

# 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

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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 10<sup>th</sup> day of February 2026 by the City Council of the City of South Daytona, Florida.

**CITY OF SOUTH DAYTONA, FLORIDA**

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William C. Hall, Mayor

ATTEST: \_\_\_\_\_  
James L. Gillis Jr, City Manager

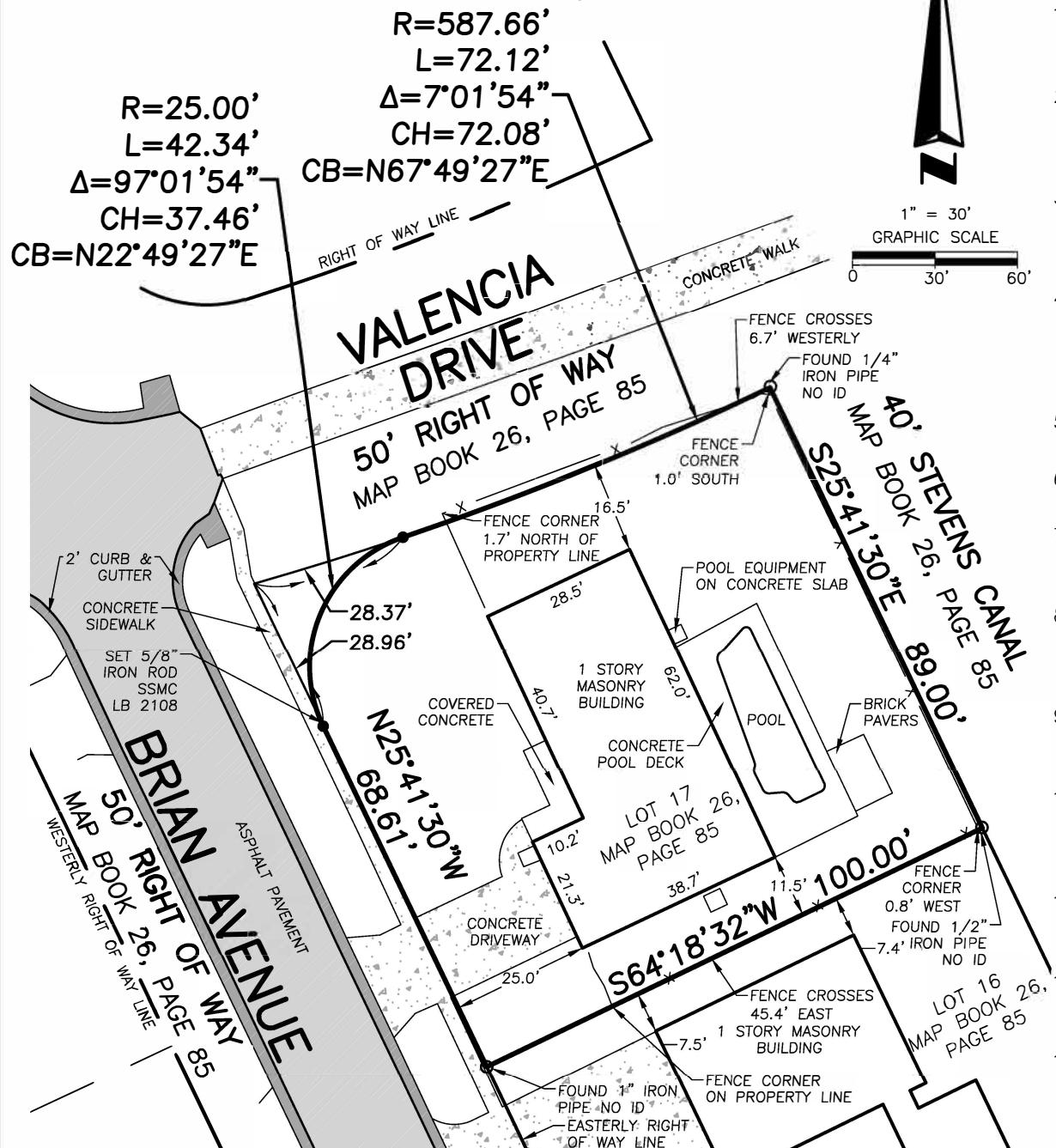
APPROVED AS TO FORM AND LEGALITY:

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Wade Vose, City Attorney

# LOT 17, MAP BOOK 26, PAGE 85

## GREENBRIAR SUBDIVISION REPLAT VOLUSIA COUNTY, FLORIDA



### DESCRIPTION:

LOT 17, GREENBRIAR SUBDIVISION REPLAT, AS RECORDED IN MAP BOOK 26, PAGE 85 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

### SURVEYOR'S REPORT:

- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF THE BRIAN AVENUE, BEING NORTH 25° 41' 30" WEST. BEARINGS AND DISTANCES SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
- UTILITY LOCATIONS IF SHOWN HEREON ARE BASED ON FIELD LOCATION OF MARKINGS BY UTILITY COMPANY REPRESENTATIVES, SURFACE FEATURES AND CONSTRUCTION PLANS FURNISHED TO THE SURVEYOR. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED.
- EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
- MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
- UNDERGROUND FOUNDATIONS, IF ANY, HAVE NOT BEEN LOCATED.
- THE SURVEY MAP AND REPORT OR THE COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE OR THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE. THESE AND OTHER FEATURES SUCH AS PERMANENT STRUCTURES, FENCE LINES, ADDITIONAL MONUMENTATION, ETC. FOUND NEAR THE SUBJECT BOUNDARY LINES, MAY BE SHOWN AT AN EXAGGERATED SCALE TO MORE CLEARLY REPRESENT THEIR LOCATION.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- HORIZONTAL FEATURES SHOWN ON THE MAP REFER TO A NATIONAL GEODETIC SURVEY (NGS) POINT WITH DESIGNATION "Z 722", PID NUMBER "DM2600" AND IS RELATIVE TO NORTH AMERICAN DATUM OF 1983 (NAD83), 1986 ADJUSTMENT, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. DISTANCES SHOWN ARE GRID DISTANCES.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
- UNLESS OTHERWISE DENOTED ON THIS SURVEY, NO STATE OR FEDERAL JURISDICTIONAL BOUNDARIES WERE ESTABLISHED, RECOVERED, DEFINED, OR DELINEATED, IF THEY EXIST.
- RIGHT OF WAY INFORMATION SHOWN HEREON WAS DETERMINED BY FOUND MONUMENTATION, RECORDED PLATS, AND INFORMATION OBTAINED ON THE VOLUSIA COUNTY PROPERTY APPRAISERS WEB SITE. NO RIGHT OF WAY DOCUMENTATION WAS PROVIDED BY CLIENT.
- ADJACENT PROPERTY INFORMATION SHOWN HEREON WAS NOT FURNISHED TO THIS SURVEYOR, AND WAS COMPILED USING LATEST AVAILABLE DATA. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY ITS ACCURACY.
- FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT; OWNERSHIP OF FENCES, IF ANY, ARE UNKNOWN.
- THE ABOVE DESCRIBED PARCEL CONTAINS 9001 SQUARE FEET, MORE OR LESS.
- THE LAST DAY OF FIELD WORK WAS PERFORMED ON 01/20/2026.

**NOTICE OF LIABILITY:**

THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

**BOUNDARY SURVEY**

Project: BRIAN AVENUE & VALENCIA DRIVE  
Certified to: MEAD & HUNT, INC.  
Field Date: JANUARY 30, 2026  
Drawn By: JO  
Scale: 1" = 30'

**DRAWING NUMBER**  
73247001  
**SHEET NUMBER**  
1 OF 1

**SSMC**  
SUE SURVEY • GIS

Alex D. Jenkins III, PSM  
Registered Land Surveyor  
Number 7631

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