

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. 2026-02, acquiring the property at 2101 Brian Avenue for the construction of a stormwater pond with the use of funds from a 2025 Legislative Appropriation.

Date: January 3, 2026

In July 2025, the State of Florida awarded the City of South Daytona a legislative appropriation in the amount of \$1,750,000 for the design and construction of a stormwater pond to improve drainage and mitigate recurring flooding along Brian Avenue and Green Street. Mead & Hunt, the City's engineering consultant, evaluated multiple potential sites and determined that the property located at 2101 Brian Avenue is an ideal location due to its proximity to the Stevens Canal and the adjacent City-owned storage facility.

The owner of the property at 2101 Brian Avenue is a willing seller. An independent appraisal completed in December 2025 established an opinion of value of \$289,000. The proposed purchase price is consistent with the appraised value and will be funded through the state legislative appropriation and associated project funds.

Staff recommends that the City Council approve the accompanying resolution authorizing the City Manager to execute all necessary purchase and closing documents to complete the acquisition. Acquisition of this property is a critical step in advancing the stormwater improvement project and will enable the City to proceed with final design and construction in compliance with state appropriation requirements.

RESOLUTION NO. 2026-02

A RESOLUTION OF THE CITY OF SOUTH DAYTONA, FLORIDA, APPROVING THE PURCHASE AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE NECESSARY CLOSING DOCUMENTS TO TRANSFER THE PROPERTY LOCATED AT 2101 BRIAN AVENUE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in July 2025, the State of Florida provided the City of South Daytona with a legislative appropriation in the amount of One Million Seven Hundred Fifty Thousand Dollars (\$1,750,000) to construct a stormwater pond to assist in mitigating flooding impacts affecting properties along Green Street and Brian Avenue; and

WHEREAS, the construction of a stormwater pond is necessary to improve stormwater management, reduce localized flooding, and protect public infrastructure and private property within the affected drainage basin; and

WHEREAS, the property located at 2101 Brian Avenue has been identified as an ideal and suitable location for the construction of the stormwater pond due to its size, location, and hydraulic benefits; and

WHEREAS, the owner of the property located at 2101 Brian Avenue is a willing seller; and

WHEREAS, an independent appraisal of the property located at 2101 Brian Avenue was completed in December 2025, establishing an opinion of value in the amount of Two Hundred Eighty-Nine Thousand Dollars (\$289,000); and

WHEREAS, the City Council of the City of South Daytona finds that the acquisition of the property located at 2101 Brian Avenue is in the best interest of the City and its residents and is necessary to advance the stormwater improvement project for which state funds were appropriated.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH DAYTONA, FLORIDA:

Section 1. The City Council hereby approves the purchase of the real property located at 2101 Brian Avenue, South Daytona, Florida, for the purpose of constructing a stormwater pond, at a purchase price consistent with the appraised value and applicable closing costs.

Section 2. The City Manager is hereby authorized and directed to execute all necessary contracts, agreements, deeds, closing documents, and related instruments required to complete the acquisition of the property located at 2101 Brian Avenue on behalf of the City of South Daytona.

Section 3. Severability. If any section, subsection, sentence, clause, or provision of this Resolution is held invalid, the remainder of this Resolution shall not be affected and shall remain in full force and effect.

Section 4. Conflicting Resolutions. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Effective Date. This Resolution shall become effective immediately upon its adoption.

THIS RESOLUTION APPROVED ON FIRST AND ONLY READING this 10th day of February 2026 by the City Council of the City of South Daytona, Florida.

CITY OF SOUTH DAYTONA, FLORIDA

William C. Hall, Mayor

ATTEST: _____
James L. Gillis Jr, City Manager

APPROVED AS TO FORM AND LEGALITY:

Wade Vose, City Attorney

GREENERIAR SUBDIVISION REPLAT
VOLUSIA COUNTY, FLORIDA

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info@southeasternsurveying.com
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