

**City of South Daytona
City Council Meeting Minutes
Tuesday, August 12, 2025, at 6:00pm**

City Council Chambers, 1672 South 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.

B. PRESENTATION: A check was presented to the City by Senator Tom Wright in the amount of \$1.75 million for the construction of a stormwater pond in the Brian Avenue / Green Street area of the City.

Mayor Hall presented Senator Wright with a plaque in recognition of his dedicated service to the residents of South Daytona since 2018 and his steadfast commitment to improving the community. Through his advocacy, more than \$3.15 million has been secured to support local projects and enhance the quality of life for all South Daytona residents.

Item 5: City Manager Report:

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

The City is replacing Lift Station #6 located on Valencia Road with a new station capable of pumping more effluent and resulting in fewer sewer backups for the Palm Grove subdivision during severe weather events. The replacement is expected to take several more days to complete, with the adjacent roadway being closed to accommodate safe construction. A detour has been set up for residents to navigate while we complete the replacement.

The Public Works Department cleaned the area surrounding our large concrete weir gate at our Reed Canal Stormwater Control Facility. With this area free from vegetation, the weir gate can be properly exercised to assist in maintaining the water level in the Stevens Canal.

Speaking of the Reed Canal Stormwater Control Facility, our excavation contractor, Drewry, has finished up the vast pond expansion here. Once completed, this greatly expanded pond will store about twice as much water as before and reduce the likelihood of the Stevens Canal overflowing its banks. This pond expansion will significantly improve the drainage throughout the entire central

portion of the City. The City will restore the site by seeding and mulching the banks of the pond and replacing the sidewalk through the disturbed area so pedestrians can freely access the site as before.

The Aspen Stormwater Pond Expansion Project will involve the significant enlargement of the existing Aspen Stormwater Pond to over twice its current size and includes the installation of a second stormwater pumping station to help reduce the likelihood of flooding within the Big Tree Village subdivision. Staff recently increased the current scope of the design to include the replacement of the dual-horsepower pump in the existing station to further enhance the pumping capacity. The City is funding the design while Volusia County will be funding the anticipated \$4 million construction through their Community Development Block Grant for Disaster Recovery (CDBG-DR) program.

Volusia County's Transform386 program is accepting new applications for home rehabilitation, site reconstruction, and voluntary buyout. If you are interested in any of these programs, please contact Volusia County's Transform 386 staff at 386-943-7029, and they will assist you in completing the necessary applications.

The City is currently looking for homeowners on Sherwood Drive who would be willing to voluntarily sell their homes for the construction of a new stormwater pond for the Sherwood Forest subdivision. Sherwood Drive, particularly the area by the existing stormwater pump station, is by far the lowest street in the subdivision. As a result, houses must be selected on this street for the proposed pond to ensure the subdivision will adequately drain to the proposed pond. City staff will be going door to door looking for a group of three or four contiguous homeowners who would be willing to sell their homes as part of the County's buyback program so that the proposed project could be successfully completed.

The Public Works Department had a request to televise the stormwater system on Magnolia Avenue to look for blockages. The line was successfully televised with no blockages found and the pipe in good condition. Crews cleaned the pipe while we were conducting our investigation including the segment behind the backflow preventer to ensure it continues to operate properly.

The Public Works crew replaced a section of corrugated metal pipe on Sandusky Road that was on the verge of collapse. This replacement of a section of the outfall pipe will ensure proper drainage on this road in the future.

The City has televised and cleaned the drainage system in the Orchards subdivision. The pipes here were found to be in good condition but in need of a good cleaning which was completed.

City staff met with a pump manufacturer to begin the preparation for a large stormwater pump to be installed at the end of the Pope Avenue stormwater pipe. The Pope Avenue stormwater pipe runs behind the homes on Pope Avenue and has two outfalls. The first outfall directs collected stormwater to the recently expanded Reed Canal Stormwater Control Facility Pond. The second outfall directs water into a large vault at the end near Reed Canal Road. The goal is to install a large stormwater pump at this vault location to assist in removing the collected stormwater from the Pope Avenue area as quickly as possible. The large stormwater pump with generator and fuel tank will be installed as part of Volusia County's Community Development Block Grant (CDBG) program at an estimated cost of \$550,000.

The National Night Out Against Crime Parade was postponed on Tuesday due to the heavy rain shower we received right at the start. A new date will be selected in the future, so watch our Facebook page and website for the details.

City Hall offices will be closed on Monday, September 1st in observation of Labor Day.

Budget Hearings are set for Monday, September 8, 2025, and Tuesday, September 23, 2025, where the millage rate will be set for the upcoming year. The millage rate being proposed is at the same rate (7.75) it has been since 2019, six years ago.

The 17th Annual Kailynne Quartier Memorial Ride is scheduled for Saturday, September 6, 2025, at 10:00am. The memorial ride is held every year in honor of Kailynne Quartier who showed strength through perseverance in her childhood battle with cancer. This is a police escorted ride, with all vehicles welcomed, through Volusia and Flagler counties and is a wonderful event to memorialize the loss of such a wonderful little girl.

Mr. Gillis concluded his report with information that the City is in the process of installing a new automated billing system. The previous payment system is no longer compatible with the City's server, making the transition necessary. He acknowledged some difficulties during the changeover and noted that residents previously enrolled in AutoPay must re-enter their payment information into the new system, as the City does not store sensitive personal data such as debit or credit card numbers. Notices and phone calls are being made to affected customers. Instructions and a link to the new payment portal will be posted on the City's Facebook page and website. Residents who need assistance may call or visit City Hall, where staff will provide guidance to complete the process. Mr. Gillis emphasized the goal of ensuring a smooth transition for all customers.

Item 6: City Attorney Report:

City Attorney Wade Vose provided a brief update on recent legal matters, noting that his office has been working closely with city staff on a variety of issues, with a primary focus on implementing new legislation passed during the most recent state legislative session. He referenced previously discussed updates to planning requirements and indicated that additional changes would be brought before the Council by the end of the calendar year. One significant update involves newly mandated regulations for condominiums and cooperatives, specifically requiring municipalities to adopt ordinances implementing milestone inspection requirements. These changes are intended to involve the City more directly in inspection processes and include additional reporting obligations to the state. Additionally, he discussed a new regulatory requirement concerning certified recovery residences, which mandates that cities adopt a formal evaluation process. He is currently engaging with a lobbyist representing the industry to better understand the implications of the legislation. He concluded his report by stating that his office will continue preparing the necessary ordinances to ensure compliance and offered to answer any questions from the Council.

C. 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.

Janet Kisner, 1639 Golfview Boulevard, addressed the Council regarding the new water bill payment policy. She expressed concern about a 3% credit card processing fee, comparing it to similar fees commonly seen at restaurants. Ms. Kisner noted that residents can avoid the fee by paying with a check or cash through the drive-thru or stopping in City Hall.

D. CONSENT AGENDA (Items 7-13):

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: July 22, 2025, City Council Meeting.

Item 8: Consideration of awarding a contract to Advanced Cabling Solutions in the amount of \$202,946.28, as budgeted in the current fiscal year, for the burial of the overhead cable lines on US 1 within Phase II of the US 1 Undergrounding and Streetscape project from McDonald Street to Ridge Boulevard.

Item 9: Consideration of awarding a contract to Paul Culver Construction in the amount of \$680,187, as budgeted in the current fiscal year, for the installation of decorative streetlights within Phase II of the US 1 Undergrounding and Streetscape project from McDonald Street to Ridge Boulevard (25-ITB-0017).

Item 10: Consideration of approving an Interlocal Agreement for the on-going maintenance of traffic signals and other municipal services on an as-needed basis with Volusia County.

Item 11: Consideration of approving a work authorization with Mead and Hunt for US1 Undergrounding Phase 2 (McDonald Street to Ridge Boulevard) Construction Engineering and Inspection (CEI) for Intelligent Transportation Systems (ITS) Facilities Relocation in the amount of \$28,557.95 and Decorative Streetlights in the amount of \$56,692.39.

Item 12: Consideration of awarding a contract to Universal Towing for wrecker services on an as-needed basis.

Item 13: Resolution No. 2025-20. A Resolution of the City of South Daytona, Florida, approving Contract Number AST41 with the Florida Department of Transportation; authorizing the City Manager to execute the Memorandum of Agreement between the City of South Daytona and the Florida Department of Transportation for the maintenance of State Road Rights-of-Way by the City. **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.

E. REGULAR AGENDA:

Item 14: Consideration of awarding a contract to Drewry Site Development for the excavation of a dry retention pond on Anastasia Drive in the amount of \$29,700, as budgeted in the current fiscal year, as part of the continuous, dedicated effort to improve our stormwater system.

City Manager Gillis addressed the ongoing stormwater improvement efforts, emphasizing their importance in protecting the City from flooding. He noted that while the City's proximity to the river is both a blessing and a curse, it plays a key role in stormwater management. During hurricanes, the river helps drain stormwater quickly; however, during high tide or when the river is full, there is nowhere for the water to go, which increases the risk of flooding. He compared South Daytona's situation to landlocked cities like Orange City, where floodwaters can linger for months instead of days.

Mr. Gillis explained that the City is continuing to create stormwater storage areas, such as retention ponds and lakes, to hold excess water until the river can drain. The project discussed at the meeting involves the creation of a dry retention pond on Anastasia Drive. This pond will help capture overflow water that typically floods the area during heavy rains, preventing it from reaching nearby homes. He noted the favorable pricing for the excavation work, \$29,700, due in part to the contractor's ability to sell the excavated dirt.

He requested Council approval for the contract with Drewry Site Development for the excavation of the dry retention pond on Anastasia Drive. If approved, the contractor would begin work immediately. The same contractor is also scheduled to mobilize for the expansion of the Windle Lane pond for the Coventry Forest neighborhood, which was previously approved. Mr. Gillis emphasized the importance of moving quickly to complete these projects before the peak of hurricane season.

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

Item 15: Resolution No. 2025-21. A Resolution of the City of South Daytona, Florida, authorizing submittal of an application to the State of Florida Hazard Mitigation Grant Program (HMGP), the Florida Department of Environmental Protection (FDEP), and the Volusia County Community Development Block Grant for Disaster Recovery (CDBG-DR) for the Silver Pond Expansion Project and authorizing acceptance and execution of the grants, if awarded. **First and only reading.**

City Attorney Vose read the title of Resolution No. 2025-21.

City Manager Gillis reported that during the expansion of Silver Pond, located on Silver Pond Drive, staff identified, through Property Appraiser records, that the City owns property on both sides of the existing roadway. The parcel on the north side, directly across from Silver Pond, is currently unused uplands containing a wooded area. He proposed seeking funding through three separate grant opportunities: the Florida Hazard Mitigation Grant Program (HMGP), the Florida Department of Environmental Protection (FDEP), and Volusia County's CDBG-DR (Disaster Recovery) program. If awarded any of the grants, the City plans to close the existing roadway and significantly expand Silver Pond to improve drainage in the Big Tree Village subdivision. Mr. Gillis requested Council approval of the Resolution authorizing staff to proceed with all three grant applications. He noted

that this was the first and only reading of the Resolution and that staff recommends approval as written.

Mayor Hall stated that before any decision is made to close the road, it will be important to communicate with the residents that will be impacted.

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

Item 16: Ordinance No. 2025-08. An Ordinance of the City of South Daytona, Florida, amending the City of South Daytona Land Development Regulations, Section 5.5, to provide for additional uses prohibited within the Community Redevelopment District Overlay; 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. 2025-08.

Mr. Gillis presented the proposed ordinance to update prohibited uses within the US-1 Community Redevelopment Area (CRA). He explained that the City's vision for US-1 is to create a vibrant commercial corridor. The CRA, designated with Volusia County in 2008, provides additional funds that must be invested in improvements along the corridor, such as buried power lines, new streetlights, and upgraded sidewalk enhancements that local businesses have welcomed. The ordinance aims to provide clarity to realtors and potential investors by listing prohibited uses rather than the full list of allowable uses. Prohibitions target activities better suited for Nova Road, uses prone to over-saturation, or those inconsistent with the CRA's character.

The new or clarified prohibited uses include thrift stores, secondhand stores, pawn shops, and other retail operations selling any used or damaged goods, removing the previous 25% limit on used inventory due to enforcement challenges. Other prohibitions include massage parlors, manufacturing, bail bond offices, pain clinics, amusement centers such as large-scale arcades, fireworks sales (except small seasonal displays in grocery and retail stores), and certain automotive-related uses expanded to include scooters, golf carts, low-speed vehicles, e-bikes, and bicycles. Bars and lounges are also prohibited to avoid over-saturation, although some may still be considered through the special exception process.

Mr. Gillis clarified that existing businesses may continue to operate unless they close, are abandoned for more than 90 days per the Business Tax Receipt (BTR) regulations or change ownership. Changes in partnership structure, such as a spouse or partner leaving, would not be treated as a change in ownership. Special exception uses, such as bars, require re-approval with each ownership change, giving the Council the ability to apply additional conditions. The City Attorney noted that these requirements would typically be addressed during the buyer's due diligence phase before purchase.

During the discussion, Councilman Young confirmed the corridor's length of approximately 2.5 miles and supported measures to protect its character. Cannabis dispensaries remain prohibited under previous City action. The definition of "amusement center" was clarified as large entertainment venues, not restaurants with incidental entertainment like bowling or axe-throwing. Mayor Hall supported the Ordinance but noted his personal appreciation for antique shopping. Vice-Mayor

Quartier asked about special exception transfers, and Mr. Gillis confirmed these would require Council approval for certain uses. Council members also discussed protecting family-owned businesses by allowing reasonable ownership transfers for operators in good standing.

Mr. Gillis emphasized that the ordinance is intended to assist realtors and the business community by clarifying allowable uses, encouraging compatible development, and preventing over-saturation, all in line with the City's long-term vision for US-1. Staff recommended approval of the ordinance as written.

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

Item 17: Ordinance No. 2025-13. An ordinance of the City of South Daytona, Florida, making a small-scale amendment to the Future Land Use Map of the City's Comprehensive Plan by changing the land use designation of 2309 South Ridgewood Avenue, parcel 5344-13-00-0460, from Residential Density 3 to Commercial; and providing for conflicts, severability, applicability, and an effective date. Recommended by the Planning Advisory Board on July 9, 2025. The first reading was held on July 22, 2025. **Second and final reading. Public Hearing.**

City Attorney Vose read the title of Ordinance No. 2025-13.

City Manager Gillis introduced the agenda item by explaining that it is closely related to the following item. The property at 2309 South Ridgewood Avenue, formerly home to the Songkran Thai Restaurant, is currently the subject of a rezoning request initiated by the property owner. As part of this process, the City must first amend its Future Land Use Map (FLUM) before considering any zoning changes. The parcel in question currently has a split land use designation: the front portion along South Ridgewood Avenue is designated Commercial, while the rear portion along Palmetto Avenue is designated High-Density Residential (Residential Density 3). City staff is proposing to consolidate these designations by reclassifying the entire parcel as Commercial, thereby creating a consistent land use designation for the property and avoiding future planning complications. The Planning and Advisory Board recommended approval of this change on July 9, and staff also recommends approval of Ordinance No. 2025-13.

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

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

Item 18: Ordinance No. 2025-14. An Ordinance of the City of South Daytona, Florida, amending the official zoning map by changing the zoning of 2323 South Ridgewood Avenue, parcel 5344-12-00-0400 from Business General Commercial (BGC) to Planned Commercial Development (PCD) and 2309 South Ridgewood Avenue, parcel 5344-13-00-0460 from Business General Commercial (BGC) and Multiple-family Residential (R3) to Planned Commercial Development (PCD); and providing for conflicts, severability, applicability, and an effective date. Recommended by the Planning Advisory Board on July 9, 2025. The first reading was held on July 22, 2025. **Second and final reading. Public Hearing.**

City Attorney Vose read the title of Ordinance No. 2025-14.

Mr. Gillis introduced Ordinance No. 2025-14, the item related to the previous agenda item, which involves both the 2309 South Ridgewood Avenue parcel discussed previously and the adjacent property to the south at 2323 South Ridgewood Avenue, formerly a Texaco gas station located at the corner of Ridge Blvd and US 1. The current property owner has requested a rezoning of both parcels from Business General Commercial (BGC) and Multi-Family Residential (R3) to a consolidated Planned Commercial Development (PCD) designation. City Manager Gillis emphasized that this zoning designation allows for more detailed oversight by the City Council over the site's future development, thereby ensuring a higher quality of development in one of South Daytona's most important commercial corridors (US-1). He also noted that this aligns with the City's broader investment in infrastructure improvements along the corridor, including undergrounding utility lines and implementing a comprehensive streetscape plan. The Planning and Advisory Board recommended approval of this item on July 9, and staff recommends approval of Ordinance No. 2025-14.

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.

F. COUNCIL COMMENTS:

Councilman Eric Sander expressed his appreciation for the work being done on the lift station replacement at Valencia Road, noting that he had observed the crew multiple times and was impressed by their productivity and teamwork. He stated that at times, there were workers from two organizations, including City staff, all actively engaged in the project. He thanked the crew for their hard work and said he was glad the neighborhood would be receiving a new lift station. He added that while all City employees work hard, he had personally witnessed this particular crew's efforts and wanted to acknowledge them.

Councilwoman Lisa O'Neal thanked all City departments for their input during the budget process and for producing a balanced budget.

Councilman Brandon Young echoed those thanks and added his appreciation to the City Manager and leadership team for their proactive approach in addressing challenges over the past several years, including financial issues and flooding. He noted that the City has taken bold actions rather than waiting, securing legislative support and funding, and undertaking key infrastructure improvements such as pond expansions.

Vice Mayor Quartier commented on the City's ability to "pay as you go," improve operations, and maintain financial discipline by increasing reserves and reducing debt. He noted the City Manager's active involvement during storm events, including inspecting storm drains and retention ponds. He also mentioned the upcoming fall baseball season.


Mayor Hall thanked Councilman Young for representing the City in meetings and shared his experience participating in a Volusia Young Professionals forum with other mayors. He noted that some cities expressed frustration about limited state funding, while South Daytona has been successful in securing legislative support. Mayor Hall reported the passing of longtime City

employee Bob Groves, describing him as someone who enjoyed life and contributed greatly to the City. He also discussed a conversation with a resident on Councilman Sander's street regarding the possibility of converting the road back into a cul-de-sac to reduce through traffic, a topic he suggested could be revisited in the future.

Mayor Hall further mentioned the importance of ensuring quiet operation for the planned generator and pump station at Reed Canal Road and Pope Avenue. He expressed appreciation for the budget proposal and thanked both current and past Councils for working toward eliminating City debt, noting it had been a long process but was now accomplished. He concluded by thanking Police Chief LaSata for increased police visibility in the community and the improved shift coverage.

G. ADJOURNMENT: Mayor William C. Hall adjourned the City of South Daytona Regular Meeting of the City Council at 7:00 pm.


Deputy City Clerk, Becky Witte


Mayor William C. Hall