



# Florida Commission on Ethics

P. O. Drawer 15709, Tallahassee, Florida 32317-5709  
"A Public Office is a Public Trust"

FLORIDA  
COMMISSION ON ETHICS

JAN 30 2024

RECEIVED  
ORIGINAL

## COMPLAINT

# 24-018

### 1. PERSON BRINGING COMPLAINT:

Name: DARLENE Shelley Telephone Number: (609) 990-0584  
Address: 34 Arena Lake Drive  
City: Palm Coast County: Flagler County State: FL Zip Code: 32137

### 2. PERSON AGAINST WHOM COMPLAINT IS BROUGHT:

Use a separate complaint form for each person you wish to complain against:  
Name: DAVID Alfin Telephone Number: 386-986-2360  
Address: 4345 Old Kings Rd North or 160 Lake Avenue  
City: Palm Coast County: Flagler County Zip Code: 32164  
Title of office or position held or sought: Mayor David Alfin

### 3. STATEMENT OF FACTS:

Please provide a full explanation of your complaint, describing the facts and the actions of the person named above and why you believe he or she violated the law. Include relevant dates and the names and addresses of persons whom you believe may be witnesses. Please do not submit more than 15 pages, including this form. Please do not submit video or audio tapes, CDs, DVDs, flash drives or other electronic media; such material will not be considered part of the complaint and will be returned.

### 4. OATH

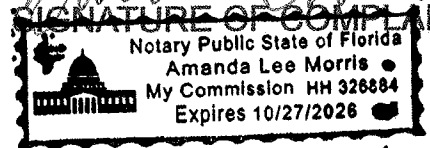
STATE OF FL  
COUNTY OF Flagler

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 23 day of January, 2024, by Darlene Shelley (name of person making statement)

I, the person bringing this complaint, do swear or affirm that the facts set forth in the foregoing complaint and attachments thereto are true and correct to the best of my knowledge and belief.

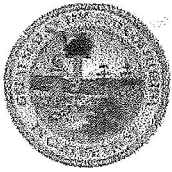
Darlene Shelley  
SIGNATURE OF COMPLAINANT

Amanda Lee Morris  
(Signature of Notary Public)



(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known  OR Produced Identification   
Type of Identification Produced: DIC



JAN 20 2024  
 30

RECEIVED  
 ORIGINAL

# COMPLAINT



**1. PERSON BRINGING COMPLAINT:**

Name: Darlene Shelley Telephone Number: (909) 890-0534  
 Address: 84 Arena Lake Drive  
 City: Palm Coast County: Flagler State: FL Zip Code: 32137

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Use a separate complaint form for each person you wish to complain against:

Name: DAVID ALFIN Telephone Number: 386-986-2340  
 Address: 4345 Old Kings Rd North or 160 Lake Avenue  
 City: Palm Coast County: Flagler County Zip Code: 32164  
 Title of office or position held or sought: Mayor of Palm Coast

**3. STATEMENT OF FACTS:**

Please provide a full explanation of your complaint, describing the facts and the actions of the person named above and why you believe he or she violated the law. Include relevant dates and the names and addresses of persons whom you believe may be witnesses. Please do not submit more than 15 pages, including this form. Please do not submit video or audio tapes, CDs, DVDs, flash drives or other electronic media; such material will not be considered part of the complaint and will be returned.

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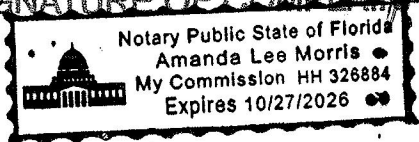
STATE OF FL  
 COUNTY OF Flagler

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Darlene Shelley  
 SIGNATURE OF COMPLAINANT

Amanda Lee Morris  
 (Signature of Notary Public)



(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known  OR Produced Identification   
 Type of Identification Produced: DI

Florida Commission on Ethics- Complaint  
Respondent – Mayor David Alfin

Dear Florida Commission of Ethics,

Mayor David Alfin has not completed or filed any Form 8B, since taking office. (Memorandum of Voting conflict for County, Municipal and other Local Public Officers), which is require under Florida Statute. (Exhibit A)

I believe, he is wrongfully and unlawfully, violating Florida Statute 211.3143 – Voting Conflict. 211-3143(b), (Public Official), 211-3143(d) (Special Profit Gain or Loss – Business Associate). He refuses to follow the guidelines under, 211-3143 or 112-312(2). Along with other possible violations.

Mayor David Alfin is refusing to recognize any conflict of interest, even where he knows it may exist. Conflict of Interest has been addressed, several times during the city council meetings, during public participation.

Mayor David Alfin has not abstained himself from voting on any matter, where a conflict of interest may exist. For example:

Mayor David Afin, other occupation, is a Real Estate Broker/Sales for Grand Living Realty, which located in Palm Coast, Florida. Bob Millions is a Business Associate in the same real estate firm. (Exhibit B).

On December 19, 2023, Mayor David Alfin voted on the **Resolutions 2023-150, Old Kings Multi-Family Master Site Plan Applications no.5447**. Bob Million is the applicant, As stated in the June 21, 2022, council meeting minutes. (Exhibit C).

Bob Million is the applicant, As stated in the June 21, 2022, council meeting minutes. (Exhibit D),

I have attached a copy of the DBPR License search for you to review. (Exhibit E).

I have attached photos from the Grand Living Realty website, to show Robert Million and David Alfin as Business Associates. (Exhibit F).

I have also attached campaign contributions from Grand Living Realty. (Exhibit G)

Exhibits for review:

- A. Palm Coast Public record form the city clerk, stating that Mayor David Alfin, has not completed a Form 8B since taking office.
- B. Bob Million, Real Estate Information from Realtor.com.
- C. DBPR – Real Estate License Search.
- D. Photos from Grand Living Realty.
- E. Palm Coast Council Business Meeting minutes from June 21, 2022, and December 19, 2023.
- F. Campaign contributions from Grand Haven Realty Aka Grand Living Realty.

Resource – Websites links for additional information

- A. The City of Palm Coast Connect – Palmcoast.gov. – Public Record request – Form 8B. <https://www.palmcoast.gov/connect>
- B. Realtor.com, Bob Millions Search  
<https://www.realtor.com/realestateagents/56a7e9e10fa417010073f443>
- C. DBPR – Real Estate License Search – Robert Million.  
<https://www.myfloridalicense.com>
- D. Grand Living Realty Meet the Team Photos: <https://grandlivingrealty.net/meet-the-team/>
- E. City of Palm Coast website: City Council Minutes, June 21, 2022, and December 19, 2023. <https://www.palmcoastgov.com/agendas/city-council>
- F. David Irwin Alfin Campaign Contributions - <https://www.voterfocus.com/>

Thank you for your time in this matter. Please let me know if you need any additional information.

Thank you for contacting the City of Palm Coast ref:!00D1U0qfHJ.!5005b028type:ref  
1 message

City of Palm Coast <customer-service2@palmcoastgov.com>

Mon, Jan 22, 2024 at 10:39 AM

To: <do\_not\_reply@palmcoastgov.com>  
<do\_not\_reply@palmcoastgov.com>



The City of Palm Coast has completed your request.

There are no records responsive to your request. Thank you.

Good morning

Mayor Alfin has not filed a Form 8B since taking office. Please let me know if you need any other information and I'd be happy to help.

Hope you have a great day.

Sincerely,

Kaley Cook

City Clerk

Reference Number: 00215183

Subject:  
8B form

Description:

OB



**Bob Million**

#3250287

GRAND LIVING REALTY

[Write Bob Million's 1st review](#)

[Write Bob Million's 1st recommendation](#)

**About Bob Million**



A resident of Florida since 1996, Bob is a marketing professional specializing in representing Buyers and Owners of Waterfront and Luxury Properties. His experience includes real estate development, land planning, construction and sales. Bob's understanding of real estate permitting and construction cost is an asset when evaluating properties. Prior to focusing exclusively on real estate, Bob was CEO of a Custom Yacht Builder, responsible for sales, construction and delivery of more than \$150 million in cruising yacht design/build projects.

Leisure activities include boating, fishing and golf.

**Price range (last 24 months)**

\$465K - \$465K

**Areas served**

Flagler Beach      Ormond Bea...      Palm Coast  
Ponte Vedra      Ponte Vedra ...      St. Augustine  
Sunny Side

**Specializations**

Luxury Property      Waterfront Property

**1 Listings**

**Ratings and reviews**

**Contact details**

[\(904\) 808-5606](#) mobile

[\(904\) 495-0143](#) office

[Grand Living Realty](#) website

**GRAND LIVING REALTY**  
2298 Colbert Ln, Palm Coast, FL, 32137



[Share profile](#)

**Connect with Bob Million at GRAND LIVING REALTY**

Full name

Email

Phone

Message

I'm not a robot

reCAPTCHA  
Privacy - Terms

Send email

6



**City of Palm Coast  
Minutes  
COUNCIL BUSINESS  
MEETING**

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

*Mayor David Alfin  
Vice Mayor Ed Danko  
Council Member Cathy Heigher  
Council Member Nick Klufas  
Council Member Theresa Pontieri*

---

**Tuesday, December 19, 2023**

**9:00 AM**

**COMMUNITY WING**

---

**City Staff**

**Denise Bevan, City Manager  
Neysa Borkert, City Attorney  
Kaley Cook, City Clerk**

- Public Participation shall be in accordance with Section 286.0114 Florida Statutes.
- Other matters of concern may be discussed as determined by City Council.
- If you wish to obtain more information regarding the City Council's agenda, please contact the City Clerk's Office at 386-986-3713.
- 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 meeting 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**

*Mayor Alfin called the meeting to order at 9 a.m.*

**B. PLEDGE OF ALLEGIANCE TO THE FLAG AND A MOMENT OF SILENCE**

**C. ROLL CALL**

*City Clerk Kaley Cook called the roll. Council Member Heigher was absent.*

**D. PUBLIC PARTICIPATION**

Public Participation shall be held in accordance with Section 286.0114 Florida Statutes. And pursuant to the City Council's Meeting Policies and Procedures:

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

*Kathy Reichard-Ellavsky discussed preservation and appropriate change of use, buffers, clustering of housing sites, and open space.*

**Pass**

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

**Approved - 4 - Mayor David Alfin, Vice Mayor Ed Danko, Council Member Nick Klufas, Council Member Theresa Pontieri**

**6. ORDINANCE 2024-XX RENAMING RICHENBACKER DRIVE TO RICKENBACKER DRIVE IN KEEPING WITH CURRENT PRACTICE**

*Attorney Nix read the title into the record.*

*Mr. Tyner opened the item.*

*Virginia Smith, Land Management Administrator, presented the topic to Council. Topics presented included: location map and recommendation.*

*Mayor Alfin asked if there will be any changes to street signs.*

*Ms. Smith responded no.*

*Public Comment:  
There were none.*

**Pass**

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

**Approved - 4 - Mayor David Alfin, Vice Mayor Ed Danko, Council Member Nick Klufas, Council Member Theresa Pontieri**

**H. RESOLUTIONS**

**7. RESOLUTION 2023-150 OLD KINGS MULTI-FAMILY MASTER SITE PLAN - APPLICATION NO. 5447**

*Attorney Nix read the title into the record.*

*Mr. Tyner opened the item.*

*Mr. Hoover presented the topic to Council. Topics presented included: distant aerial, closeup aerial and request, future land use map, zoning map, master site plan, site development requirements, typical front and rear building elevations, typical side building elevations, review criteria, Planning and Land Development Regulation Board recommendation, and next steps.*



*Barbara Jacobson, resident of Toscana, discussed emergency response times, lack of notification and discussion with the residents of the area. Ms. Jacobson urged Council to table the item so that the residents of the communities have the opportunity to meet with the developer and present concerns.*

*Leif Jacobson discussed congestion in Fort Myers and the reason for selecting Palm Coast. Mr. Jacobson discussed the lack of buffer and additional developments along Old Kings Road.*

*Daniel Crovo, resident of Hidden Lakes, stood in solidarity with his neighbors. Mr. Crovo discussed quality of life, health and safety, density, designation as a scenic byway, and disruptions to stormwater and wildlife.*

*Jill Lewis, resident of Hidden Lakes, stated that the project does not conform with the comprehensive plan and requested a buffer.*

*Bill Tribiletti, resident of Toscana, asked that City Council meet to discuss the opinions heard from the public*

*Darlene Shelley, resident of Hidden Lakes, discussed a certified letter that was sent to Ms. Bevan, lack of affidavit, factual data, inconsistencies, and lack of meeting the Land Development Code.*

*Mr. Tyner provided details of the following topics: history of the zoning, scenic byway and lack of regulatory authority, classification, and neighborhood meeting notification.*

*City Council held lengthy discussion on notice requirements.*

*Jay Livingston, on behalf of Kings Business Center LLC, provided information regarding the notice requirements and steps taken.*

*Council Member Klufas discussed notice requirements, emergency response, and traffic mediation.*

*Motion by Council Member Pontieri to approve the site plan with staff's recommendations for safety improvements.*

*City Council held discussion on the bus stop, timeline to consider the application, and density.*

*The motion was seconded by Vice Mayor Danko.*

**Pass**

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

**Approved - 4 - Mayor David Alfin, Vice Mayor Ed Danko, Council Member Nick Klufas, Council Member Theresa Pontieri**

D



**City of Palm Coast  
Minutes  
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, June 21, 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 a.m.*

**B. PLEDGE OF ALLEGIANCE TO THE FLAG**

**C. ROLL CALL**

Present and responding to roll call were the following:

Council:	David Alfin
	Eddie Branquinho
	Ed Danko
	John Fanelli III

Absent

**Approved - 3 - Mayor David Alfin, Council Member Ed Danko, Council Member John Fanelli III**

**Denied - 1 - Vice Mayor Eddie Branquinho**

**11. ORDINANCE 2022-XX TOWN CENTER TRACTS 16 & 17 FUTURE LAND USE MAP AMENDMENT- APPLICATION #5080**

*Ms. Borkert read the title of this item into the record and reminded Council that this is a legislative item.*

*Mr. Ray Tyner and Ms. Jordan Myers presented to Council on this item.*

*Public Comments:  
There were none.*

**Pass**

**Motion made to approve by Council Member Danko and seconded by Council Member Fanelli III**

**Approved - 3 - Mayor David Alfin, Council Member Ed Danko, Council Member John Fanelli III**

**Denied - 1 - Vice Mayor Eddie Branquinho**

**12. ORDINANCE 2022-XX OLD KINGS ROAD MULTI-FAMILY REZONING- APPLICATION #5059**

*Attorney Borkert read the title of this item into the record and reminded Council this is a quasi-judicial item. Called for any ex-parte communications.*

*CM Danko and CM Fanelli stated they each received an email and will base their decisions on what is presented today.*

*Mr. Ray Tyner and Ms. Jordan Myers presented to Council on this item.*

*The applicant, Bob Million presented to City Council.*

*Public Comments:  
There were none.*

*Mayor Alfin passed gavel to second the motion. Provided a statement on his concerns for growth in Palm Coast.*

**Pass**

**Motion made to be approved on first reading by Council Member Danko and seconded by Mayor Alfin**

E



Florida **dbpr**

Department of Business & Professional Regulation

HOME CONTACT US MY ACCOUNT

**ONLINE SERVICES**

- Apply for a License
- Verify a Licensee
- View Food & Lodging Inspections
- File a Complaint
- Continuing Education Course Search
- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

**LICENSEE DETAILS**

5:05:20 AM 1/23/2024

**Licensee Information**

**Name:** MILLION, ROBERT BARTON (Primary Name)  
**Main Address:** 17 S WATERVIEW DRIVE  
 PALM COAST Florida 32137  
**County:** FLAGLER

**License Information**

**License Type:** Real Estate Broker or Sales  
**Rank:** Sales Associate  
**License Number:** SL3250287  
**Status:** Current, Active  
**Licensure Date:** 09/29/2011  
**Expires:** 03/31/2025

**Special Qualifications**

**Qualification Effective**

**Alternate Names**

- View Related License Information
- View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1395

The State of Florida is an AA/EEO employer. Copyright 2007-2010 State of Florida. Privacy Statement

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. \*Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our Chapter 455 page to determine if you are affected by this change.

12



Andrea Thompson



Aloha Von Jasinski



Audrey Montanez



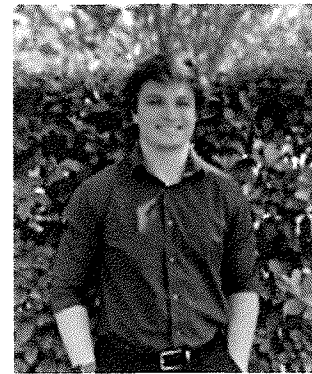
Bob Million



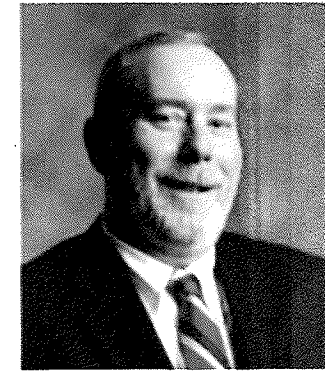
Carlos Arias



Cindy Tetreault



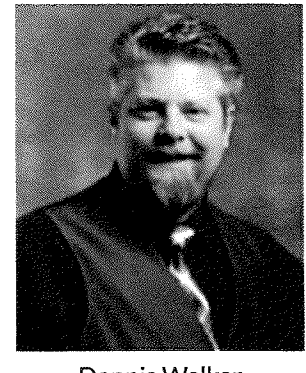
Cooper Glosson



David Alfin



David Boettger



Dennis Walker



Delissa Day



Doris Dolamore



*Business Associates*

13

7



Bob Million

Developer  
or  
owner  
of Kings Business  
Center, LLC  
(216 Apartments  
on Old Kings  
Rd)

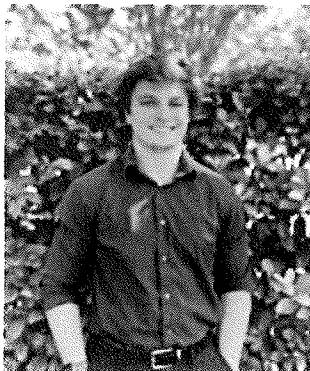


Carlos Arias

Business  
Associate



Cindy Tetreault



Cooper Glosson

6

# Candidate: David I Alfin

Office: Palm Coast City Council Member District  
2

## Campaign Treasurer's Report - Itemized Contributions

Seq#	Contributor	Entity	Occupation	Cont. Type	Amount
Date			Amend		
#1	David Irwin Alfin 4345 Old Kings Rd N Palm Coast, Fl 32137	Candidate to Themselves	Realtor	Cash	\$50.00
7/23/2020					
#2	David Irwin Alfin 4345 Old Kings Rd N Palm Coast, Fl 32137	Candidate to Themselves	Realtor	Check	\$1,200.00
8/31/2020					
#3	CONSERVATIVES FOR PRINCIPLED LEADERSHIP 1103 HAYS STREET TALLAHASSEE, FL 32301	Political Comm. (Federal or State)	PoliticalCommittee	Check	\$1,000.00
9/18/2020					
#4	BAYSHORE SUITES, LLC 4370 LA JOLLA VILLAGE DR STE 650 San Diego, CA 92122-6226	Business	Attorney	Check	\$1,000.00
9/18/2020					
#5	GRAND HAVEN REALTY LLC 2298 Colbert Lane PALM COAST, FL 32137	Business	RealEstate	Check	\$500.00
9/18/2020		<i>aka Grand Living Realty</i>			
#6	Enrique Lopez 14381 Southwest 37th Street Miami, FL 33175	Business	Realtor	Check	\$250.00
9/15/2020					

# Florida Commission of Ethic Complaint Checklist

*Reopening*

Date: \_\_\_\_\_

Complaint Checklist for Project Kings Business Center P.C. Application # 5059

Applicants: Bob Millions Applicants \_\_\_\_\_

### Conflict of Interest - Florida Statute 211.3143: - Voting Conflict

#### Parties:

#### Relationship

- |                        |                   |
|------------------------|-------------------|
| 1. <u>David Alfer</u>  | <u>BUSINESS</u>   |
| 2. <u>Bob Millions</u> | <u>ASSOCIATES</u> |
| 3. _____               | _____             |

1.  Florida Commission of Ethics Complaint (CE Form 50)
2.  LLC (Source- Sunbiz.org)

3.  Agenda Date: 6/21/2022      *Second Read* 7/5/2022

#### Meeting Minutes

4.  City of Palm Coast- Planning and Land Development Regulations Board Meetings (City of Palm Coast Public Records)

- a.  1<sup>st</sup> Read date 6/21/2022
- b.  2<sup>nd</sup> Read date 7/5/2022

Webpage: \_\_\_\_\_

Audio Link; \_\_\_\_\_

5.  City of Palm Coast -Council Business Meetings (City of Palm Coast – Public Records)

*Application*

- a.  1<sup>st</sup> Read date \_\_\_\_\_
- b.  2<sup>nd</sup> Read date \_\_\_\_\_

Webpage: \_\_\_\_\_

Audio Link: \_\_\_\_\_

6.  Form B Request from Palm Coast City Clerk – Memorandum of Voting Conflict for County, Municipal and other Public Officers. (Elected or appointed) (CE-Form 8B).

- a. Has a copy been filed with city clerk? Yes or No.
- b. Has the member orally the nature of the conflict before participating? Yes or No.
- c. Was the conflict recorded into the minutes? Yes or No.
- d. Was the form read publicly after the next meeting, after form was filed? Yes or No.

#### Other supporting Information:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_



Florida Commission on Ethics- Complaint  
Respondent – Mayor David Alfin

Dear Florida Commission of Ethics,

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Mayor David Afin, other occupation, is a Real Estate Broker/Sales for Grand Living Realty, which located in Palm Coast, Florida. Bob Millions is a Business Associate in the same real estate firm. (Exhibit B).

On June 21, 2022, Mayor David Afin voted on the 1<sup>st</sup> read of an **Ordinance 2022-XX-XX Old Kings Road Mult-Family Rezoning Application #5059**. As stated in the minutes, the applicant was Bob Millions. (Exhibit C).

Bob Million is the applicant, As stated in the June 21, 2022, council meeting minutes. (Exhibit D),

I have attached a copy of the DBPR License search for you to review. (Exhibit E).

I have attached photos from the Grand Living Realty website, to show Robert Million and David Alfin as Business Associates. (Exhibit F).

I have also attached campaign contributions from Grand Living Realty. (Exhibit G)

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<https://www.realtor.com/realestateagents/56a7e9e10fa417010073f443>
- C. DBPR – Real Estate License Search – Robert Million.  
<https://www.myfloridalicense.com>
- D. Grand Living Realty Meet the Team Photos: <https://grandlivingrealty.net/meet-the-team/>
- E. City of Palm Coast website: City Council Minutes, June 21, 2022, and December 19, 2023. <https://www.palmcoastgov.com/agendas/city-council>
- F. David Irwin Alfin Campaign Contributions - <https://www.voterfocus.com/>

Thank you for contacting the City of Palm Coast ref:!00D1U0qfHJ.!5005b028type:ref  
1 message

City of Palm Coast <customer-service2@palmcoastgov.com>

Mon, Jan 22, 2024 at 10:39 AM

To: , "do\_not\_reply@palmcoastgov.com"  
<do\_not\_reply@palmcoastgov.com>



The City of Palm Coast has completed your request.

There are no records responsive to your request. Thank you.

Good morning

Mayor Alfin has not filed a Form 8B since taking office. Please let me know if you need any other information and I'd be happy to help.

Hope you have a great day.

Sincerely,

Kaley Cook

City Clerk

Reference Number: 00215183

Subject:  
8B form

Description:



**Bob Million**

#3250287

GRAND LIVING REALTY

[Write Bob Million's 1st review](#)

[Write Bob Million's 1st recommendation](#)

**About Bob Million**



A resident of Florida since 1996, Bob is a marketing professional specializing in representing Buyers and Owners of Waterfront and Luxury Properties. His experience includes real estate development, land planning, construction and sales. Bob's understanding of real estate permitting and construction cost is an asset when evaluating properties. Prior to focusing exclusively on real estate, Bob was CEO of a Custom Yacht Builder, responsible for sales, construction and delivery of more than \$150 million in cruising yacht design/build projects.

Leisure activities include boating, fishing and golf.

**Price range (last 24 months)**

\$465K - \$465K

**Areas served**

Flagler Beach	Ormond Bea...	Palm Coast
Ponte Vedra	Ponte Vedra ...	St. Augustine
Sunny Side		

**Specializations**

Luxury Property      Waterfront Property

**1 Listings**

**Ratings and reviews**

**Contact details**

[\(904\) 808-5606](tel:(904)808-5606) mobile

[\(904\) 495-0143](tel:(904)495-0143) office

[Grand Living Realty](#) website

GRAND LIVING REALTY  
2298 Colbert Ln, Palm Coast, FL, 32137



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C



**City of Palm Coast  
Minutes  
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, June 21, 2022**

**9:00 AM**

**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 meeting 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**

*Mayor Alfin called the meeting to order at 9:00 a.m.*

**B. PLEDGE OF ALLEGIANCE TO THE FLAG**

**C. ROLL CALL**

Present and responding to roll call were the following:

Council:	David Alfin
	Eddie Branquinho
	Ed Danko
	John Fanelli III

Absent

**Approved - 3 - Mayor David Alfin, Council Member Ed Danko, Council Member John Fanelli III**

**Denied - 1 - Vice Mayor Eddie Branquinho**

**11. ORDINANCE 2022-XX TOWN CENTER TRACTS 16 & 17 FUTURE LAND USE MAP AMENDMENT- APPLICATION #5080**

*Ms. Borkert read the title of this item into the record and reminded Council that this is a legislative item.*

*Mr. Ray Tyner and Ms. Jordan Myers presented to Council on this item.*

*Public Comments:  
There were none.*

**Pass**

**Motion made to approve by Council Member Danko and seconded by Council Member Fanelli III**

**Approved - 3 - Mayor David Alfin, Council Member Ed Danko, Council Member John Fanelli III**

**Denied - 1 - Vice Mayor Eddie Branquinho**

**12. ORDINANCE 2022-XX OLD KINGS ROAD MULTI-FAMILY REZONING- APPLICATION #5059**

*Attorney Borkert read the title of this item into the record and reminded Council this is a quasi-judicial item. Called for any ex-parte communications.*

*CM Danko and CM Fanelli stated they each received an email and will base their decisions on what is presented today.*

*Mr. Ray Tyner and Ms. Jordan Myers presented to Council on this item.*

*The applicant, Bob Million presented to City Council.*

*Public Comments:  
There were none.*

*Mayor Alfin passed gavel to second the motion. Provided a statement on his concerns for growth in Palm Coast.*

**Pass**

**Motion made to be approved on first reading by Council Member Danko and seconded by Mayor Alfin**

**Approved - 3 - Mayor David Alfin, Council Member Ed Danko, Council Member John Fanelli III**  
**Denied - 1 - Vice Mayor Eddie Branquinho**

13. **ORDINANCE 2022-XX AMENDING SECTION 2-1 (b) CITY OF PALM COAST CORPORATE SEAL; LOGO; USE OF, CODE OF ORDINANCES OF THE CITY OF PALM COAST**

*Attorney Borkert read the title into the record.*

*Public Comments:  
There were none.*

**Pass**  
**Motion made to be approved on first reading 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**

**I. CONSENT**

14. **RESOLUTION 2022-XX APPROVING THE FISCAL YEAR 2023-2025 LOCAL HOUSING ASSISTANCE PLAN (LHAP) FOR THE STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM**

**R20220083**

**Pass**  
**Motion made to be adopted on consent 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**

15. **RESOLUTION 2022-XX APPROVING THE SECOND AMENDMENT TO THE INTERLOCAL AGREEMENT WITH FLAGLER BEACH RELATING TO POTABLE WATER SALE AND SHARED UTILITY CUSTOMERS**

**R20220081**

**Pass**  
**Motion made to be adopted on consent 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 of Palm Coast  
Minutes  
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**

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**Tuesday, July 5, 2022**

**6:00 PM**

**COMMUNITY WING**

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**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 6:00 p.m.*

**B PLEDGE OF ALLEGIANCE TO THE FLAG**

**C ROLL CALL**

*City Clerk Virginia Smith called the roll. All members were present. Attorney Borkert appeared via zoom.*

**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:



**Pass**

**Motion made to be adopted on second reading by Council Member Danko and seconded by Council Member Klufas**

**Approved - 4 - Mayor David Alfin, Council Member Ed Danko, Council Member Nick Klufas, Council Member John Fanelli III**

**Denied - 1 - Vice Mayor Eddie Branquinho**

**8 ORDINANCE 2022-XX OLD KINGS ROAD MULTI-FAMILY REZONING-APPLICATION #5059**

**O20220013**

*City Attorney Borkert read the title into the record. Ms. Borkert reminded Council this is a quasi-judicial item and called for any ex-parte communications. Mayor Alfin received an email as did VM Branquinho. Both disclosed they would base their decisions on what is presented before them today.*

*Mr. Tyner advised this is second reading, prepared to present and the applicant is available for questions.*

*Public Comment:*

*Celia Pugliese-we are adding more multi-family housing on Old Kings Road, it is a narrow road. When will the City, County, State widen Old Kings Road?*

*Robert MacDonald-where on Old Kings Road will this be? What are the setbacks? How far back in the woods will this development be located?*

*Darlene Shelley, Hidden Lakes-opposes this rezoning. Requested Council deny this request.*

**Pass**

**Motion made to be adopted on second reading by Council Member Klufas and seconded by Council Member Danko**

**Approved - 4 - Mayor David Alfin, Council Member Ed Danko, Council Member Nick Klufas, Council Member John Fanelli III**

**Denied - 1 - Vice Mayor Eddie Branquinho**

**9 ORDINANCE 2022-XX AMENDING SECTION 2-1 (b) CITY OF PALM COAST CORPORATE SEAL; LOGO; USE OF, CODE OF ORDINANCES OF THE CITY OF PALM COAST**

**O20220014**

*City Attorney Borkert read the title into the record.*

*Public Comment:*

E

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION



Florida **dbpr** Department of Business & Professional Regulation

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**LICENSEE DETAILS**

5:05:20 AM 1/23/2024

**Licensee Information**

Name:	<b>MILLION, ROBERT BARTON (Primary Name)</b>
Main Address:	<b>17 S WATERVIEW DRIVE PALM COAST Florida 32137</b>
County:	<b>FLAGLER</b>

**License Information**

License Type:	<b>Real Estate Broker or Sales</b>
Rank:	<b>Sales Associate</b>
License Number:	<b>SL3250287</b>
Status:	<b>Current,Active</b>
Licensure Date:	<b>09/29/2011</b>
Expires:	<b>03/31/2025</b>

**Special Qualifications**

**Qualification Effective**

**Alternate Names**

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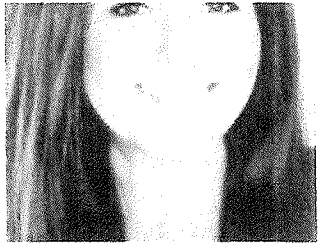
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Grand Living Realty -



Andrea Thompson



Aloha Von Jasinski



Audrey Montanez



Bob Million



Carlos Arias



Cindy Tetreault



Cooper Glosson



David Alfin



David Boettger



Dennis Walker



Delissa Day



Doris Dolamore

Business Associates

27

T



Bob Million

Developer  
or  
owner  
of Kings Business  
Center, LLC.  
(216 Apartments  
on Old Kings  
Rd)



Carlos Arias

Business  
Associate



Cindy Tetreault



Cooper Glosson

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# Candidate: David I Alfin

## Office: Palm Coast City Council Member District 2

### Campaign Treasurer's Report – Itemized Contributions

Seq#	Contributor	Entity	Occupation	Cont. Type	Amount
Date			Amend		
#1 7/23/2020	David Irwin Alfin 4345 Old Kings Rd N Palm Coast, Fl 32137	Candidate to Themselves	Realtor	Cash	\$50.00
#2 8/31/2020	David Irwin Alfin 4345 Old Kings Rd N Palm Coast, Fl 32137	Candidate to Themselves	Realtor	Check	\$1,200.00
#3 9/18/2020	CONSERVATIVES FOR PRINCIPLED LEADERSHIP 1103 HAYS STREET TALLAHASSEE, FL 32301	Political Comm. (Federal or State)	PoliticalCommittee	Check	\$1,000.00
#4 9/18/2020	BAYSHORE SUITES, LLC 4370 LA JOLLA VILLAGE DR STE 650 San Diego, CA 92122-6226	Business	Attorney	Check	\$1,000.00
#5 9/18/2020	GRAND HAVEN REALTY LLC 2298 Colbert Lane PALM COAST, FL 32137	Business	RealEstate	Check	\$500.00
#6 9/15/2020	Enrique Lopez 14381 Southwest 37th Street Miami, FL 33175	Business	Realtor	Check	\$250.00

*aka brand Living Realty*