

City of South Daytona

Office of the City Manager

1672 S. Ridgewood Avenue • South Daytona, FL 32119 • (386) 322-3014



MEMORANDUM

To: James L. Gillis Jr., City Manager

From: Becky Witte, Deputy City Clerk

Re: Consideration of approving Resolution No. 2025-18 authorizing the City Manager to enter into the necessary agreements to accept HUD-Funded Buyout Properties through Volusia County's Transform386 Program.

Date: June 25, 2025

Resolution No. 2025-18 requests City Council approval to authorize the City Manager to enter into agreements with Volusia County related to the acceptance of properties acquired through the Community Development Block Grant-Disaster Recovery (CDBG-DR) funded Transform386 homeowner buyout programs. The buyout program aims to reduce flood risk and enhance long-term community resilience by purchasing homes in flood-prone areas from willing sellers.

Properties acquired through this voluntary buyout pathway will be deed-restricted for open space, wetlands, or floodplain management uses. The City of South Daytona intends to accept ownership of such properties within its limits, recognizing the benefits of improved flood protection and environmental preservation. Once transferred, the City may use these properties to construct dry retention areas onsite and will be responsible for ongoing maintenance of the properties received. Approval of this resolution allows the City Manager to sign all necessary agreements to complete these property transfers in accordance with federal and local guidelines.

Staff recommends the City Council approve Resolution No. 2025-18 and authorize the City Manager to execute the necessary agreements to accept HUD-funded buyout properties through Volusia County's Transform386 program.

RESOLUTION NO. 2025-18

A RESOLUTION OF THE CITY SOUTH DAYTONA, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENTS WITH VOLUSIA COUNTY FOR THE ACCEPTANCE OF PROPERTIES ACQUIRED THROUGH THE HOUSING AND URBAN DEVELOPMENT (HUD) COMMUNITY DEVELOPMENT BLOCK GRANT-DISASTER RECOVERY (CDBG-DR) FUNDED SINGLE FAMILY HOMEOWNER REPAIR AND REPLACEMENT PROGRAM AND HOMEOWNER RECOVERY PROGRAM BUYOUT PATHWAY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Volusia County has received CDBG-DR funds from the U.S. Department of HUD for disaster recovery efforts following Hurricanes Ian and Milton; and

WHEREAS, Volusia County has established the Office of Recovery and Resiliency, a/k/a Transform386, to administer the CDBG-DR funded Single Family Homeowner Repair and Replacement Program and Hurricane Milton Homeowner Recovery Program, both of which include homeowner buyouts, which are the voluntary acquisition of properties from willing sellers in flood-prone areas; and

WHEREAS, under HUD CDBG-DR regulations, local governments are eligible to receive title to properties acquired through the programs, subject to deed restrictions ensuring the land is dedicated in perpetuity to uses compatible with open space or floodplain/wetlands management practices; and

WHEREAS, the City of South Daytona recognizes the benefits of receiving such properties to promote flood risk reduction, environmental resilience, and public benefit consistent with the intent of the Transform386 Programs; and

WHEREAS, the City finds it to be in its best interest to participate in the Transform386 program and shall accept ownership of properties acquired within the City limits under the Transform386 Programs; and

WHEREAS, the City after ownership transfer shall be solely responsible for any ongoing maintenance obligations associated with a property; and

WHEREAS, the City Council authorizes the City Manager to execute any necessary documents with Volusia County, or its designees, to accept City ownership of Transform386 homeowner buyout properties within the City limits.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of South Daytona that:

SECTION 1. RECITALS. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. DECLARATION. The City Council hereby authorizes the City Manager, or their designee, to execute and deliver any and all agreements, instruments, or documents necessary to accept the transfer of real property acquired through the Transform386 Programs, subject to applicable CDBG-DR and HUD regulations, and in accordance with any deed restrictions required for long-term land use compliance.

SECTION 3. SEVERABILITY. If any section, subsection, clause, or provision of this Resolution be determined invalid by a court decision, statute, regulation, or rule, the remainder shall not be affected by such invalidity.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of South Daytona, Florida, this 22nd day of July, 2025.

CITY OF SOUTH DAYTONA, FLORIDA

William C. Hall, Mayor

ATTEST:

James L. Gillis, Jr., City Manager

Approved as to form and sufficiency

Wade C. Vose, City Attorney