

**City of South Daytona  
City Council Meeting Minutes  
Tuesday, May 13, 2025,  
Immediately following the 6:00pm  
South Daytona Community Trust Board Meeting**

City Council Chambers, 1672 S. Ridgewood Avenue, South Daytona, Florida  
and Facebook Live ([www.facebook.com/CityOfSouthDaytona](http://www.facebook.com/CityOfSouthDaytona))

**A. OPENING. Call to Order:** Mayor William C. Hall called the City of South Daytona Regular City Council Meeting to order at 6:06 pm.

**Roll Call:**

**Present:**

Mayor William C. Hall	Councilman Brandon Young
Vice-Mayor Doug Quartier	City Manager James L. Gillis, Jr.
Councilman Eric Sander	City Attorney Wade Vose
Councilwoman Lisa O'Neal	

**Pledge of Allegiance** led by Mayor William C. Hall followed by the **Invocation** led by Councilman Brandon Young.

**Item 5: City Manager Report:**

City Manager Gillis provided an update on stormwater improvements completed since the previous Council Meeting.

The large pond continues to be expanded at our Reed Canal Stormwater Control Facility. There is a lot of dirt that is being removed. The more dirt that is removed, the more water storage is being created. When completed, this will be a huge improvement to the drainage for the entire central portion of the City.

The City has completed the expansion of Silver Pond ahead of the upcoming hurricane season. This expansion will improve the drainage inside the Big Tree Village subdivision.

The stormwater pump at the Jones Street stormwater pond has been replaced by the Public Works Department. This replacement will improve the drainage of the Jones Street / Bellewood Avenue area around City Hall.

A new stormwater pump station has been installed at the large stormwater pond inside Reed Canal Park. This pump station will help control the lake level and ultimately improve the drainage of the Orchards Phase II subdivision.

The Public Works Department is expanding the Duck Pond on Anastasia Drive. The expansion of this stormwater pond will help improve the drainage of the surrounding homes.

The City has replaced several stormwater pipe segments in the Calhoun Street and Yale Road area designed to improve the drainage there.

The design of an additional stormwater pond to improve the drainage inside the Lantern Park subdivision has begun. This is the first of four large-scale stormwater projects that the City will

complete in a partnership with Volusia County as a part of their Transform 386 program. The other three projects include the creation of a stormwater pond to improve the drainage inside the Sherwood Forest subdivision, the installation of sheet piling along the banks of the Stevens Canal to make it wider and more capable of conveying stormwater for the entire central portion of the City and the expansion of the stormwater pond on Aspen Drive to improve the drainage inside the Big Tree Village subdivision.

City Manager Gillis said that the item before Council was the approval of a contract for the design of the Aspen Stormwater Pond expansion project, which will directly benefit the Big Tree Village subdivision. He noted that the task order for this project is separate from the U.S. 1 undergrounding project. Mr. Gillis also addressed the Community Redevelopment Agency (CRA) funding, explaining that CRA funds are restricted to projects along the U.S. 1 corridor and cannot be used for stormwater improvements in other areas of the City.

The Annual Law Enforcement Memorial Service will be held on Thursday, May 22nd, at 8:30 a.m. at Lohman's Memorial Park to remember and honor officers who lost their lives in the line of duty. The community is encouraged to attend.

#### **Item 6: City Attorney Report:**

City Attorney Wade Vose provided a brief update on the ongoing state legislative session. He said the session has been extended into June, and it appears that many items will remain unresolved for the foreseeable future. Only a few bills are still active and under consideration.

The attorney noted that several bills of interest to local governments did not pass both legislative chambers before the end of the regular session and are therefore considered dead for this session. However, a few significant pieces of legislation did advance and could impact the City of South Daytona.

One such measure, which has received comparatively little attention, involves the approval of plats. Historically, the final decision-making authority for plat approvals has rested with city and county governing bodies. The new legislation removes that authority and shifts all plat approvals to administrative processes. While this will significantly impact cities with extensive single-family development, it will still require updates to South Daytona's code. The City Attorney's office is reviewing potential code amendments to comply with this change.

Another major topic was the Live Local Act. Amendments were made this session that both clarify and expand the law's reach. Of particular concern is the continued potential for affordable housing developments to be constructed on commercial and industrial properties which is typically in conflict with established city planning. He explained that still pending is legislation related to the "missing middle" tax exemption, which was part of the broader tax package. Last year, the City Council opted out of this exemption, along with several other jurisdictions in Volusia County. The current bill under consideration may revoke the local option to opt out. His office is monitoring this bill closely to assess its implications.

Additionally, several other bills affecting the ability of local governments to enforce land use controls were passed. The City Attorney's office will continue to evaluate these changes to determine their potential effects on South Daytona.

On a positive note, legislation that would have significantly increased city liability exposure and insurance costs did not pass this session.

Apart from legislative matters, the City Attorney's office has been assisting City staff, particularly in the areas of land use and human resources. City Attorney Vose concluded by reaffirming their ongoing review of all matters brought before the City and said he was available for any questions.

#### **B. CITIZENS TO BE HEARD:**

*Mayor Hall said that this is an opportunity for members of the public to address the City Council on any topic, whether it pertains to community concerns, personal perspectives, or general topics like the weather. When invited to approach the podium, please clearly state your name and address for the official record.*

*He asked that while speaking, direct your comments to the City Council as a whole and not towards any of the audience members or cameras. As the established standard, each person will be given approximately three minutes to speak. Although there is no formal clock, be concise enough without repetition to ensure everyone has had an opportunity to participate. Please note that the City Council will not respond to any viewpoint or question during this time as it is your opportunity to be heard.*

Barbara Ann Heegan and Kelly Moore, representing the Port Orange South Daytona Chamber of Commerce, shared that an upcoming Job Fair will be held on Saturday, May 17th, from 9:00 a.m. to 12:00 p.m. The event is geared toward graduating high school seniors but is also open to the general public. The City was invited to participate.

Kelly Moore, 2306 Brian Avenue, announced a Business After Hours event this Thursday from 5:00 p.m. to 7:00 p.m. at Back Alley Lanes, located at the Sunshine Park Mall. She also shared that the Chamber is preparing for its upcoming Golf Tournament and looks forward to the City's in the fall.

John Roger Williams, 789 Boston Avenue, discussed parking at Edison Pointe on Big Tree Road. He also discussed speed limits on US 1. Mr. Williams suggested an exercise trail around the pond on Magnolia Avenue (Aspen Stormwater Pond). He concluded by discussing his request for a fence in his front yard on Boston Avenue.

Frank Amendolia, 791 Aspen Drive, expressed concern over the upcoming hurricane season. He also discussed sandbags and driving during flooding events.

Harold Duff, 2406 Oriole Lane, discussed stormwater improvements and the improvements planned for Steven's Canal.

Richard Phinney, 2306 Oriole Lane, discussed sandbags needed for storm preparation. He said you cannot control nature and thanked the Council for all they do.

#### **C. CONSENT AGENDA (Items 7-14):**

*Mayor Hall introduced the Consent Agenda and said the matters included under the consent agenda are self-explanatory and not expected to require discussion for approval. Items will be enacted by one motion. If discussion is desired by any member of the City Council, that item must be removed from the consent agenda and considered separately.*

**Item 7:** Approval of minutes: April 8, 2025, City Council Meeting.

**Item 8: Resolution No. 2025-13.** A Resolution of the City of South Daytona, Florida authorizing the adoption of the updated Volusia County Multi-Jurisdictional Local Hazard Mitigation Strategy Plan and the Volusia Integrated Floodplain Management Plan; providing for conflicting resolutions; providing for severability; and providing an effective date. **First and only reading.**

**Item 9:** Consideration of approving a work authorization to Mead and Hunt in the amount of \$722,053 for the design of the final phase (Phase III) of the US 1 Undergrounding and Streetscape project from Ridge Boulevard to the southern City Limits.

**Item 10:** Consideration of awarding a contract to FPL in the amount of \$732,421 for the burial of the overhead power lines on US 1 for the final phase (Phase III) of the US 1 Undergrounding and Streetscape project from Ridge Boulevard to the southern City Limits.

**Item 11: Resolution No. 2025-11.** Consideration of approving the second, one (1) year extension of the Emergency Debris Hauling and Disposal Contracts with Crowder Gulf, Ceres Environmental Services, and Philips & Jordan with a 2.8% increase request as allowed in the current contract.

**Item 12:** Consideration of approving the second, one (1) year extension of the Emergency Debris Monitoring Contracts with Tetra Tech, Thompson Consulting Services, and Rostan Solutions at the current rate.

**Item 13:** Consideration of approving an Agreement with Volusia County to provide a School Resource Officer to serve South Daytona Elementary for the 2025/2026 school year.

**Item 14: Resolution No. 2025-14.** A Resolution of the City of South Daytona, Florida, amending Resolution No. 2025-12, setting forth appropriation for current expenses and capital outlay for the following funds: General Fund and Stormwater Fund, as required by the City of South Daytona, Florida, during and for the fiscal year beginning October 1, 2024 and ending September 30, 2025; adopting the operating and capital budgets for the City of South Daytona; providing for severance; providing for conflicting resolutions; and providing an effective date. **First and only reading.**

Motion to approve the consent agenda as presented by Vice-Mayor Doug Quartier. Second by Councilwoman Lisa O'Neal. Motion carried unanimously.

#### **D. REGULAR AGENDA:**

**Item 15:** Consideration of approving a work authorization for Mead and Hunt to design and permit the Aspen Stormwater Pond Expansion project in the amount of \$217,771 as approved in the amended budget for the current year.

City Manager Gillis gave a special acknowledgment to Volusia County for being an outstanding partner in improving the City's stormwater infrastructure through the Transform 386 program. He noted that the County has awarded the City approximately \$13 million for stormwater improvements, a significant investment for a city of South Daytona's size. One of the major projects funded through this program is the expansion of the existing stormwater pond on Aspen Drive. The project includes several key components: enlarging the pond itself, increasing the capacity of the existing pump station, lowering the pump intake pipe to allow for earlier and more effective pumping before storms, improving the intake stream to reduce blockages, expanding on-site fuel

storage for extended generator and pump operation during outages, and modifying the interconnect with Silver Pond to enable greater drawdown of water than has previously been possible.

The City will utilize its long-time engineering partner, Mead & Hunt, for the design and permitting phase of the project. Mr. Gillis noted that Mead & Hunt has worked with the City for 24 years and has completed many projects, including city bridges, and numerous traffic and stormwater improvements. The estimated cost for design and permitting is \$212,771, which he described as reasonable given the total estimated construction cost of approximately \$4 million. If approved, the design and permitting phase is expected to take about six months, with the goal of having the project substantially completed and functional ahead of the 2026 hurricane season. Staff recommended approval so work can begin immediately, with a kickoff meeting already scheduled with the engineers for Friday, pending Council approval.

Councilman Sander expressed his support for the project, stating that this is a smart way to accelerate a very important stormwater improvement. He emphasized that it would provide much-needed relief to Big Tree Village and the surrounding area far sooner than if the project had remained solely under county control.

Motion by Councilman Eric Sander. Second by Vice-Mayor Doug Quartier. Motion carried unanimously.

**Item 16: Resolution No. 2025-15.** A Resolution of the City of South Daytona, Florida, authorizing submittal of an application to Volusia County for the Community Development Block Grant Program (CDBG) for the rehabilitation of the Pope Avenue Drainage Easement and execution of the grant, if awarded. **First and only reading.**

*City Attorney Vose read the title of Resolution No. 2025-15.*

City Manager James L. Gillis, Jr. provided background on a proposed application for a Community Development Block Grant (CDBG) through Volusia County. He noted that, for the past six months, much of the City's focus has been on stormwater improvements, evaluating how to improve every street and home impacted by flooding. Traditionally, the County's Community Assistance Division has allocated approximately \$75,000 annually to our City for projects in low-to-moderate income areas. However, this year, the County is pooling funds across all municipalities and is seeking proposals for large-scale projects.

In response, the City identified the Pope Stormwater System Rehabilitation Project as a strong candidate. Mr. Gillis explained the drainage system serving the Palm Grove neighborhood, particularly the area east of Magnolia Avenue. Water from this section flows into a pipe behind Pope Avenue, which historically discharged into a wet well near the canal. In earlier years, the City would manually pump water from this wet well into the canal using a portable pump.

Following the construction of the Reed Canal Stormwater Control Facility, currently undergoing expansion, that connection was severed, and stormwater was redirected to the new facility. The proposed project would reestablish the original connection and install a permanent pump station at the former wet well site. This improvement would enhance drainage along Pope Avenue and provide relief to the east side of Palm Grove. Additionally, it would create a secondary pumping

option to support the main pumps at the Reed Canal facility, increasing overall stormwater capacity during high-flow events.

City Manager Gillis stated that the item before Council is a Resolution approving the City's application to the County for funding. If the resolution is approved, the City will submit it to the County and begin advocating for the project. He advised that funding decisions are typically made between June and July, with potential award and disbursement occurring in September, at the start of the fiscal year. In the meantime, City staff will begin working on the project design in-house. Staff recommended approval of Resolution No. 2025-13 as written.

Councilman Young inquired about the County's timeline for making funding decisions. City Manager Gillis responded that the County typically makes preliminary decisions in June, with final decisions expected in July. If the project is awarded, funding would likely be disbursed around September. In the meantime, City staff will begin working on the design in-house to be ready to proceed once funding is confirmed.

Motion by Councilwoman Lisa O'Neal. Second by Councilman Eric Sander. Motion carried unanimously.

**Item 17: Ordinance No. 2025-09.** An Ordinance of the City of South Daytona, Florida, amending the Official Zoning Map by changing the zoning of 1745 South Ridgewood Avenue, Parcel 5344-16-00-0540, 1771 South Ridgewood Avenue, Parcel 5344-16-00-0520, 1773 South Ridgewood Avenue, Parcel 5344-16-00-0511, and unaddressed Parcel 5344-16-00-0543 from Business General Commercial (BGC) and Multi-Family Residential (R-3) to Planned Commercial Development (PCD); and providing for conflicts, severability, applicability, and an effective date. Recommended by the Planning Advisory Board on May 7, 2025. **First Reading. Public Hearing.**

*City Attorney Vose read the title of Ordinance No. 2025-09.*

City Manager Gillis explained that this is the property across from Warner Christian Academy, which includes four parcels. He explained that the City continues to work toward improving the US 1 corridor, and the Council has seen similar rezonings in recent meetings as part of this ongoing effort. In this case, for property owners are requesting to eliminate the current higher-density residential zoning (R-3, multi-family residential) and convert the designation to a Planned Development (PD). This could take the form of either a commercial or mixed-use PD project. The purpose of this rezoning is to give the City Council more direct authority and oversight over what types of development are permitted on the site. Mr. Gillis emphasized that this approach provides greater control over development along our US 1 corridor and aligns with the City's goals. He concluded with a staff-recommended approval of Ordinance No. 2025 as written.

Mayor Hall opened the Public Hearing. No comments were received. Mayor Hall closed the Public Hearing.

Councilman Eric Sander and Councilwoman Lisa O'Neal noted that their questions had been previously answered by City Manager Gillis.

Motion by Councilwoman Lisa O'Neal. Second by Vice-Mayor Doug Quartier. Motion carried unanimously.

**Item 18: Ordinance No. 2025-10.** An Ordinance of the City of South Daytona, Florida, adopting a Master Development Agreement for the property located at 1854 South Ridgewood Avenue, Parcel 5344-16-00-0642; establishing principal uses as a Specialty Grocery Store; and providing for conflicts, severability, applicability, and an effective date. Recommended by the Planning Advisory Board on May 7, 2025. **First Reading. Public Hearing.**

*City Attorney Vose read the title of Ordinance No. 2025-10.*

City Manager James L. Gillis, Jr. explained that the item before Council pertains to the property formerly known as Ryan's Steakhouse. In previous meetings, the Council approved the rezoning of the site from a mix of high-density residential (R-3) and General Commercial zoning to a Planned Commercial Development (PCD). Tonight's item involves approval of the proposed Master Development Agreement for the site.

Mr. Gillis shared that the property has a prospective buyer, Winola Farms, who plans to establish a premium grocery store at the location, similar in concept to Perrine's in Port Orange. The grocery store will feature a farm-to-table model with high-quality meats (their primary business), fresh produce sourced directly from farms to promote sustainability and freshness, an authentic international food selection, a commercial on-site bakery, a full-service deli, and a café.

He emphasized that the development will renovate the existing structure without changing the building's size. The estimated investment includes over \$1 million in renovations, including upgrades to the building and stormwater improvements. City staff are enthusiastic about the project, viewing it as a strong fit for the U.S. 1 corridor vision of creating a space where South Daytona residents can shop and dine locally rather than traveling to surrounding communities.

City Manager Gillis concluded with a staff recommendation to approve the Master Development Agreement through Ordinance No. 2025-10.

Mayor Hall opened the Public Hearing. No comments were received. Mayor Hall closed the Public Hearing.

Councilman Sander expressed enthusiasm for the proposed development, stating that it is an exciting addition to the U.S. 1 corridor and aligns well with the City's vision for the area.

Councilman Young noted that the business already operates in Port Orange and is now looking to expand into South Daytona. He suggested that the City introduce the owners to the Chamber of Commerce.

Kelly Moore, 2306 Brian Avenue, shared that the business is already a Chamber member and is entering its second year of membership. The owners, originally from Pennsylvania, run a family-operated business known for its high-quality products.

Motion by Councilman Brandon Young. Second by Councilman Eric Sander. Motion carried unanimously.

#### **E. COUNCIL COMMENTS:**

Councilman Eric Sander expressed his appreciation to all City staff for their continued hard work, particularly in relation to ongoing stormwater improvements. He acknowledged the visible progress across the city, noting the many dirt piles at job sites, which he jokingly added have become

interesting spots for him to explore and search for ancient shells. He thanked staff for their dedication and efforts.

Councilwoman Lisa O'Neal echoed Councilman Sander's gratitude and congratulated the two scholarship recipients. She wished everyone a safe and happy Memorial Day.

Councilman Brandon Young stated he had no additional comments to add.

Vice Mayor Doug Quartier shared that he has been visiting various job sites (stormwater projects) throughout the city and was pleased to see the progress and timeliness of the work being completed. He noted high attendance and enthusiasm during the recent baseball season and that residents didn't want the season to end. He announced that the upcoming soccer season will begin in June. Mayor Hall reminded that soccer will be played at Blaine O'Neal Park, and Citizens Alert will utilize the permanent concession stand rather than the mobile hot dog wagon.

Mayor Hall reported on the recent Volusia County Mayor's Roundtable meeting held on Monday, highlighting discussions on various legislative updates, including potential preemption of local authority. He thanked County Councilmembers Matt Reinhardt and Jake Johansson for their support of the City's stormwater improvement projects. He acknowledged the tight timeline ahead, with 19 days remaining until the beginning of Hurricane Season. Mayor Hall recognized the hard work being done by the City team. He thanked Public Works Director Thornton, City Manager Gillis, and Public Works Superintendent Smith, as well as all City employees actively involved in the ongoing stormwater projects. He concluded by noting that there was discussion at the roundtable regarding a possible half-cent sales tax referendum next year, which could potentially support stormwater and infrastructure improvements.

**F. ADJOURNMENT:** Mayor William C. Hall adjourned the City of South Daytona Regular Meeting of the City Council at 6:49pm.

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*Deputy City Clerk, Becky Witte*

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*Mayor William C. Hall*