

**City of South Daytona
City Council Meeting Minutes
Tuesday, February 14, 2023,
immediately following the 6:00pm
Community Redevelopment Agency Meeting (Crag)**

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 6:24 pm.

Roll Call:

Present:

Mayor William C. Hall

Vice-Mayor Eric Sander

Councilwoman Lisa O’Neal

Councilman Doug Quartier

Councilman Brandon Young

City Manager James L. Gillis, Jr.

City Attorney Wade Vose

Not Present: None

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 said our Parks Department will be hosting a Drive-thru Movie event on Friday, March 3, 2023 at 5:30pm presenting the movie “Minions – the Rise of Gru.” He said the movie will start at dark and the event is set up like a classic drive-thru movie. Citizens Alert Council will be there to sell refreshments and our Parks and Recreation Department will provide popcorn and candy.

Mr. Gillis said South Daytona’s Spring Baseball Opening Day is set for Saturday, March 18, 2023 at 9:00am and will include the Ribbon Cutting of the new James Street Baseball Themed Playground. He said Atlantic High School will have their Opening Day at Blaine O’Neal Ballfield on Wednesday, February 22nd at 6:00pm.

City Manager Gillis welcomed our new Chief Building Official, John Boden. He described his dedication to timely permitting and inspection services. Vice-Mayor Sander welcomed Mr. Boden.

Item 6: City Attorney Report:

City Attorney Wade Vose provided an update on items addressed since the previous council meeting. He discussed working with staff regarding a dilapidated structure which may be on a future agenda for a demolition order. Attorney Vose also worked with Police Chief Cheatham regarding a long-term practice of the department which he was able to support with case law. He recalled the February Planning and Appeals Board (PAB) Meeting and said they decided to postpone the Sunshine Law and Ethics Training for a future PAB when all members are in attendance. City Attorney Vose also reported he reviewed the agenda in its entirety.

B. Citizens to be Heard:

Noel Thomas, 2801 S. Ridgewood Avenue, President of the HOA for Halifax Landing Condominiums, expressed his concerns of the proposed development at 2739 S. Ridgewood Avenue including traffic and stormwater. He also expressed concerns for Reed Canal and the need for the canal to be cleaned.

CJ Allen, 2929 Gaslight Drive, discussed lift station 1 as well as the proposed ordinances on the agenda. She said she is dismayed with the construction and development along the US 1 corridor. She said Reed Canal

Road is overwhelmed with traffic. She expressed concerns with traffic, flooding and Code Enforcement. Ms. Allen applauded the water meter upgrades but expressed concerns over future construction.

Marsha Holman, 2801 S. Ridgewood Avenue, expressed concerns with city infrastructure, impact fees, traffic and Fire Services.

Cathy St. George, 235 Sandy Circle, expressed concerns on the new development at 2739 S. Ridgewood Avenue, traffic, flooding, sewer issues and the proximity of the proposed units to her neighborhood. She discussed traffic signal issues and safety concerns.

Paul Klockenga, 2131 S. Palmetto Avenue, expressed concerns on the sewer system. He said impact fees should be paid to assist. He discussed flooding, traffic, and sanitation.

Sara Woodall, 2801 S. Ridgewood Avenue, discussed Sandy Circle flooding, the impact of new development on police, emergency medical, fire, sewer, and water. Ms. Woodall discussed progress as well as impacts of these proposed developments.

Mayor Hall said the same arguments were made when 2801 S. Ridgewood Avenue (Halifax Landing) was proposed. He explained in 2004 there were many high-rise developments approved for development. He reassured the audience that the council hears and appreciates the concerns brought forth. The Council discussed impact fees.

Sara Woodall, 2801 S. Ridgewood Avenue, requested the project be scaled down.

Mayor Hall concluded that he has seen a lot of pretty pictures over his tenure and Halifax Landing was the only successful development to come out of the ground at that time.

C. Consent Agenda: (Items 8-14):

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 8: Approval of minutes: January 10, 2023, City Council Meeting

Item 9: Consideration of approving the 2022 Community Redevelopment Annual Report which highlights the accomplishments, activities and projects that occurred this past year in our Community Redevelopment Area (CRA).

Item 10: Resolution No. 2023-03. A Resolution of the City of South Daytona, Florida, urging members of the Florida Legislature to support the 2023 Florida League of Cities' Legislative Platform; providing for severability, conflicting resolutions, and an effective date. **First and only reading.**

Item 11: Consideration of approving an agreement with Flock Group, Inc for License Plate Reader (LPR) services as budgeted in the current fiscal year.

Item 12: Consideration of awarding the Riverfront Floating Dock Repair project (Bid 23-B-003) to Docks and Dwellings Construction in the amount of \$41,750 which will be reimbursable through our city insurance as it was damaged by Hurricane Ian.

Item 13: Consideration of approving an Agreement with Volusia County for Winter, Spring and Summer Camp Programs at James Street Youth Activity Building for 5 years.

Item 14: Consideration of approving the City of South Daytona's Budget Calendar for Fiscal Year 2023-24.

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

D. Regular Agenda:

Item 15: Consideration of approving the Annual Comprehensive Financial Report for the Fiscal Year ending September 30, 2022 and the Independent Auditor's Report as presented by James Moore.

City Manager Gillis explained this is the Annual Comprehensive Financial Report for last fiscal year, 2022, as well as the Independent Auditor's Report. He recalled the crippling debt the city held. He discussed the forward thinking of the Hurricane Reserve Fund which was available for the two hurricanes in Fall 2022. He pointed out that in the past 10 years the city had paid 5.4 million dollars in interest payments. He said debt reduction will continue.

Mr. Gillis discussed the Utility Service Fund which was losing money as the City was paying more for water and sewer from Daytona Beach than collected. He said the Council selected scenario 8 which was a slow and steady incremental rate adjustment for our residents. He explained the Utility Service Fund is not exactly where we want to be, but we are on the right path.

Mr. Gillis introduced Zach Chalifour, Partner at James Moore who was in attendance to present the audit findings. He said this presentation is more for the audience since each Councilmember spent time with the auditor and staff today reviewing the documents and reports.

Zach Chalifour thanked the Council for the opportunity and noted this was the fourth year he has had the pleasure to work with Finance Director Oliva and the team at South Daytona. He discussed the timeliness of the audit which is a direct result of staff's dedication. He said the 150-page Financial Report was developed by city staff which is a great accomplishment for such a small team as many cities rely on his firm to develop the same report. James Moore issued a clean opinion which is the best result they can issue, he announced. Mr. Chalifour said there are no issues to report on the internal controls and compliance. The city fell under certain thresholds and there was no Federal single audit report this year. There was a separate report issued regarding the ARPA Compliance.

Mr. Chalifour said there was only one repeat recommendation focused on the Utility Fund balance but the City is on the trajectory to satisfy that recommendation. The previous audit year comments regarding impact fees have been corrected, he said. Mr. Chalifour closed the slide announcing the city is in compliance with specified investment statutes.

Zach Chalifour discussed the General Fund and showed the General Fund financial trend from 2020 to 2022. He said Reserves have increased from 2021 to 2022, and there was \$3,010,809 in unassigned fund balance at year end. Mr. Chalifour closed the slide noting the positive trend over the past three years.

Mr. Chalifour explained the Government Finance Officers Association (GFOA) recommends coastal cities have a minimum of three months' worth of expenses in a reserve account. The city is currently at 33.4% which is approximately 4 months of expenses in the reserve account. The General Fund has exceeded the target of 20%. He said the General Fund continues to head in the right direction while meeting these internal and external benchmarks and policy targets.

Auditor Zach Chalifour discussed the Utility Service Fund and the continued progress it has made but it is not completely where it should be just yet. When the city adjusted utility rates, it did so incrementally over time to reduce the burden to the residents. In doing so, it meant that it would take several years for the Utility

Fund to show a positive amount in Unrestricted Net Position. He said the trend is very positive, and the city is approximately two years from meeting the target goal. He expressed long range capital planning is just as important for the future of the Utility System.

Mr. Chalifour discussed the Community Redevelopment Area (CRA), with a \$659,445 restricted fund balance, which received a separate set of financials, and the audit had no findings in those reports. He acknowledged the Transportation Fund with a \$204,684 restricted fund balance. Mr. Chalifour highlighted the \$9.2 million from the American Recovery Plan Act (ARPA) and sale of the Cell Tower which was placed in the Capital Project Fund. Mr. Chalifour discussed the net pension liability from the Florida Retirement System which is for reporting purposes only.

Councilman Young discussed moving in the right direction and questioned the correct amount to have in reserves for savings. As we are currently at 4 months of expenses in reserves, he questioned if that should be increased. Councilman Young discussed revenue, development, the percentage of residential (80%) over commercial (20%) within the city. He concluded with proposing a future discussion on the right balance of reserves for our city.

Mayor Hall concurred that he would like to see the 33.4% of reserves increased. He expressed his appreciation with the ability to begin savings and investing which is brand new to our city. He suggested an Ordinance to increase the reserve requirements.

Councilman Young noted the interest payments will soon be concluded when the City is debt free. He recalled the three goals provided to the City Manager. City Manager Gillis reiterated the goals of reducing debt, increasing reserves, investing in ourselves which Councilman Young segued into finding a balance with the development projects.

Mayor Hall recalled signing a note for 1.5 million after his first meeting as Mayor following Hurricane Matthew.

Councilman Sander noted that looking at the 33.4 % he concurred with the suggestion of finding a target of reserves.

Councilman Young discussed revenue streams, housing, tax base and State Legislation that impacts our revenue.

Councilman Sander added as a benefit to the audience that each member of the Council spent several hours individually reviewing the report with Mr. Chalifour and all questions had been answered during those sessions.

Mayor Hall said the reserves at 33.4% places us near the bottom of the surrounding cities. Councilman Quartier said we have moved from the bottom which is good. Councilman Young added we can discuss a place between 33.4% and 100% to work for our city.

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

Item 16: Consideration of appointing a member of the City Council to the Nova Canal Taskforce as discussed in the January Elected Officials Roundtable.

City Manager Gillis said at the January 23, 2023 Elected Officials Round Table, there was a discussion on the Nova Canal and the future efforts regarding clean-up and installation of additional outfalls (not within the City limits of South Daytona). He explained that mid-town of Daytona Beach experienced flooding during recent Hurricanes. He said the Nova Canal expands from Ormond Beach to Port Orange and beyond. He said there are only a few outfalls with one in South Daytona at Reed Canal. He explained the task force will look into adding additional outfalls. The Elected Officials Roundtable suggested a Task Force to spear these efforts with representatives from each city.

Mr. Gillis said representation on this task force would be beneficial to South Daytona. If nothing else, canal cleanup by the Florida Department of Transportation could be encouraged. A cleaner canal would make it flow better and protect the Halifax River from surface pollution, he explained.

He said staff is requesting the City Council consider sending one of its own to represent South Daytona in this task force and he would attend the meetings with the selected member.

City Manager Gillis recalled a large flooding event approximately 10 years ago when a drainage study was conducted.

Mayor Hall discussed the previous drainage study which cost a few million dollars which concluded outfalls were needed in Daytona Beach. He asked for canal cleanup to improve drainage. He requested a member of the Council.

Councilwoman Lisa O'Neal nominated Vice-Mayor Eric Sander. Second by Councilman Brandon Young. Motion carried unanimously.

Item 17: Ordinance No. 2023-01. An Ordinance of the City of South Daytona, Florida, amending the City of South Daytona Code of Ordinances, Chapter 8, Health and Sanitation, Article II, Weeds and Offensive Conditions on Property, Sections 8-19, 8-20, and 8-21 to revise the notice period for the abatement of nuisances, and to allow for the cost and expenses of nuisance abatement to be included on the City Utility Bill; amending Chapter 20, Water and Sewer Service, Article V, Water and Sewer Billing, Section 20-70, to include the cost and expenses of nuisance abatement on the City Utility Bill; and providing for conflicts, severability, applicability, codification, and an effective date. **First Reading approved on January 10, 2023. Second and Final Reading. Public Hearing.**

City Attorney Vose read the title of Ordinance 2023-01.

City Manager Gillis said this Ordinance is presented at second and final reading to improve our Code Compliance process. Mr. Gillis explained our goal is to beautify the community and this Ordinance will help staff be more proactive.

City Manager Gillis provided the typical process for an abatement for high grass which begins with a courtesy notice to the resident. The resident is given five days which includes a weekend to mow. The vast majority of property owners resolve the issue immediately upon receiving the courtesy notice. For those few who do not resolve the issue, a notice of abatement is given. Currently this notice gives the property owner an additional 10 days to mow. If the grass still has not been mowed, then the City will proceed to hire a contractor to cut it. The charge for the abatement is then compiled and a lien is placed on the property. He said staff is experiencing issues with this process. First, the current process allows for 15 days to transpire before we contract the mowing of the property. The contractor typically needs a few days to schedule the mowing; therefore, it may take three weeks to get the yard cut. During the summer months, three weeks added on to a property already with high grass is frustrating some of the neighbors who want their neighborhoods to look their best, he explained.

Under the City's proactive measures of Code Compliance, at the time nuisance abatement is required, property owners have received notification and education. When the nuisance has escalated to the City Manager, it is important for swift action to protect the health, safety and welfare of our residents while striving to achieve beautification. Staff recommends reducing the notice for these abatements from ten (10) to five (5) days. The five-day requirement moves us more in line with what our neighboring jurisdictions use as a sufficient time period, he said.

City Manager Gillis relayed the second issue with the current process is recouping the cost of the abatements. Liens are being placed on the properties to cover the cost of the abatements. The lien is not typically paid until the property is sold which could take many years. To ensure a timelier reimbursement, staff is proposing to add these abatement costs to the utility bill in lieu of filing a lien. With these costs added to the utility bill, customers will recognize the need for compliance with City Codes, create payment plans and remove the need for a lien against the property.

If approved by the City Council, Code Compliance will continue to educate residents of our overreaching goal of promoting, protecting, and maintaining the City's residential character and small-town atmosphere. Approval will contribute another tool that Code Compliance can use to ensure compliance with our codes. Our focus will continue to be on achieving compliance through education to reduce the occurrences of abatement orders.

Mr. Gillis concluded with a staff recommendation of approval of Ordinance No. 2023-01 for modifying nuisance abatement notification from 10 to 5 days with associated costs added to the Utility Bill.

Mayor Hall opened the public hearing. No public comments. Mayor Hall closed the public hearing.

Motion to approve by Councilwoman Lisa O'Neal. Second by Vice-Mayor Eric Sander. Motion carried unanimously.

Item 18: Ordinance No. 2023-02. An Ordinance of the City of South Daytona, Florida, amending the Official Zoning Map by changing the zoning of 1921 South Palmetto Avenue, Parcel 5344-16-00-0400, and 1923 South Palmetto Avenue, Parcel 5344-16-00-0401 from Planned Unit Development (PUD) to Single Family Residential (R1-A); and providing for conflicts, severability, applicability, codification, and an effective date. Recommended by the Planning and Appeals Board on February 8, 2023. **First Reading. Public Hearing.**

City Attorney Vose read the title of Ordinance 2023-02.

City Manager Gillis said the subject properties are currently zoned Planned Unit Development (PUD) and are part of a larger unsuccessful PUD known as Diamond Reef, a 16-unit subdivision established in 2006. The properties were never developed as part of Diamond Reef. The properties are currently developed with residential homes.

Mr. Gillis said the properties recently changed ownership and the current property owner does not wish to participate in the Planned Unit Development and requests that the R1-A zoning classification be reinstated on the two parcels. The property owner intends to redevelop 1921 South Palmetto as a single-family home, consistent with the existing use as a single-family home and neighboring properties. There are no plans for 1923 South Palmetto Avenue at this time. Rezoning the subject properties to R1-A is consistent with their underlying Residential classifications as shown on the Future Land Use Map (FLUM) of the Comprehensive Plan. The proposed R1-A zoning would allow the property to be redeveloped in the future with single-family homes in accordance with the Land Development Code dimensional standards facilitating the continued utilization and productivity of the property, which is in the best interest of both the property-owner and the City.

The Planning and Appeals Board reviewed this item at their meeting on February 8, 2023 and recommended the City Council approve the rezoning request. Staff recommends the City Council approve the first reading of Ordinance No. 2023-02, rezoning 1921 and 1923 South Palmetto Avenue from PUD (Planned Unit Development) to R1-A (Single Family Residential).

Mayor Hall opened the Public Hearing. No public comments. Mayor Hall closed the public hearing.

Motion to approve by Councilwoman Lisa O'Neal. Second by Vice-Mayor Eric Sander. Motion carried unanimously.

Item 19: Ordinance No. 2023-03. An Ordinance of the City Council of the City of South Daytona, Florida, adopting an amended and restated Master Development Agreement for the properties located at 2701, 2737, 2739 South Ridgewood Avenue, Parcels 5333-06-00-0015, 5333-06-00-0012 and 5333-06-00-0010 respectively to provide for major site plan changes; establishing principal uses as Luxury Multi-family Apartments with related accessory uses including Restaurant with Valet Parking and Marina; and providing for conflicts, severability, applicability, codification, and an effective date. Recommended by the Planning and Appeals Board on February 8, 2023. **First Reading. Public Hearing.**

City Attorney Vose read the title of Ordinance 2023-03.

City Manager Gillis said in the summer of 2004, the properties of 2701 to 2739 South Ridgewood Avenue were rezoned to Planned Unit Development (PUD) with an approved Master Development Agreement. The proposed development was going to consist of high-rise residential towers, 16 stories in height. He said due to the downturn in the economy, the development was not complete. He discussed the new owner and the change to midrise development.

The proposed project is for multi-family dwelling units, a public restaurant and marina. The number of dwelling units has been reduced from 522 as approved in 2004 to 440 units. Our high-quality standards have been included in the Master Development Agreement including luxury vinyl plank flooring in common spaces, carpet in bedrooms and walk-in closets, stainless steel kitchen appliances, granite, quartz (or equally upgraded material) for countertops with tile backsplash, 9-foot-high or higher ceilings, and in-unit laundry connections, he added.

Other permitted accessory uses on the property include a resident clubhouse with resident office space with internet connection, and a resident common area with amenities, highspeed wi-fi throughout property, gym/recreation facilities and pool, bike racks or bike storage area, leasing office, maintenance office/storage, restaurant with valet parking, as well as a marina, he continued.

He said we are trying to bring quality restaurants to the city as it is a common request from residents. He recognized Josh McEnany, Code Compliance Manager who will soon be taking over the Economic Development role has been working towards getting restaurants and quality enjoyment for our residents.

Mr. Gillis said the project will have a Florida Vernacular Architecture and the building construction will be a concrete parking structure and concrete building for the lower floors and be wood frame wrapped construction on the higher levels. Buildings will have a standing seam metal or metal shingle roof to align with the Florida Vernacular style. Protruding porches or recessed porches will provide greater visual interest and appeal.

The current market for high end apartments is red hot in this area, he elaborated. The Enclave, which opened about two years ago, is sold out and has a substantial waiting list. The developers of this project hope to capture some of the demand for these units with this project. In addition, our US 1 corridor is an opportunity zone which affords a savings on capital gains tax if the developer owns the property for at least ten years. This benefit lends itself to a potential project being a rental unit owned by the developer as opposed to

individual unit ownership which negates the opportunity zone benefit. Finally, from a city staff point of view, apartments are easier to ensure code compliance as there is only one owner as compared to numerous individual owners who all have to be contacted to correct a deficiency. In addition, there is nothing that prevents a condominium unit from being rented out. Many condominium units throughout the city are rentals. With all of this research in mind, city staff does not see an issue with this project being residential rentals as opposed to condominiums.

The updated Master Development Agreement aligns with staff's intent to have another quality development within our South Ridgewood Avenue Corridor, Mr. Gillis said. The MDA is a culmination of the efforts and will be an excellent fit for the area especially with the added restaurant and marina. The enhanced landscaping, undergrounding the utility lines along South Ridgewood Avenue and installation of decorative sidewalk and lighting will continue to enhance the south side of our City.

City Manager Gillis described the proposed project will consist of a concrete multi-floor parking structure, interior to the development, wrapped in residential apartments. The first floor of the development will be made of concrete and boast a 14-foot high ceiling to attract attention upon entering. The upper floors will be made of wood with a cementitious sheathing to reduce weight while meeting coastal wind load requirements.

Mr. Gillis provided answers to questions and concerns posed during Citizens to be Heard. He elaborated on high-rise development versus mid-rise development. He said the previous PUD on this property was approved for a 16-story unit and the current Council is not interested in high-rise development along our US 1 corridor. City Manager Gillis said in 2004 a utility study was completed and called for replacement of lift stations 8, 9, and 1. He said lift stations 8 and 9 have been replaced with lift station 1 on the horizon. He discussed traffic studies for the individual developments as well as an overall study of the US 1 corridor. There should have been a 16-story building, which the developer has reduced to a midrise development, he explained. He elaborated on the traffic concerns and the studies have shown that even with 7 high rise development, the level of service (for vehicular traffic) on US 1 would not decrease. Mr. Gillis said the Enclave at 3230 is our model and we have not seen an increase in traffic as the residents tend to leave and go south towards Port Orange, not north towards Daytona Beach.

City Manager Gillis assured the audience that staff and the council have traffic flows in mind. He discussed impact fees will be paid by the developer for police, fire, water, sewer and parks as well as inspection costs remarking the fees are within the millions.

Mr. Gillis discussed the impact to the river and recalled a recent trip Vice-Mayor Sander provided staff. He said on the trip he noticed 85% of the docks are in disrepair. He said the property at 2739 has a retaining wall that is in disrepair and homeless are occupying it.

He discussed the need for quality development. He discussed taxable income and FY 22/23 was the first time taxes could cover police and fire. He discussed the need for controlled growth to sustain the city. The development along the river will help pay for the services we all enjoy like parks and community events. He concluded that controlled growth is the answer, as it is not destroying the city but to extend the city's sustainability.

Mr. Gillis discussed flooding, noting the corner of Big Tree Road and S. Palmetto Avenue is at an elevation of 4 ½ but the river at high tide can reach over 6 feet. He said staff will make sure they do not contribute to flooding or traffic issues.

He assured the audience that the proposal was not taken lightly, each councilmember is trying to do what's best for our slice of heaven.

He concluded with a staff recommendation of Ordinance No. 2023-03, Master Development Agreement for 2739 South Ridgewood Avenue, Sea View Apartments. The Planning and Appeals Board recommended the City Council approve the MDA at their meeting on February 8, 2023. If approved the developer plans to submit the Site Plan in Spring 2023 with construction completion by the end of 2026.

Mayor Hall opened the public hearing.

Steve Buswell, Parker Mynchenberg & Associates, Inc., representative for the Applicant, discussed the final development stages. He thanked staff and offered to answer questions. He discussed the vision for the city and said he was impressed.

Mayor Hall asked why they would build a wood structure instead of a concrete structure.

David Stockman (Applicant/Developer) said within the last week they decided to change to an all-concrete building. He also thanked Laureen Kornel and the staff.

Mayor Hall closed the public hearing.

Mayor Hall asked for a construction schedule which Mr. Stockman said would be forthcoming and the groundbreaking is scheduled for April.

Vice-Mayor Sander asked if the first level would be high enough to accommodate the recent flooding events. Mr. Stockman and Mr. Buswell said the building has been raised and they are looking at a finished floor at 9 feet.

Councilman Young said he appreciates the controlled growth noting 2801 S. Ridgewood Avenue (Halifax Landing) was one of his first council meetings and there was a packed house. He reiterated the need for balance. He said there is a flow with development and two years ago there was only one new construction permit.

Vice-Mayor Sander noted this project will be a major improvement to that blighted area of town.

Councilman Young agreed that the redevelopment of the cement plant and the blighted bowling alley property will improve our US 1 Corridor.

Mayor Hall recalled that as a Police Chief for the City, every Monday morning a resident of unincorporated Volusia County on the Daytona Beach Shores side complained of the noise from music from the River Deck which was the bar and bowling alley. The resident would complain the noise would travel across the river. He said he is happy to see a project of this caliber as opposed to the old bowling alley.

Motion to approve by Vice-Mayor Eric Sander. Second by Councilwoman Lisa O'Neal. Motion carried unanimously.

Item 20: Ordinance 2023-04. An Ordinance of the City of South Daytona, Florida, amending the City of South Daytona Land Development Regulations Section 7.5 to provide a time limit on oversized vehicles and equipment for parking, loading, unloading, towing and fueling of oversized vehicles and equipment within the Community Redevelopment District Overlay; and providing for conflicts, severability, applicability, codification, and an effective date. Recommended by the Planning and Appeals Board on February 8, 2023.
First Reading. Public Hearing.

City Attorney Vose read the title of Ordinance 2023-04.

City Manager Gillis said Ordinance No. 2023-04 establishes a time limit of 30 minutes for parking, loading, unloading, towing, and fueling of oversized vehicles and equipment within the US 1 Overlay District.

The appearance of oversized vehicles and equipment for an extended period of time can contribute to blight and unsightly property conditions, depreciate the value of surrounding properties, and impede

redevelopment efforts. Limiting the time oversized vehicles and equipment can park, load, unload, tow, or fuel within our US 1 Overlay District promotes the vision of the City Council.

He recalled the need to strengthen the Ordinance with a story of a recent code violation. He said he has confirmed with local businesses that 30 minutes is sufficient.

The Planning and Appeals Board (PAB) reviewed this item at their meeting on February 8, 2023 and recommended the City Council approve Ordinance 2023-04.

Mayor Hall opened the public hearing. No public comments. Mayor Hall closed the public hearing.

Vice-Mayor Sander said this is a good thing which Councilwoman O'Neal echoed.

Motion to approve by Councilwoman Lisa O'Neal. Second by Vice-Mayor Eric Sander. Motion carried unanimously.

E. Council Comments:

Vice-Mayor Eric Sander thanked the Council for appointing him to the Nova Canal taskforce. He said trash and vegetive growth have been a concern of his for many years as well as the use of herbicides. He said he will come back with progress reports. He was happy with the steps towards boat ramp repairs and hopes the contractor is held to task on time as weekend events in May and the river shrimp run are upcoming. He said he is pleased with the progress and improvements regarding the city's financial health noting that Mr. Gillis watches the pennies as does each department head. He said the healthier the finances the better we can serve our residents. He discussed the project coming onto the blighted property on US 1. Vice-Mayor Sander announced he was appointed to the River to Sea TPO executive committee noting the relocation of their headquarters. He said he will be attending the Campbell Middle School Spartan Chapter National Junior Honor Society Induction Ceremony. Mayor Hall said he will also be in attendance.

Councilwoman Lisa O'Neal thanked everyone for attending as well as their comments. She asked they please keep coming.

Councilman Doug Quartier encouraged residents to contact staff with questions and concerns as they will guide you in the right direction without having to wait for the next City Council meeting. He said he is pleased with the audit as the city has come a long way in a short time. He said it is nice to repair and replace without monetary issues.

Councilman Brandon Young said he appreciates staff on both the audit side and the development side. He said it is wonderful to see developers enjoy working with our staff. He noted staff is looking out for the best interest for the city. Councilman Young announced he was appointed to serve on the Futures Foundation, representing Embry Riddle as well as South Daytona. Zoning concerns which will be coming up before that committee may impact property values, he explained. He concluded with a happy birthday to his wife.

Mayor Bill Hall said he will attend the Spartan Chapter National Junior Honor Society Induction Ceremony at Campbell Middle School tomorrow (2/15). He thanked Vice-Mayor for volunteering for the Nova Canal task force as he has a devotion and love for the water.

Mayor Hall recalled the ribbon cutting at the Piggotte Center and the Civics 101 Class presented by the Volusia League of Cities Vice-President Nancy Miller, Mayor of Daytona Beach Shores. He said the Volusia League of Cities President Lois Paritsky, Mayor of Ponce Inlet, was also in attendance. He described the event which had multiple groups comprised of city staff, volunteer organizations of Citizens Alert Council, CERT, Historic Society and more. He thanked those in attendance.

Mayor Hall discussed the annual Mayor's Breakfast at the Port Orange South Daytona Chamber of Commerce where the Mayors of Port Orange (Don Burnette), Daytona Beach Shores (Nancy Miller) and South Daytona

present a state of the city address to the chamber members. He said within his presentation he challenged the chamber members to bring business to South Daytona. He said during the event they also had the privilege of recognizing our first responders both police and fire.

Mayor Hall elaborated on the Ordinance relating Code Enforcement and events that have happened recently to our Code Officers. He said he recently proposed a change of legislature to Senator Tom Wright and Representative Chase Tramont to modify Florida Statute 784. He explained Statute 784 provides for enhanced penalties from assault or battery of law enforcement officers, firefighters, emergency medical care providers, public transit employees or agents, or other specified officers. He said his proposed modification adds Code Enforcement Officers to that list. Senator Wright said he will sponsor the Bill within the Senate, and we were waiting to hear back from Representative Tramont.

Mayor Hall thanked David Stockman for attending the meeting and modifying to a concrete structure. He said no one wanted 16 stories and hopes to see the building come to fruition.

He adjourned the meeting and thanked everyone for attending.

F. Adjournment: Mayor William C. Hall adjourned the City of South Daytona Regular Meeting of the City Council 8:11pm.

Deputy City Clerk, Becky Witte

Mayor William C. Hall