

**City of South Daytona
City Council Meeting Minutes
Tuesday, June 10, 2025, at 6:00pm**

City Council Chambers, 1672 S. Ridgewood Avenue, South Daytona, Florida
and Facebook Live (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 6:00 pm.

Roll Call:

Present:

Mayor William C. Hall
Vice-Mayor Doug Quartier
Councilman Eric Sander
Councilwoman Lisa O'Neal

Councilman Brandon Young
City Manager James L. Gillis, Jr.
City Attorney Wade Vose

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 City installed a new type of backflow preventer inside the lake located in Reed Canal Park to help reduce flooding in the Orchards subdivision, Phase II. The old backflow preventer, which is original to the subdivision, had reached the end of its useful life.

The Public Works Department recently cleaned and removed vegetation from the Citrus Ditch to help improve the drainage for the entire western portion of the Palm Grove subdivision.

The design of an additional stormwater pond within the Lantern Park subdivision is currently underway through the Volusia County Transform 386 program. Since the funds for this project come from the federal government and require additional constraints such as the need for environmental studies, Volusia County has decided to administer all of the projects. These additional requirements are somewhat time-consuming but are necessary for the City to have these projects completed. The other projects to be completed in South Daytona through the Transform 386 program are the Sherwood Forest Stormwater Pond, Stevens Canal Bank Stabilization and the Aspen Stormwater Pond Expansion.

The design of the Aspen Stormwater Pond Expansion has begun utilizing City funds to expedite the project and ensure that it is shovel-ready when the construction funds are made available by the County through their Transform 386 program. The vast expansion of the stormwater pond on Aspen Drive coupled with the improvements already made to Silver Pond will greatly improve the drainage of the Big Tree Village subdivision. He thanked Volusia County Council members and County staff.

The City cleaned the stormwater pump station and modified the intake piping here in an effort to reduce the amount of flooding experienced on Sherwood Drive inside the Sherwood Forest

subdivision. This drainage improvement is one that we were able to complete now for this upcoming hurricane season while we await funding from the County to complete the design and construction of the much larger scale stormwater pond project scheduled to start later this year.

The Public Works Department has been installing spillways to more effectively convey stormwater into designated retention areas throughout the City. A prime example of this is the installation of a spillway at Silver Pond. After expanding this pond, we noticed that stormwater struggled to sheet flow over the existing ground and was backing up in the street. Once a spillway was installed, the street here drained faster and without erosion.

City crews again cleaned out vegetation in the Stevens Canal. This canal is extremely important to the drainage of the entire central portion of the City. We are asking our residents who live along the canal not to throw vegetative debris in the canal. Our garbage hauler will take every bit of vegetative debris each Monday; there is no need to throw it in the canal. Blocking the canal with vegetative debris will impede flow and could cause flooding during severe weather events, so please do not do this.

On the agenda tonight is the expansion of the stormwater pond on Windle Lane. Our contractor, Drewry Site Development, who is finishing the expansion of the Blue Villa pond located at our Reed Canal Stormwater Control Facility, will be moving over to the Windle Lane project soon. This expansion of the Windle Lane stormwater pond will help alleviate the flooding within the Coventry Forest subdivision.

Item 6: City Attorney Report:

City Attorney Wade Vose reported that over the past month, his office has been working on several matters on behalf of the City. He noted ongoing coordination with various City departments regarding the handling of a condemned, unsafe structure, an issue the City has addressed on multiple occasions. It is possible that related items may be presented to the Council in the coming months.

Mr. Vose also reported that his office continues to assist staff with a range of land use matters, including securing the necessary legal easements and access for stormwater improvement projects. One of these related items appears on the evening's agenda, and he indicated that progress on this front is going well.

Additionally, Mr. Vose reminded Council Members of the existing statewide legal injunction on the enforcement of Form 6 financial disclosure requirements. He confirmed that the injunction remains in effect and that Form 1 continues to be the appropriate filing. Council Members should have received login credentials from the Commission on Ethics and are reminded to file Form 1 by the July 1 deadline.

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.

Ann Martorano, 6017 Sanctuary Garden Blvd, addressed the Council on behalf of the Board of Directors of the Port Orange South Daytona Chamber of Commerce. Ms. Martorano expressed her appreciation to the Council for their continued support. She announced that the Chamber's annual Casino Night fundraiser will be held on July 25 and encouraged the Council and the public to help spread the word and participate if interested. She noted that a portion of the event's proceeds supports the Chamber's foundation, which provides scholarships for local students, making the fundraiser especially meaningful. She also thanked the City for its ongoing support of the Chamber's Leadership Programs, both adult and youth, which offer participants valuable insight into the operations of local government. Ms. Martorano concluded by expressing gratitude on behalf of the Chamber.

Frank Amendolia, 791 Aspen Drive, requested that sand and sandbags be made available to residents in advance of hurricanes. He emphasized the ongoing flooding issues in Big Tree Village, especially on Aspen Drive, where the neighborhood design causes water to pool in the center. Mr. Amendolia shared his experience of repeated flooding, noting that even moderate rain now causes serious issues. He stated that his property alone requires around 90 sandbags for adequate protection and believes other homes on the street need similar support. He urged the City not to delay sandbag distribution, as filling them is physically demanding and time-consuming during a storm. He also noted that traffic during floods worsens damage by pushing water into homes and asked the City to help residents better defend their properties.

Susan Allen, 35 Cherrywood Court, thanked the Council for the recent stormwater improvements, noting the enhanced safety and accessibility for cyclists. She raised concerns about ongoing code enforcement issues in her neighborhood. Ms. Allen reported multiple properties with cars regularly parked on lawns and requested increased enforcement and follow-up. She noted the disparity in property maintenance compared to other areas and emphasized the importance of fairness for longtime residents. She concluded by expressing appreciation for the Council's continued efforts.

C. CONSENT AGENDA (Items 7-11):

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: May 13, 2025, City Council Meeting.

Item 8: Consideration of approving a sole source purchase from Heyward Florida for the odor control equipment required to replace Lift Station #5, located at 635 Violet Street, in the amount of

\$142,000 as budgeted in the current fiscal year and supported by a grant from the Florida Department of Environmental Protection.

Item 9: Consideration of approving a sole source purchase from Hydra Service for the pumps and mixing equipment required to replace Lift Station #5, located at 635 Violet Street, in the amount of \$466,095 as budgeted in the current fiscal year and supported by a grant from the Florida Department of Environmental Protection.

Item 10: Consideration of approving Volusia County's annual plan to disburse Justice Assistance Grant (JAG) Funds they acquired to programs provided by municipalities and private entities such as SMA Healthcare and The House Next Door.

Item 11: Resolution No. 2025-16. A Resolution of the City of South Daytona, Florida, approving a special exception for a bar use at the property located at 2045 South Ridgewood Avenue; establishing conditions and an expiration date of approval; providing for conflicts, severability and an effective date. **First and only reading.**

Motion to approve the consent agenda as presented by Councilwoman Lisa O'Neal. Second by Councilman Eric Sander. Motion carried unanimously.

D. REGULAR AGENDA:

Item 12: Consideration of increasing the City's existing contract with Drewry Site Development to include the expansion of the Windle Lane Stormwater Pond in the amount of \$168,560 to alleviate flooding in the Coventry Forest subdivision as budgeted in the current fiscal year.

City Manager Gillis explained that the original development, built in the 1960s and early 1970s, included two small stormwater ponds which have since proven inadequate. Approximately five years ago, the City combined the two ponds into a larger one to better manage stormwater.

Following flooding impacts from Hurricanes Ian, Nicole and Milton, the City re-evaluated the area and determined the pond could be expanded to nearly double its current size using surrounding vacant land. The City will use its existing contractor, Drewry, who is currently completing work at the Blue Villa regional stormwater facility, to undertake this expansion. The quoted cost for the project is \$168,560, which City staff considers reasonable.

Mr. Gillis noted efforts to expedite the project by potentially bringing in a second crew, with the goal of completing the work before the peak of hurricane season. Council approval was requested to approve the agreement with Drewry for this additional flood mitigation work.

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

Item 13: 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 was held on May 13, 2025. **Second and final reading. Public Hearing.**

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

City Manager Gillis explained that staff is working to identify higher-density residential zones, such as Multifamily Residential (R-3), along the CRA/ US 1 corridor, with the intent to rezone these parcels to Planned Development (PD) designations as either Planned Commercial Development (PCD) or Planned Unit Development (PUD), depending on the property's use.

The purpose of this initiative is to place future development of these parcels under Council control, allowing current or future Councils to determine what can be built. This approach also reduces the potential for incompatible high-density residential uses until ongoing stormwater issues in the area are resolved.

Mr. Gillis clarified that no specific development is currently proposed for the properties in question, and recent resident concerns were addressed accordingly. The Planning Advisory Board recommended approval of the rezoning on May 7, 2025, and the item was presented for second and final reading at this meeting as a public hearing.

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

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

Item 14: 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 was held on May 13, 2025. **Second and final 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.

He said this proposed farm-to-table grocery store project is planned. The owner is currently operating in Port Orange and specializes in distributing farm-fresh beef nationwide. They intend to open a permanent storefront in South Daytona. The new store, Winola Farms, will feature farm-to-table meats and fish, an Amish food section, a commercial bakery, a full-service deli, and an in-store café, with a focus on freshness.

Mr. Gillis noted that the City worked closely with the developer to finalize a Master Development Agreement, incorporating multiple provisions to enhance the quality of the project, including a requirement for on-site stormwater improvements.

Although residents have expressed interest in the store's opening date, the facility is not expected to open until early next year, due to significant investments in interior and exterior renovations, including the installation of a commercial kitchen.

Mr. Gillis said that the Planning Advisory Board recommended approval of the agreement on May 7, 2025, and 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.

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

Item 15: Ordinance No. 2025-11. An Ordinance of the City of South Daytona, Florida, amending the City of South Daytona Land Development Regulations, Section 3.8 (Zoning Permits), Section 3.13 (Non-Conforming Provisions), Section 5.7 (Special Exceptions), Section 5.8 (Special Uses), and the City of South Daytona Code of Ordinances Section 5-218 (Retrofit of Existing Properties) to modify the timeframe for abandonment and initiation to ninety (90) days; and providing for conflicts, severability, applicability, and an effective date. Recommended by the Planning Advisory Board on June 4, 2025. **First reading. Public Hearing.**

City Attorney Vose read the title of Ordinance No. 2025-11.

City Manager James L. Gillis, Jr. presented a proposed Code amendment aimed at reducing vacancy periods for nonconforming commercial properties. Under the current code, if a Business Tax Receipt (BTR) is no longer in use, the City waits 180 days (six months) of non-use before the property's prior use designation is lost. This often results in extended vacancies, as realtors attempt to secure a similar tenant within that timeframe.

The proposed change would reduce the vacancy threshold to 90 days, allowing properties to be repurposed and reoccupied more quickly. The goal is to help fill vacant buildings sooner and support business activity throughout the city.

Mr. Gillis said that the Planning Advisory Board recommended approval on June 4, 2025, and concluded with a staff recommendation to approve. This item was presented for first reading as a public hearing.

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

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

Item 16: Ordinance No. 2025-12. An Ordinance of the City of South Daytona, Florida, amending the City of South Daytona Code of Ordinances, Chapter 5 - Buildings, Housing and Structural Regulations, Article XI. - Maintenance of Commercial Properties, Section 5-215 (Unsafe Structures), Section 5-216 (Conditions Constituting a Public Nuisance), and Section 5-217 (Minimum Standards), to revise the title of the article, apply specified standards to all properties within the city, and prohibit vehicles with visible debris or other specified materials in public or private property; and

providing for conflicts, severability, applicability, and an effective date. **First reading. Public Hearing.**

City Attorney Vose read the title of Ordinance No. 2025-12.

City Manager James L. Gillis, Jr. presented Ordinance No. 2025-12, a proposed Code of Ordinances amendment to assist with code enforcement efforts related to recurring property violations. He explained that the City is dealing specifically with three properties where individuals routinely collect scrap metal and appliances, transport them in trailers or trucks, and then unload and spread the items in their yards, generating ongoing complaints from neighbors.

Despite repeated enforcement actions, he explained, the cycle continues, with items temporarily removed and then reappearing. The proposed ordinance would make it a code violation to store excessive materials and items in open trailers or trucks, allowing enforcement before the materials are unloaded onto the property.

Mr. Gillis clarified that the proposed Ordinance targets repeat offenders, not residents transporting individual items (i.e., appliances from a store). The Ordinance would serve as a new tool to support our Code Compliance officers.

City Manager Gillis concluded with a staff recommendation, noting that this item was presented for first reading and would be followed by a public hearing.

Mayor Hall opened the Public Hearing.

Frank Amendolia, 791 Aspen Drive, expressed concern regarding the condition and enforcement of the code. He said the City should apply standards equally and protect long-time residents.

Mayor Hall closed the Public Hearing.

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

E. COUNCIL COMMENTS:

Councilman Brandon Young shared that the state legislature in Tallahassee has yet to finalize the budget, and the differing approaches by the House and Senate could potentially impact property tax policy and city services. He noted that the Florida League of Cities is actively advocating these issues. He encouraged continued attention to the developments. He also wished everyone a happy start to the summer and a safe Fourth of July.

Vice Mayor Doug Quartier echoed Councilman Young's remarks and highlighted that city staff are actively addressing code enforcement issues throughout the community. He acknowledged the ongoing work at specific properties and noted that all Council Members regularly report concerns they observe or hear from residents. He shared a recent experience of being stopped by the South Daytona Police Department while restocking the concession stand at Blaine O'Neal Park, as an example of the City's proactive patrol efforts and commitment to public safety. Vice Mayor Quartier commended staff for their responsiveness and emphasized that Councilmembers engage with community concerns on a daily basis, not just during meetings. He closed with appreciation for the

summer soccer program and reminded residents that even if an issue isn't discussed at the meeting, it is still being addressed behind the scenes, and if you see something, say something.

Councilwoman Lisa O'Neal wished a Happy Father's Day to all the fathers in the City and a happy Fourth of July.

Councilman Eric Sander expressed appreciation for the hard work of staff members in the Public Works and Parks and Recreation departments, particularly during the summer months. He acknowledged the significant number of stormwater and infrastructure projects underway and thanked staff for their dedication. He also wished residents a Happy Father's Day and encouraged them to enjoy the summer season.

Mayor Hall mentioned the improvements to the Anastasia Duck Pond. He also highlighted progress on various projects around the city, including the groundbreaking on Zaxby's and the near completion of Scooters Coffee. He reminded residents to exercise caution with fireworks during the Fourth of July holiday and to consider the impact on pets. He mentioned that his dog requires sedation during fireworks displays, which impacts her for days. The Mayor wished everyone a safe holiday and announced he would see everyone in July.

F. ADJOURNMENT: Mayor William C. Hall adjourned the City of South Daytona Regular Meeting of the City Council at 6:38 pm.

Deputy City Clerk, Becky Witte

Mayor William C. Hall