, sewer, roadways) are adjacent to the site and any extension will be the responsibility of the property owner.		

Public Process**Neighborhood Meeting**

As required by the Land Development Code, a neighborhood meeting was hosted by the applicant on October 4, 2022. Other than the applicants and City staff, there were no attendees from the surrounding community.

Planning and Land Development Regulation Board (PLDRB) Public Hearing

The PLDRB held a public hearing on October 19, 2022 to review and hear public comments on the proposed amendment. There were no public comments and the Board voted 7-0 to recommend approval.

Recommended Action:

THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) FINDS APPLICATION #5192 CONSISTENT WITH THE COMPREHENSIVE PLAN AND RECOMMENDS THAT CITY COUNCIL APPROVE THE ZONING MAP AMENDMENT FROM AGRICULTURE (FLAGLER COUNTY DESIGNATION) TO HIGH INTENSITY COMMERCIAL (COM-3) AND PRESERVATION (PRS) (CITY OF PALM COAST DESIGNATION) – US 1 AND WHITEVIEW

ORDINANCE 2022 - _____
WHITEVIEW-US-1 ZONING MAP AMENDMENT (APPLICATION #5192)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP AS ESTABLISHED IN SECTION 2.06 OF THE CITY OF PALM COAST UNIFIED LAND DEVELOPMENT CODE; AMENDING THE ZONING DESIGNATION FOR APPROXIMATELY 30+/- ACRES, FROM FLAGLER COUNTY DESIGNATION OF AGRICULTURE TO CITY OF PALM COAST DESIGNATION OF HIGH INTENSITY COMMERCIAL (COM-3) AND PRESERVATION (PRS); SUBJECT PROPERTY IS MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” AND GRAPHICALLY DEPICTED IN EXHIBIT “B”; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Palm Coast, pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes and the City of Palm Coast Unified Land Development Code, is authorized and empowered to consider applications relating to zoning; and

WHEREAS, the notice and public hearing requirements, as provided for in Chapter 2 (Review Authority, Enforcement, and Procedures) of the City of Palm Coast Unified Land Development Code have been satisfied; and

WHEREAS, the City Council of the City of Palm Coast has considered the evidence and testimony presented by the applicant and other interested parties, the recommendations of the various City reviewing departments, and the recommendation of the Planning and Land Development Regulation Board (PLDRB); and

WHEREAS, the City Council has considered the findings in the staff report and the following findings of fact:

1. The rezoning is consistent with the purposes, goals, objectives, and policies of the City of Palm Coast Comprehensive Plan;
2. The rezoning is compatible as defined in the Unified Land Development Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for rezoning;

3. The rezoning will result in a logical, timely and orderly development pattern;
4. The staff report has demonstrated sufficient justification that there are changed circumstances, which would require the rezoning request.

WHEREAS, the City now intends to change the zoning of the subject property from Flagler County Designation of Agriculture to City of Palm Coast Designation of High Intensity Commercial (COM-3) and Preservation (PRS).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA:

SECTION 1. Recitals. The foregoing recitals are true and correct and are fully incorporated herein by this reference.

SECTION 2. Rezoning of Subject Property. The zoning designations for the subject parcel is hereby changed from Flagler County Designation of Agriculture to City of Palm Coast Designation of High Intensity Commercial (COM-3) and Preservation (PRS).

SECTION 3. Conflicts. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Code are severable, and if any phrase, clause, sentence, paragraph or section of this Code shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Code.

SECTION 5. Effective Date. This Ordinance shall become effective immediately upon the effective date of Ordinance No. 2022-XX as adopted by the City Council of the City of Palm Coast, Florida, and pursuant to the City Charter. If Ordinance No. 2022-XX does not become effective, then this Ordinance shall become null and void.

APPROVED on first reading the 1st day of November, 2022, at a public hearing.

ADOPTED on the second reading the ____ day of _____ 2022, at a public hearing.

ATTEST:

CITY OF PALM COAST, FL

Virginia A. Smith, City Clerk

David Alfin, Mayor

Approved as to form and legality

Neysa Borkert, Esq., City Attorney

EXHIBIT A
LEGAL DESCRIPTION

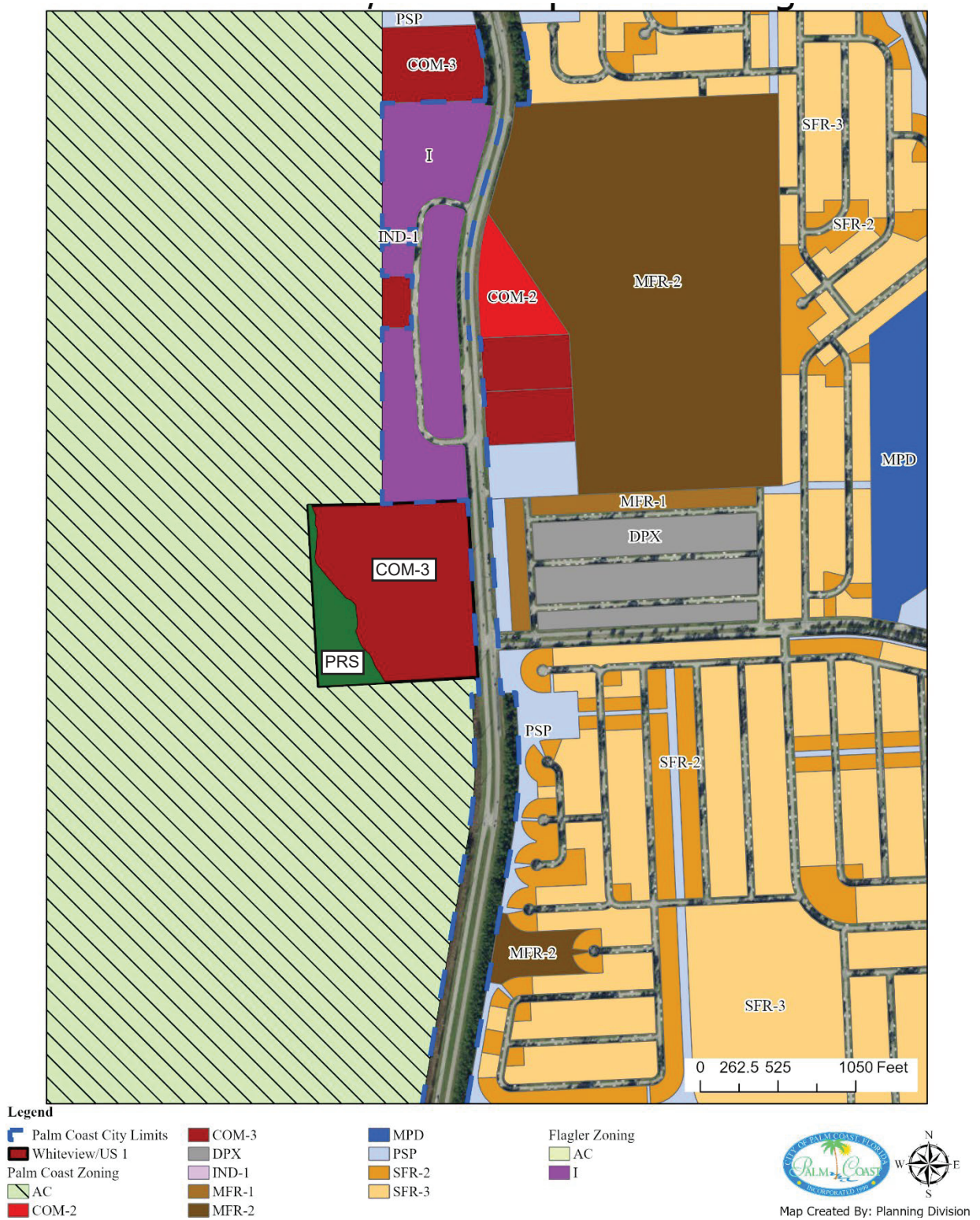
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FLAGLER, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WEST OF U.S. HIGHWAY NO. 1, IN GOVERNMENT SECTION 27, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER (1/4) CORNER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 30 EAST, THENCE NORTH 87°22'42" EAST ALONG THE NORTH LINE OF SECTION 27 A DISTANCE OF 578.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 03°17'33" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1200.00 FEET; THENCE DEPARTING U.S. HIGHWAY NO. 1, SOUTH 86°42'27" WEST A DISTANCE OF 1080.54 FEET; THENCE NORTH 03°17'33" WEST A DISTANCE OF 1225.95 FEET TO A POINT ON THE NORTH LINE OF SECTION 27; THENCE NORTH 88°53'41" EAST ALONG THE NORTHLINE OF SECTION 27 A DISTANCE OF 502.44 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

PROPOSED ZONING MAP AMENDMENT





**COMMUNITY DEVELOPMENT DEPARTMENT
ZONING MAP AMENDMENT STAFF REPORT
CITY COUNCIL
November 1, 2022**

OVERVIEW

Application Number: 5192

Applicant: Gurnoor Kaur, Agent/Broker on behalf of Wam Group Inc.

Property Description: 30+/- acre parcel located on the westside of US-1 at the terminus of Whiteview Pkwy.

Property Owner: Wam Group Inc.

Parcel ID: 27-11-30-0000-01010-0010

Current FLUM

designation: Flagler County Agriculture & Timberlands, and Conservation, there is a companion FLUM amendment application to change the designation to Mixed Use (City of Palm Coast designation)

Current Zoning

designation: Agriculture (Flagler County designation)

Current Use: Vacant

Size of subject

property: 30 ± acres

Requested Action: Rezoning from Flagler County designation of Agriculture to High Intensity Commercial (COM-3) and Preservation (PRS) (City of Palm Coast Designation). Action is necessitated by annexation of property into the City of Palm Coast municipal boundary

Recommendation: The Planning and Land Development Regulation Board (PLDRB) finds Application #5192 consistent with the Comprehensive Plan and recommends that City Council approve the Zoning Map amendment from Agriculture (Flagler County Designation) to High Intensity Commercial (COM-3) and Preservation (PRS) (City of Palm Coast Designation).

ANALYSIS

BACKGROUND/SITE HISTORY

The application is for a 30+/- acre parcel which was annexed into the City in 2022 (Ord. #2022-1). The proposed zoning amendment will designate the parcel as City of Palm Coast designation of High Intensity Commercial (COM-3) (approximately 24.6 acres) and 5.4 acres of Preservation (PRS) from Flagler County designation of Agriculture.

There is a companion small-scale Future Land Use Map (FLUM) amendment to designate the subject parcels as City of Palm Coast Mixed Use and Conservation from Flagler County Designation of Agriculture & Timberlands, and Conservation.

Planning and Land Development Regulation Board (PLDRB) Public Hearing

The PLDRB held a public hearing on October 19, 2022 to review and hear public comments on the proposed amendment. There were no public comments and the Board voted 7-0 to recommend approval.

LAND USE AND ZONING INFORMATION

USE SUMMARY TABLE:

CATEGORY:	EXISTING:	PROPOSED:
Future Land Use Map (FLUM)	Agriculture & Timberlands and Conservation (Flagler County designation)	Mixed Use and Conservation (City of Palm Coast designation)
Zoning District	Agriculture (Flagler County designation)	High Intensity Commercial (COM-3) and Preservation (PRS) (City of Palm Coast designation)
Use	Vacant	Storage and Retail Facility

SURROUNDING LAND USES:

Future Land Use Map Designation:

North: Industrial, Agriculture & Timberlands (Flagler County Designations)

South: Agriculture & Timberlands (Flagler County Designation)

East: Residential (City of Palm Coast Designation)

West: Agriculture & Timberlands (Flagler County designation)

Zoning Designation:

North: Industrial (Flagler County Designation)

South: Agriculture (Flagler County designation)

East: Public/Semipublic (City of Palm Coast Designation)

West: Agriculture (Flagler County designation)

Existing Uses:

North: Town & Country Business Park (a mix of light-industrial and heavy commercial uses)

South: Vacant

East: US-1 and vacant public/semipublic land

West: Vacant

**SITE DEVELOPMENT REQUIREMENTS
Proposed in Comparison to Existing**

Criteria	COM-3 & Preservation (Proposed)	Agriculture (Existing)
Min. Lot Size (sq. ft.)	30,000	5 acres
Min. Lot Width	100'	200'
Max. Impervious area	.70	.35 (maximum lot coverage)
Max. FAR Ratio	.50	--
Max. Bldg. Height	75'	No maximum
Min. Interior Side & Rear Setback	10'	25'
Min. Street Side Setback	25' (Arterial/Collector) or 20' (Local)	50' any street

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2 SECTION 2.05.05

The Unified Land Development Code, Chapter 2, Part II, Section 2.05.05 states: *When reviewing a development order application, the approval authority shall determine whether sufficient factual data was presented in order to render a decision. The decision to issue a development order shall be based upon the following, including but not limited to:*

A. The proposed development must not be in conflict with or contrary to the public interest;

Staff Finding: The proposed rezoning of the subject property is not in conflict with, or contrary to, the public interest. The subject site is abutted to the north, west, and south by properties zoned for non-residential uses. The property abuts US1 to the east. The zoning to High Intensity Commercial (COM-3) along a major arterial is appropriate. Having direct access to US1 mitigates the traffic impacts to local roads.

B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;

Staff Finding: The request is consistent with the following objectives and policies of the Comprehensive Plan:

- Policy 1.3.1.3 - The City shall encourage development to locate in the areas where public facilities, infrastructure, and services are available. Where there are deficiencies and where appropriate, the City shall require the developer to provide or extend the facilities as necessary to accommodate development. Applicable impact fees shall be used by the City consistent with State law to offset the costs of the City providing facilities.

Analysis: The proposed rezoning is consistent with Policy 1.3.1.3, the location of the subject property is adjacent to a major arterial (US-1) and there are existing water and sewer lines along the US-1 corridor. Consistent with the policy, the developer will be responsible for extending any facilities as necessary.

- Policy 1.4.2.1 – The city shall provide an appropriate balance of commercial, retail, office, and industrial land uses on the FLUM to balance jobs and housing.

Analysis: The proposed zoning map amendment is consistent with Policy 1.4.2.1. by maintaining the existing and on-going development pattern of non-residential uses along this stretch of US-1 (westside). Additionally, rezoning a portion of the subject parcel to Preservation protects the most environmentally sensitive portion of the parcel consistent with Policy 6.1.1.9, which recommends a Conservation designation for interconnected high quality wetlands.

C. The proposed development must not impose a significant financial liability or hardship for the City;

Staff Findings: Rezoning the subject property to COM-3 will not impose a significant financial liability or hardship for the City. The property is situated along a major corridor (US-1) and is in proximity to water and sewer lines. Any need to extend water or sewer lines will be the responsibility of the developer.

D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants;

Staff Finding: The rezoning will not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants. The site is located along a corridor with similar development patterns as the uses permitted within the proposed COM-3 zoning. The COM-3 designation along the westside of US-1 is appropriate since US-1 with a 150' right-of-way serves as a buffer between residential uses on the eastside of US1 and the uses permitted in COM-3.

E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes;

Staff Finding: Any proposed development on the property must comply with the City's Land Development Code, Comprehensive Plan and the requirements of all other applicable local, state and federal laws, statutes, ordinances, regulations and codes.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2 SECTION 2.06.03

The Unified Land Development Code, Chapter 2, Part II, Sec. 2.06.03 states: "*The Planning and Land Development Regulation Board and City Council shall consider the following criteria, in addition to the findings listed in Subsection 2.05.05, when reviewing a rezoning application*":

- A. Whether it is consistent with all adopted elements of the Comprehensive Plan and whether it furthers the goals and objectives of the Comprehensive Plan;*

Staff Finding: As noted previously in the analysis prepared for ULDC Chapter 2, Part II, Section 2.05.05 of this staff report, the requested rezoning is in conformance with the Comprehensive Plan elements, and their goals, objectives and policies.

- B. Its impact upon the environment and natural resources;*

Staff Finding: The parcel is predominantly composed of planted pine. Approximately 5.4 acres of the subject parcel is proposed to be zoned to Preservation. This designation protects the most

environmentally sensitive portion of the parcel consistent with Policy 6.1.1.9, which recommends protecting wetlands interconnected to a larger system.

C. Its impact on the economy of any affected area;

Staff Finding: The rezoning will have a positive effect on the economy in the area. The rezoning provides opportunities to expand the availability of jobs or services in the area. As a COM-3 zoned parcel, a variety of office uses may be permitted including building industry related offices, additionally, warehouse and distribution facilities are a permitted use.

D. Its impact upon necessary governmental services such as schools, sewage disposal, potable water, drainage, fire and police protection, solid waste, or transportation;

Staff Finding: As part of the site plan review process, any proposed development will be reviewed to ensure that any negative impact on infrastructure or governmental services are addressed.

E. Any changes in circumstances or conditions affecting the area;

Staff Finding: The subject parcel was annexed into the City effective on January 2022. As an annexed property, a Comprehensive Plan amendment and Zoning Map amendment is necessary to designate the subject parcels with an appropriate City designation as required by state law.

F. Compatibility with proximate uses and development patterns, including impacts to the health, safety, and welfare of surrounding residents;

Staff Finding: As previously stated, the proposed COM-3 designation is consistent and compatible with the existing uses and the development pattern for the area.

The area to the north of the subject property is developed as the Town & Country Business Park. This business park is almost built-out with a variety of uses ranging from a pet resort, auto repair shops, and outdoor storage of building materials. The areas to the south, east, and west of the subject property are currently vacant.

The proposed amendment to COM-3 is compatible with the development to the north, and is consistent with the development patterns currently occurring along the westside of US-1 between Whiteview Pkwy. and Royal Palms Pkwy. (a distance of approximately 2 miles). This stretch of roadway over the past two years has seen the construction of additional storage facilities, as well as construction of commercial flex space buildings.

Finally, designation a portion of the western section of the parcel provides protection for an interconnected wetland.

G. Whether it accomplishes a legitimate public purpose:

Staff Finding: Yes, the rezoning accomplishes a legitimate public purpose. The COM-3 zoning will make the subject parcel available for development. Additionally, the COM-3 zoning along a major arterial is appropriate and the location along US1 doesn't intrude on a residential area.

PUBLIC PARTICIPATION

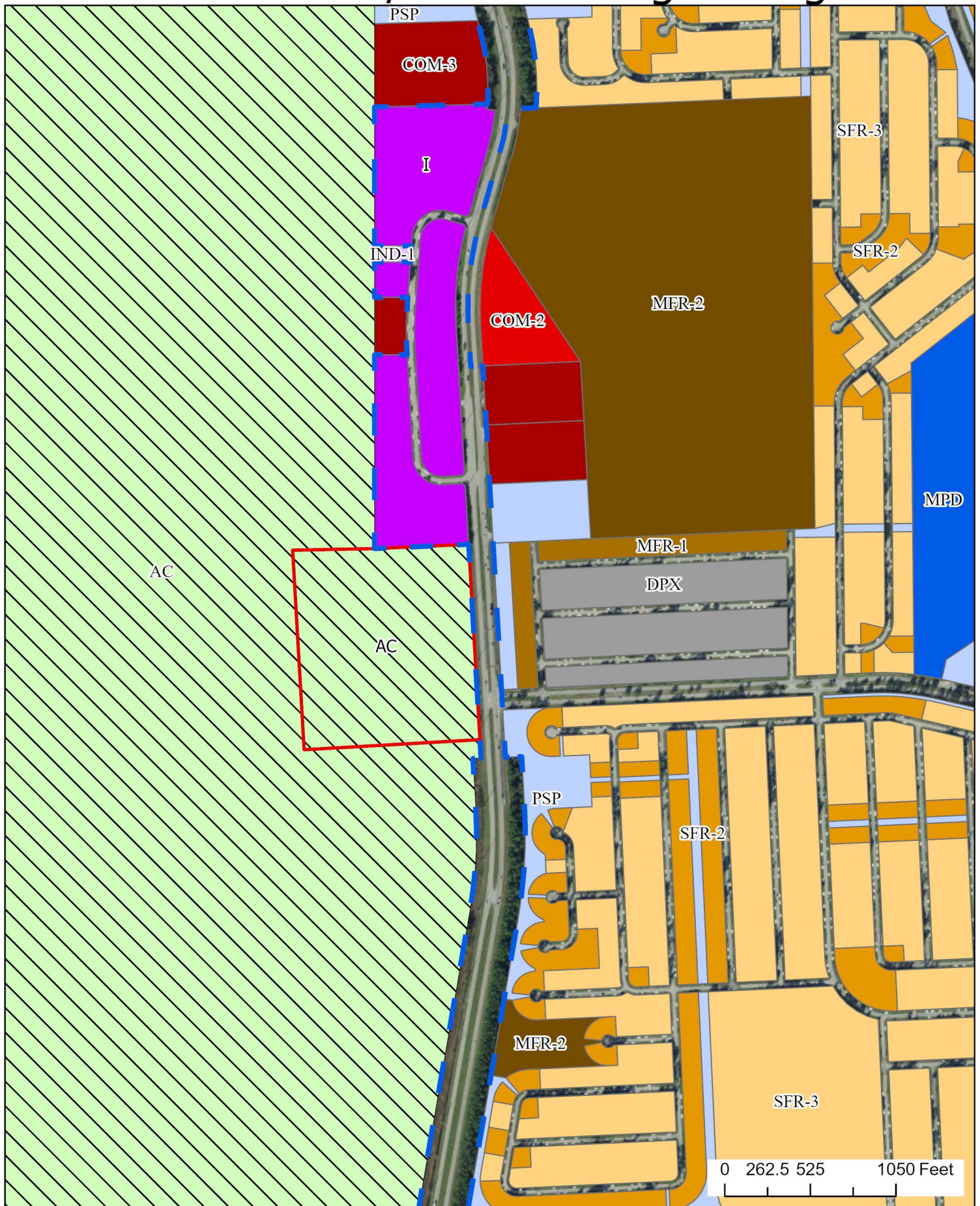
Neighborhood Meeting

As required by the Land Development Code, a neighborhood meeting was hosted by the applicant on October 4, 2022. Other than the applicants and City staff there were no attendees from the surrounding community.

RECOMMENDATION

The Planning and Land Development Regulation Board (PLDRB) finds Application #5192 consistent with the Comprehensive Plan and recommends that City Council approve the Zoning Map amendment from Agriculture (Flagler County Designation) to High Intensity Commercial (COM-3) and Preservation (PRS) (City of Palm Coast Designation).

Whiteview/US 1-Existing Zoning



Legend

Palm Coast City Limits
 Whiteview/US 1 Parcel
 Palm Coast Zoning
 AC

COM-2
 COM-3
 DPX
 IND-1

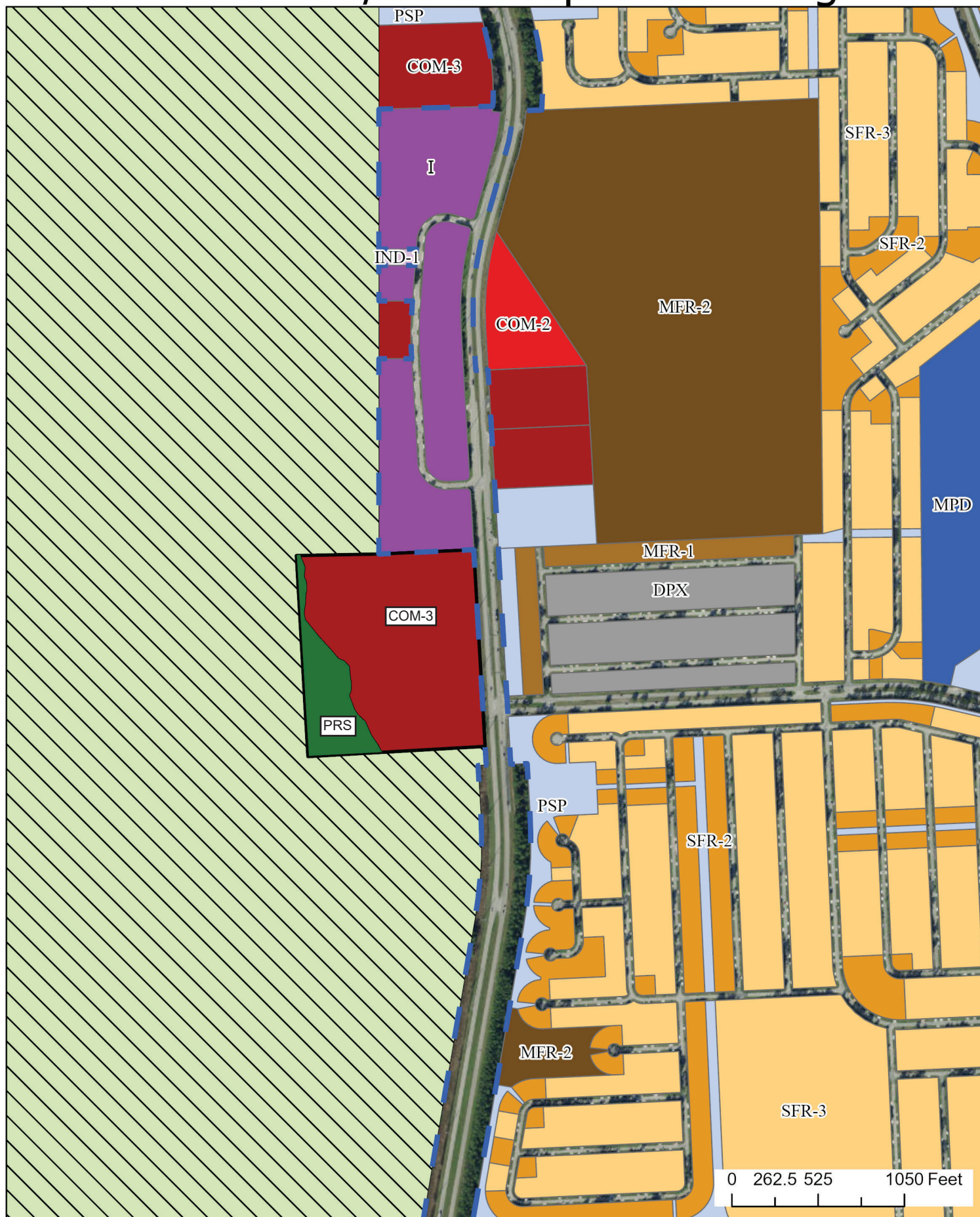
MFR-1
 MFR-2
 MPD
 PSP

SFR-2
 SFR-3
 Flagler Zoning
 AC

I



Whiteview/US 1-Proposed Zoning



Legend

Palm Coast City Limits	COM-3
Whiteview/US 1	DPX
Palm Coast Zoning	IND-1
AC	MFR-1
COM-2	MFR-2

MPD
PSP
SFR-2
SFR-3

Flagler Zoning
AC
I



City of Palm Coast, Florida Agenda Item

Agenda Date: November 1, 2022

Department	CONSTRUCTION MANAGEMENT & ENGINEERING	Amount	
Division		Account	21060000 331700 61010
Subject	RESOLUTION 2022-XX APPROVING THE EXECUTION OF A FDOT LOCAL AGENCY PROGRAM (LAP) SUPPLEMENTAL AGREEMENT NO. 1 FOR THE CONSTRUCTION OF THE LEHIGH TRAILHEAD PROJECT		
Presenter: Carl Cote, Director of Stormwater & Engineering			
Background :			
This item is for standard operations.			
<p>On October 30, 2018, City Staff requested the approval of a work order with CPH for the Lehigh Trailhead project. This proposed project was for the design of additional parking areas to replace the ad hoc parking. The original design was to include a parking lot, signing, pavement markings, sidewalks, drainage improvements, a wet retention pond, a water fountain, bike rack, restrooms, and basic landscaping. This City owned land was identified as a site to be utilized to serve the central area of the community and the Master Plan efforts should include community functions associated with proposed development. City Council directed staff to include additional design services for a dog park & community garden; those changes were made and approved during the November 6, 2018, City Council meeting.</p> <p>On November 6, 2018, City Council approved a Florida Department of Transportation (FDOT) Local Agency Program (LAP) Agreement, for FDOT grant funding in the amount of \$90,000.00 to assist in the funding of the design services for the project.</p> <p>On April 7, 2020, City Council approved a sublease agreement to utilize a portion of the State-owned lands. This sublease agreement was necessary due to the limitations on vertical development, it was necessary to locate the restroom building on property owned by the State of Florida. The State has delegated Flagler County the authority to control the property including granting easements and leases on behalf of the State.</p> <p>On July 14, 2020, City Council approved a right-of-way consent agreement with Florida Power & Light for the Lehigh Trailhead Project. City staff requested the use of land, by approval of a Right-of-Way Consent Agreement, for the sole purpose of the Lehigh Trailhead additional parking, lighting, community gardens and a dog park.</p> <p>On April 20, 2021, City Council approved a FDOT LAP Agreement (#436473-1-58/68-07) for grant funding in the amount of \$1,583,738.00 for the construction phase of this project. This amount is to cover the FDOT eligible items (trailhead) portion of the project. The city will provide the required 10% match by funding the construction engineering and inspection services (CEI). The bid package included alternates for the community gardens and dog park.</p>			

The construction project, ITB-SWE-21-13, was advertised on July 14, 2021, and the city received one (1) bid on September 10, 2021. There were 6 Bidders that completed the intent to Bid however the city only received 1 Bid. The other Bidders indicated that they had too much workload to take on additional work. The city extended the Bid Due date twice to seek additional Bidders. The city sent out 261 invitations to General Contractors that have a Business Tax receipt with the City or General Contractors that have pulled permits with the city. Due to discrepancies with the Bid and upon review with FDOT it was determined that the Bid should be canceled and the project rebid. On May 18, 2022, the city rebid the project ITB-SWE-22-48 and 2 bids were received. The City has sought and received FDOT concurrence to award the contract by the City.

On July 12, 2022, City Council approved a contract with the low bidder, Paul Culver Construction for the Base Bid and all Alternates in the amount of \$1,880,000, a contract with DRMP, inc., in the amount of \$307,436.61 for construction engineering & inspection, a work order with CPH engineers in the amount of \$80,463 for post-design services and a project contingency.

This item is to approve FDOT LAP Supplemental Agreement No. 1(#436473-1-58/68-01) to reduce grant funding by \$343,738.00 for a total award amount of \$1,240,000.00 for the construction phase of this project. This is to cover the FDOT eligible items (trailhead) based on the contract award of \$1,880,000.00.

This project is in the Recreation Impact Fee Fund 5-Year Capital Improvement Plan. The project's construction is budgeted for Fiscal Year 2023.

Recommended Action :

RESOLUTION 2022-XX APPROVING THE EXECUTION OF A FDOT LOCAL AGENCY PROGRAM (LAP) SUPPLEMENTAL AGREEMENT NO. 1 FOR THE CONSTRUCTION OF THE LEHIGH TRAILHEAD PROJECT

**RESOLUTION 2022-
FDOT LAP SUPPLEMENTAL AGREEMENT NO. 1
LEHIGH TRAILHEAD PROJECT**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA APPROVING THE EXECUTION OF A FDOT LOCAL AGENCY PROGRAM (LAP) SUPPLEMENTAL AGREEMENT NO. 1 (436473-1-58/68-01) FOR THE CONSTRUCTION OF THE LEHIGH TRAILHEAD PROJECT; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE SAID AGREEMENT; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTING ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida Department of Transportation and the City of Palm Coast desire to facilitate the Lehigh Trailhead Project; and

WHEREAS, the State of Florida Department of Transportation has requested the City of Palm Coast to execute and deliver to the State of Florida Department of Transportation the Local Agency Program Agreement for the aforementioned project, FPN #436473-1-58/68-01.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, Florida AS FOLLOWS:

SECTION 1. APPROVAL OF AGREEMENT. The City Council of the City of Palm Coast hereby approves the execution of a FDOT Local Agency Program (LAP) supplemental agreement No 1(436473-1-58/68-01), for the construction of the Lehigh Trailhead Project, as attached hereto and incorporated herein by reference as Exhibit “A.”

SECTION 2. AUTHORIZATION TO EXECUTE. The City Manager, or designee, is hereby authorized to execute the work order as depicted in Exhibit “A.”

SECTION 3. SEVERABILITY. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force of effect of any section or part of this Resolution.

SECTION 4. CONFLICTS. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 5. IMPLENETING ACTIONS. The City Manager is hereby authorized to take any actions necessary to implement the action taken in this Resolution.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption by the City Council.

DULY PASSED and approved by the City Council of the City of Palm Coast, Florida on this 1st day of November 2022.

ATTEST:

CITY OF PALM COAST

VIRGINIA A. SMITH, CITY CLERK

DAVID ALFIN, MAYOR

APPROVED AS TO FORM AND LEGALITY:

NEYSA BORKERT, CITY ATTORNEY

ATTACHMENT: FDOT Supplemental LAP for Lehigh Trailhead Project

**LOCAL AGENCY PROGRAM
SUPPLEMENTAL AGREEMENT**

SUPPLEMENTAL NO.

1

FEDERAL ID NO. (FAIN)

D521 027 B

CONTRACT NO.

G1Y52

FEDERAL AWARD DATE

6/14/2021

FPN

436473-1-58/68-01

RECIPIENT UNIQUE ENTITY ID SAM NO.

F9CQUN83HKB6

Recipient, the City of Palm Coast and the State of Florida, Department of Transportation, desires to supplement the original Agreement entered into and executed on June 23, 2021 as identified above. All provisions in the original Agreement and supplements, if any, remain in effect except as expressly modified by this supplement.

The changes to the Agreement and supplements, if any, are described as follows:

PROJECT DESCRIPTION

Name Lehigh Trailhead Length See Project Description Below

Termini Near the intersection of Royal Palms Parkway and Belle Terre Parkway

Description of Work:

This project consists of the construction of a trailhead for Lehigh Trail to be located near the southeast corner of the intersection of Royal Palms Parkway and Belle Terre Parkway. The trailhead will connect to both the existing Lehigh Trail and existing roadway and parking lot for the Palm Coast Tennis Center. The Recipient will construct a parking lot, signing and pavement markings, sidewalks, drainage improvements, wet detention pond, trail amenities, curb and gutter, detectable warning surfaces, bollard removal, a restroom, basic landscaping, utility work, and lighting. Trail amenities include picnic tables, benches, trash and recycling cans, water fountains with and without a pet fountain, bike racks, a bicycle fixing station, security cameras, and a pet waste disposal station. The Recipient will locally fund the cost to upgrade the proposed sidewalk to 4,000 psi strength and to include fiber reinforcement for both the 4 inch and 6 inch concrete. Additionally, the Recipient will locally fund any maintenance period for all landscaping.

The Recipient has proposed to construct a dog park and garden as part of this project. The costs for the dog park, garden, and any associated items are not reimbursable with federal funding. Items included in this are mobilization, erosion control, earthwork, asphalt and base work, curb and gutter, sidewalk, detectable warnings, fencing and gate, sod, signing and pavement markings, utility work, landscaping and irrigation, hardscaping, and lighting.

Coordination with FPL will be required during construction. All pedestrian facilities shall adhere to current ADA standards. The Recipient will fund the cost of CEI. All work will be constructed within the existing Right-of-Way.

Reason for Supplement and supporting engineering and/or cost analysis:

1. Pursuant to Paragraph 4.0 Project Cost of the Local Agency Program Agreement, the Recipient and the Department acknowledge and agree that the Schedule of Financial Assistance for construction that includes the authorized and encumbered Federal funding and the Local Agency's contribution for the project shall be reduced to an amount equal to the Recipient's construction contract award amount of **\$1,880,000.00**. Federal funding is being decreased by **\$343,738.00**, which is the difference between the previous federal funding of **\$1,583,738.00** and the Recipient's eligible construction

**LOCAL AGENCY PROGRAM
SUPPLEMENTAL AGREEMENT**Page 2 of 4

contract award of **\$1,240,000.00**. Local Funds will be decreased by **\$156,557.00**, which is the difference between the previous local funding of **\$796,557.00** and the Federal-aid ineligible construction contract award amount of **\$640,000.00**. The River to Sea TPO has established a 10% local match requirement for this project, yielding a local funding match amount of **\$188,000.00**. In addition to Recipient's eligible contract award amount, the amount of **\$188,000.00** in Federal Aid authorized and encumbered funds, on the construction phase remains for potential participation in reimbursement of eligible additional costs directly associated with construction contract modifications. To be considered for reimbursement with Federal Aid participation, the additional costs directly associated with construction contract modifications must comply with the eligible requirements documented in Chapter 7 of the Florida Department of Transportation Construction Project Administration Manual (CPAM) and with all Local Agency Program procedures. The Department and Federal Highway Administration (FHWA) solely reserve the right to determine the extent of Federal Aid participation of all additional costs submitted by the Recipient for reimbursement. The Recipient acknowledges: (1) Full responsibility for payment of all additional costs directly associated with construction contract modifications in advance; and (2) that the Department and FHWA are under no obligation to participate in said additional costs if they determine that said costs are not associated with eligible construction contract modifications. The Recipient further agrees that the total funding, as may be supplemented in accordance with the terms and limitations of this paragraph, will constitute the maximum limiting amount eligible for reimbursement and no additional funding will be available for this project.

2. The River to Sea TPO requires a 10% local match for the project. The total project cost for the phases of Construction and CEI Services equals \$2,116,477.00, yielding a required 10% match of \$211,648.00. The sum of the Recipient's contribution for federally ineligible construction costs of \$640,000.00 and the Recipient's cost for CEI services of \$236,477.00 equals \$876,477.00, which exceeds the match required.
3. Revisions to the federal and local funding attributed to the amounts referenced above are reflected in the Adjusted Exhibit "B" Schedule of Financial Assistance, and in Exhibit "E", Federal Financial Assistance (Single Audit Act), attached hereto and incorporated herein.
4. The Recipient Resolution authorizing entry into this Supplemental Agreement is attached and incorporated into this Supplemental Agreement as Exhibit "D".

The remainder of this page intentionally left blank.

LOCAL AGENCY PROGRAM

SUPPLEMENTAL AGREEMENT

ADJUSTED EXHIBIT "B" SCHEDULE OF FINANCIAL ASSISTANCE

RECIPIENT NAME & BILLING ADDRESS: City of Palm Coast
160 Lake Avenue
Palm Coast, Florida 32164

FINANCIAL PROJECT NUMBER: 436473-1-58/68-01

PHASE OF WORK By Fiscal Year	FUNDING					
	(1) PREVIOUS TOTAL PROJECT FUNDS	(2) ADDITIONAL PROJECT FUNDS	(3) CURRENT TOTAL PROJECT FUNDS	(4) TOTAL LOCAL FUNDS	(5) TOTAL STATE FUNDS	(6) TOTAL FEDERAL FUNDS
Design FY: () FY: () FY: ()						
Total Design Cost	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Right-of-Way FY: () FY: () FY: ()						
Total Right-of-Way Cost	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Construction FY: 2020-2021 (LAP) FY: 2020-2021 (LAP) FY: ()	\$1,583,738.00 \$796,557.00	(\$343,738.00) (\$156,557.00)	\$1,240,000.00 \$640,000.00	\$0.00 \$640,000.00	\$0.00 \$0.00	\$1,240,000.00 \$0.00
Total Construction Cost	\$2,380,295.00	(\$500,295.00)	\$1,880,000.00	\$640,000.00	\$ 0.00	\$1,240,000.00
Construction Engineering and Inspection (CEI) FY: 2020-2021 (LAP) FY: () FY: ()	\$236,477.00	\$0.00	\$236,477.00	\$236,477.00	\$0.00	\$0.00
Total CEI Cost	\$236,477.00	\$ 0.00	\$236,477.00	\$236,477.00	\$ 0.00	\$ 0.00
(Insert Phase) FY: () FY: () FY: ()						
Total Phase Costs	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL COST OF THE PROJECT	\$2,616,772.00	(\$500,295.00)	\$2,116,477.00	\$876,477.00	\$ 0.00	\$1,240,000.00

COST ANALYSIS CERTIFICATION AS REQUIRED BY SECTION 216.3475, FLORIDA STATUTES:

I certify that the cost for each line item budget category has been evaluated and determined to be allowable, reasonable, and necessary as required by Section 216.3475, F.S. Documentation is on file evidencing the methodology used and the conclusions reached.

Precious L. Lewis

District Grant Manager Name

Signature

Date

**LOCAL AGENCY PROGRAM
SUPPLEMENTAL AGREEMENT**

IN WITNESS WHEREOF, the parties have executed this Agreement on the date last ascribed herein.

RECIPIENT CITY OF PALM COAST

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: _____

Name:

Title:

By: _____

Name: C. Jack Adkins

Title: Director of Transportation Development

Date: _____

Legal Review:

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
LOCAL AGENCY PROGRAM AGREEMENT

EXHIBIT D

RECIPIENT RESOLUTION

The Recipient's Resolution authorizing entry into this Agreement is attached and incorporated into this Agreement.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
LOCAL AGENCY PROGRAM AGREEMENT**EXHIBIT E****FEDERAL FINANCIAL ASSISTANCE (SINGLE AUDIT ACT)****FEDERAL RESOURCES AWARDED PURSUANT TO THIS AGREEMENT ARE AS FOLLOWS:**

CFDA No.: 20.205
CFDA Title: Highway Planning and Construction
Federal-Aid Highway Program, Federal Lands Highway Program
CFDA Program https://beta.sam.gov/fal/1093726316c3409a8e50f4c75f5ef2c6/view?keywords=20.205&sort=-relevance&index=cfda&is_active=true&page=1
Site: https://beta.sam.gov/fal/1093726316c3409a8e50f4c75f5ef2c6/view?keywords=20.205&sort=-relevance&index=cfda&is_active=true&page=1
Award Amount: \$1,240,000.00
Awarding Agency: Florida Department of Transportation
Award is for: No
R&D:
Indirect Cost: N/A
Rate:

FEDERAL RESOURCES AWARDED PURSUANT TO THIS AGREEMENT ARE SUBJECT TO THE FOLLOWING:

2 CFR Part 200 – Uniform Administrative Requirements, Cost Principles & Audit Requirements for Federal Awards

<http://www.ecfr.gov/cgi-bin/text-idx?node=2:1.1.2.2.1>

FEDERAL RESOURCES AWARDED PURSUANT TO THIS AGREEMENT MAY ALSO BE SUBJECT TO THE FOLLOWING:

Title 23 – Highways, United States Code

<http://uscode.house.gov/browse/prelim@title23&edition=prelim>

Title 49 – Transportation, United States Code

<http://uscode.house.gov/browse/prelim@title49&edition=prelim>

Map-21 – Moving Ahead for Progress in the 21st Century, Public Law 112-141

<http://www.gpo.gov/fdsys/pkg/PLAW-112publ141/pdf/PLAW-112publ141.pdf>

Federal Highway Administration – Florida Division

<http://www.fhwa.dot.gov/fldiv/>

Federal Funding Accountability and Transparency Act (FFATA) Sub-award Reporting System (FSRS)

<https://www.fsrs.gov/>

City of Palm Coast, Florida

Agenda Item

Agenda Date: November 1, 2022

Department	UTILITY	Amount	\$101,050.00
Division	WATER AND WASTEWATER	Account	# 54019085 034000
			# 54019086 034000
			# 54019087 034000
			# 54019088 034000
			# 54019083 034000
			# 54019084 034000
Subject	RESOLUTION 2022-XX APPROVING A MASTER SERVICE AGREEMENT WITH ADVANCED ENVIRONMENTAL LABORATORIES, INC., FOR LABORATORY ANALYSIS SERVICES		
Presenter: Peter Roussell, Utility Deputy Director			
Background:			
This item is for standard operations.			
<p>The City of Palm Coast Utility Department operates three water treatment plants and two wastewater treatment plants. All five plants have regulatory permit conditions requiring laboratory analysis services from a certified laboratory for compliance purposes, as required by the State of Florida. In addition, the Utility Water Quality Division is responsible for monitoring bacteriological sampling for compliance purposes.</p>			
<p>In accordance with the City’s Purchasing Policy, City staff advertised and solicited bids for laboratory analysis under bid ITB-UT-22-70. The project bid overview and Notice of Intent to Award are attached. Staff recommends City Council approve a master service agreement with Advanced Environmental Laboratories, Inc., for laboratory analysis services. City staff will purchase services on an as-needed basis using budgeted funds appropriated by City Council. The Fiscal Year 2023 Budget includes funds within the Utility budget to purchase these services.</p>			
SOURCE OF FUNDS WORKSHEET FY 2023			
Utility Other Contractual SVCS WTP#3 54019085 034000.....			\$129,000.00
Total Expended/Encumbered to Date.....			33,998.00
Pending Work Orders/Contracts.....			0.00
Current (WO/Contract).....			5,210.00
Balance.....			\$ 89,792.00
SOURCE OF FUNDS WORKSHEET FY 2023			
Utility Other Contractual SVCS WTP#1 54019086 4000.....			\$1,038,015.00
Total Expended/Encumbered to Date.....			745,832.00
Pending Work Orders/Contracts.....			0.00
Current (WO/Contract).....			13,840.00
Balance.....			\$ 278,343.00

SOURCE OF FUNDS WORKSHEET FY 2023

Utility Other Contractual SVCS WTP#2 54019087 034000.....	\$ 355,750.00
Total Expended/Encumbered to Date.....	243,165.00
Pending Work Orders/Contracts.....	0.00
Current (WO/Contract).....	9,500.00
Balance.....	\$ 103,085.00

SOURCE OF FUNDS WORKSHEET FY 2023

Utility Other Contractual SVCS WTR Quality 54019088 034000.....	\$ 38,000.00
Total Expended/Encumbered to Date.....	0.00
Pending Work Orders/Contracts.....	0.00
Current (WO/Contract).....	19,000.00
Balance.....	\$ 19,000.00

SOURCE OF FUNDS WORKSHEET FY 2023

Utility Other Contractual SVCS WWTP#1 54019083 034000.....	\$565,805.00
Total Expended/Encumbered to Date.....	0.00
Pending Work Orders/Contracts.....	0.00
Current (WO /Contract).....	30,000.00
Balance.....	\$535,805.00

SOURCE OF FUNDS WORKSHEET FY 2023

Utility Other Contractual SVCS WWTP#2 54019084 034000.....	\$215,300.00
Total Expended/Encumbered to Date.....	4,950.00
Pending Work Orders/Contracts.....	0.00
Current (WO/Contract).....	23,500.00
Balance.....	\$186,850.00

Recommended Action:

**ADOPT RESOLUTION 2022-XX APPROVING A MASTER SERVICE AGREEMENT WITH
ADVANCED ENVIRONMENTAL LABORATORIES, INC., FOR LABORATORY
ANALYSIS SERVICES**

RESOLUTION 2022 - ____
A MASTER SERVICE AGREEMENT
ADVANCED ENVIRONMENTAL LABORATORIES, INC.
LABORATORY ANALYSIS SERVICES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING A MASTER SERVICE AGREEMENT WITH ADVANCED ENVIRONMENTAL LABORATORIES, INC., FOR LABORATORY ANALYSIS SERVICES; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE SAID AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTING ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Advanced Environmental Laboratories, Inc., has expressed a desire to provide laboratory analysis services to the City of Palm Coast; and

WHEREAS, the City Council of the City of Palm Coast desires for Advanced Environmental Laboratories, Inc., to provide laboratory analysis services to the City of Palm Coast.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA AS FOLLOWS:

SECTION 1. APPROVAL OF AGREEMENT. The City Council of the City of Palm Coast hereby approves the terms and conditions of the master service agreement with Advanced Environmental Laboratories, Inc., for laboratory analysis services, as attached hereto and incorporated herein by reference as Exhibit “A.”

SECTION 2. AUTHORIZATION TO EXECUTE. The City Manager, or designee, is hereby authorized to execute the necessary documents.

SECTION 3. SEVERABILITY. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION 4. CONFLICTS. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 5. IMPLEMENTING ACTIONS. The City Manager is hereby authorized to take any actions necessary to implement the action taken in this Resolution.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption by the City Council.

DULY PASSED AND ADOPTED by the City Council of the City of Palm Coast, Florida, on this 1st day of November 2022.

ATTEST:

CITY OF PALM COAST

VIRGINIA A. SMITH, CITY CLERK

DAVID ALFIN, MAYOR

APPROVED AS TO FORM AND LEGALITY:

NEYSA BORKERT, CITY ATTORNEY

Attachment: Exhibit A – Master Service Agreement- Advanced Environmental Laboratories, Inc.



Finance Department
Budget & Procurement Office

160 Lake Avenue
Palm Coast, FL 32164
386-986-3730

NOTICE OF INTENT TO AWARD

Project: LABORATORY ANALYSIS SERVICES - ITB-UT-22-70

Date: 10/11/2022

Appeal Deadline: Appeals must be Filed by 5:00 PM on 10/14/2022

Firm	Bid
Advanced Environmental Laboratories, Inc. Jacksonville, FL 32216	\$105,616.00

The intent of the City of Palm Coast is to award LABORATORY ANALYSIS SERVICES to Advanced Environmental Laboratories, Inc.

**Cc: Contract Coordinator, Project Manager, BPO Manager,
Financial Services Director, Department Director**

For questions regarding the NOIT please contact Procurement Coordinator cluedke@palmcoastgov.com.

Bid protests arising under City Bidding Documents or Procedures shall be resolved under the City of Palm Coast Budget and Procurement Office Bid Protest procedures.

A proposer may protest matters involving the award of this Bid within three (3) business days from the posting of this recommendation to award. Failure to protest to the Assistant City Manager, Lauren Johnston (LJohnston@palmcoastgov.com) shall constitute a waiver of the protest proceedings.



ITB-UT-22-70 - LABORATORY ANALYSIS SERVICES

Project Overview

Project Details	
Reference ID	ITB-UT-22-70
Project Name	LABORATORY ANALYSIS SERVICES
Project Owner	Casey Luedke
Project Type	ITB
Department	Procurement
Budget	\$0.00 - \$0.00
Project Description	The City of Palm Coast Utility Department is soliciting bids for an annual Master Services Agreement Contract for certified laboratories to conduct sampling throughout the fiscal year.
Open Date	Sep 07, 2022 8:00 AM EDT
Intent to Bid Due	Oct 05, 2022 2:00 PM EDT
Close Date	Oct 06, 2022 2:00 PM EDT

Awarded Suppliers	Reason	Score
ADVANCED ENVIRONMENTAL LABORATORIES		100 pts

Seal status



Requested Information	Unsealed on	Unsealed by
Required Forms 1 - 5	Oct 06, 2022 2:01 PM EDT	Casey Luedke
Price Schedule Form	Oct 06, 2022 2:01 PM EDT	Casey Luedke
Sample Table Cost Worksheet	Oct 06, 2022 2:01 PM EDT	Casey Luedke
References	Oct 06, 2022 2:01 PM EDT	Casey Luedke
National Environmental Laboratory Accreditation Program (NELAP) certification	Oct 06, 2022 2:01 PM EDT	Casey Luedke
Last 2 years of PE Studies	Oct 06, 2022 2:01 PM EDT	Casey Luedke
Resumes of all key personnel	Oct 06, 2022 2:01 PM EDT	Casey Luedke
Recent satisfactory NELAP or DEP/DOH inspection of their facility	Oct 06, 2022 2:01 PM EDT	Casey Luedke
Addendum No 1 (signed and dated)	Oct 06, 2022 2:01 PM EDT	Casey Luedke
Addendum No 2 (signed and dated)	Oct 06, 2022 2:01 PM EDT	Casey Luedke

Conflict of Interest

Declaration of Conflict of Interest You have been chosen as a Committee member for this Evaluation. Please read the following information on conflict of interest to see if you have any problem or potential problem in serving on this committee. ## Code of Conduct All information related to submissions received from Suppliers or Service Providers must be kept confidential by Committee members. ## Conflict of Interest No member of a Committee shall participate in the evaluation if that Committee member or any member of his or her immediate family: * has direct or indirect financial interest in the award of the contract to any proponent; * is currently employed by, or is a consultant to or under contract to a proponent; * is negotiating or has an arrangement concerning future employment or contracting with any proponent; or, * has an ownership interest in,



or is an officer or director of, any proponent. Please sign below acknowledging that you have received and read this information. If you have a conflict or potential conflict, please indicate your conflict on this acknowledgment form with information regarding the conflict. I have read and understood the provisions related to the conflict of interest when serving on the Evaluation Committee. If any such conflict of interest arises during the Committee's review of this project, I will immediately report it to the Purchasing Director.

Name	Date Signed	Has a Conflict of Interest?
Patrick Henderson	Oct 06, 2022 2:51 PM EDT	No
Donald Holcomb	Oct 06, 2022 6:30 PM EDT	No
Fred Greiner	Oct 11, 2022 10:11 AM EDT	No
Casey Luedke	Oct 06, 2022 2:02 PM EDT	No
Eugene McAdams	Oct 11, 2022 10:31 AM EDT	No



Project Criteria

Criteria	Points	Description
Admin Review	Pass/Fail	Completed and Submitted as requested and required.
Admin Price Review	100 pts	Direct entry from bid submission Price Schedule Form
Technical Price Review	Pass/Fail	Are Prices reasonable? Yes = Pass. No = Fail. Do NOT Fail on the basis of not being the lowest cost supplier.
Technical Review	Pass/Fail	MUST physically contact all references and verify data. Ensure all requested information meets specification requirements and submission requirements.
Total	100 pts	



Scoring Summary

Active Submissions

	Total	Admin Review	Admin Price Review	Technical Price Review	Technical Review
Supplier	/ 100 pts	Pass/Fail	/ 100 pts	Pass/Fail	Pass/Fail
ADVANCED ENVIRONMENTAL LABORATORIES	100 pts	Pass	100 pts (\$105,616.00)	Pass	Pass

City of Palm Coast, Florida Agenda Item

Agenda Date: November 1, 2022

Department	CITY ADMINISTRATION	Amount
Division		Account
		#
Subject	PRESENTATION - PRESENT CERTIFICATES TO GRADUATING STUDENTS OF THE CITY OF PALM COAST'S CITIZENS ACADEMY CLASS	
Presenter: Brittany Kershaw, Director of Communications & Marketing		
Background: The members of the 52nd Citizens Academy Class are graduating today. Citizens Academy was created to educate residents about the operation of our city government. During the last six Monday afternoons, from 1:00 to 4:00 p.m., Academy students attended classes at which City directors discussed operations relating to their departments. In order to fully understand the function of each department as it relates to the City, students were encouraged to ask questions during these sessions. Students are required to attend all classes to graduate and receive a certificate.		
Recommended Action : PRESENT CERTIFICATES TO GRADUATES		

City of Palm Coast, Florida Agenda Item

Agenda Date : November 1, 2022

Department	CITY ADMINISTRATION	Amount
Division		Account
		#
Subject	AGENDA WORKSHEET AND CALENDAR	
Presenter :		
Background :		
Recommended Action :		

			November 8, 2022 WORKSHOP MEETING	
			November 15 , 2022 BUSINESS MEETING	
1		Resolution	Budget Amendment	Alves
2		Proclamation	GIS Day	Kershaw
3		Proclamation	Be Local Buy Local	Kershaw
4		Proclamation	Holiday Boat Parade	Kershaw
5		Ordinance 1st	Harborside Inn and Marina MPD	Myers
6		Ordinance 2nd	US 1 & Whiteview FLUM	Papa
7		Ordinance 2nd	US 1 & Whiteview Rezoning	Papa
8		Award	FMIT Award	Wilsey
			December 6, 2022 BUSINESS MEETING	
1		Resolution	Fire Station design	Cote/Gebo
2		Ordinance 2nd	Harborside Inn and Marina MPD	Myers
3		Ordinance 1st	Cascades at Grand Landings Annexation	Papa
4		Oath	Oath of Office Newly elected Council	Smith
5		Appointment	Council liaisons	Smith
6		Appointment	Council Vice Mayor selection	Smith
7		Resolution	Certify General Election	Smith
			December 13, 2022 WORKSHOP MEETING	
2		Resolution	CAPER	Papa
3		Ordinance 2nd	Cascades at Grand Landings Annexation	Papa
			December 20, 2022 BUSINESS MEETING	
1		Resolution	CAPER	Papa
			January 3, 2023 BUSINESS MEETING	
			January 10, 2023 WORKSHOP MEETING	
1		Resolution	Cultural Arts Grants	Hirst
2		Presentation	Stormwater Rate Study Updates	Cote
3		Presentation	Council Priority Community Center Parking	Hirst/Berryhill
			January 17, 2023 BUSINESS MEETING	
1			Whiteview Subdivision Phase 2 Final Plat	Leap/Tyner
2			Riverie Phase 1 Final Plat	
			February 7, 2023 BUSINESS MEETING	
			February 14, 2023 WORKSHOPMEETING	
			February 21, 2023 BUSINESS MEETING	
			Future	
1		Resolution	Verizon Lease Agreement A1A tower amendments	Akins/Eldredge
2		Resolution	Tri-party sub lease tower agreement amendment	Akins/Eldredge
3		Resolution	Salt Water Canal Study	Schrager
4		Resolution	Continuing Services Grant Compliance Services	Cote
5		Resolution	P1 Control Structure Rehab	Cote
6		Resolution	K-Section Drainage Improvements	Cote
7		Resolution	Old King's Road Design Force Main to WWTP 1	Cote
8		Resolution	Construction Contract for the OKR Force Main to WWTP 1	Cote
9		Resolution	Hydrogeological Services for the Wells SW-1, SW-2, & SW-3 for WTP 1	Cote
10		Resolution	Construction Contract for the WWTP 1 Generator project	Cote
11		Resolution	Matanzas West Ph1 Construction	Cote
12		Resolution	Construction Contract for the WWTP 1 Sludge Dewatering project	Cote
13		Ordinance	Construction Contract for the Equip Wells SW-1, SW-2 & SW-3 for WTP 1	Cote/Grunewald
14		Resolution	Palm Harbor Golf Course Concession Lease Agreement	Delorenzo
15		Resolution	WTP#1 Relocation of SW7 and 115. Rehab SW-38	Flanagan
16		Resolution	MPA Quick Lime Chemical	Flanagan
17		Resolution	Occupational Services	Fuller
18		Ordinance 1st	Animal Control amendment	Grossman
19		Resolution	Amend Aquatic Center Fee Structure	Hirst
20		Proclamation	Autism Awareness Month (4/4/2023)	Kershaw
21		Resolution	Sawmill Branch Ph 2 Final Plat	Leap/Tyner
22		Resolution	Toll Brothers Final Plat	Leap/Tyner
23		Resolution	Savannah @ Seminole Pointe Master Site Plan	Lens
24		Resolution	Reverie at Palm Coast PH2 FKA Spring Lake - Final Plat	Leap/Tyner
25		Resolution	Parks Master Plan	McDermott
26		Ordinance	Dry Lake Rezoning	Myers
27		Resolution	Town Center Tracts 18B & 18C (site plan)	Myers
28		Ordinance 1st	Colbert Lane MPD	Myers
29		Ordinance	Coquina Shores Rezoning	Myers

30		Ordinance	Cascades at Grand Landing FLUM	Myers
31		Ordinance	Cascades at Grand Landing Rezoning	Myers
32		Ordinance 1st	Coquina Shores FLUM	Papa



Meeting Calendar for 11/2/2022 through 12/31/2022

11/2/2022 10:00 AM

Code Enforcement Board
City Hall

11/8/2022 9:00 AM

City Council Workshop
City Hall

11/15/2022 9:00 AM

City Council
City Hall

11/16/2022 5:30 PM

Planning & Land Development Regulation Board
City Hall

11/18/2022 8:30 AM

Volunteer Firefighters' Pension Board
City Hall

12/1/2022 5:00 PM

Beautification and Environmental Advisory Committee
City Hall

12/6/2022 6:00 PM

City Council
City Hall

12/7/2022 10:00 AM

Code Enforcement Board
City Hall



Meeting Calendar for 11/2/2022 through 12/31/2022

12/13/2022 9:00 AM

City Council Workshop
City Hall

12/20/2022 9:00 AM

City Council
City Hall

12/21/2022 5:30 PM

Planning & Land Development Regulation Board
City Hall