

**City of South Daytona  
City Council Meeting Minutes  
Tuesday, March 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](http://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 6:05 pm.

**Roll Call:**

**Present:**

Mayor William C. Hall

Vice-Mayor Eric Sander

Councilwoman Lisa O’Neal

Councilman Doug Quartier

City Manager James L. Gillis, Jr.

City Attorney Wade Vose

**Not Present:** Councilman Brandon Young

**Pledge of Allegiance** led by Mayor William C. Hall followed by the **Invocation** led by Vice-Mayor Eric Sander.

**Item 5: City Manager Report:**

City Manager Gillis announced that South Daytona’s Spring Baseball Opening Day is set for Saturday, March 18, 2023 at 9:00am and will include a Ribbon Cutting for the new James Street Baseball Themed Playground. He announced two special guests will be in attendance, Sheldon from the Daytona Tortugas and Randy Stegall, Head Coach of Embry Riddle who will throw the first pitch.

Mr. Gillis said the South Daytona Community Trust \$1,500 Academic Scholarship is now open and accepting applications. Submission Deadline is Friday, April 28, 2023. The scholarship is available for South Daytona residents for college or trade school.

The Annual Egg Hunt will be held at Reed Canal Park, 919 Reed Canal Road on Saturday, April 1, 2023 at 10:00 a.m., Mr. Gillis announced. There will be other activities including a petting zoo and a visit from the Easter Bunny.

City Manager Gillis said Sparkle Days will be from April 14 through April 24, 2023. He recalled past Sparkle Days and reiterated the opportunity to Spring Clean.

Mr. Gillis congratulated the Police Department for their 8th Accreditation. During the 2023 re-accreditation process, the Department was awarded a 2nd “excelsior agency” status for continuing to operate with no deficiencies.

He concluded with a presentation of the new City Seal. He discussed the elements of the seal incorporating future and past highlighting the up lit Palm Trees and the Big Tree. He said the sailboat is named Ol’ Blake as we were originally called the Town of Blake. He said we will be rolling the seal out incrementally.

On April 3, 2023 FDOT will begin construction of the SunTrail on S. Palmetto Avenue, he said. The contractor will be P&S paving and although it is not a city project, we will be monitoring the construction, he explained. He asked residents to call Public Works with any questions or concerns. Mayor Hall questioned the time frame of the SunTrail project on S. Palmetto Avenue which City Manager Gillis responded approximately six-months.

**Item 6: City Attorney Report:**

City Attorney Wade Vose provided an update on items addressed since the previous council meeting. He discussed working with Code Compliance staff on unique requirements dealing with mobile home parks as well as a recent land use issue with Community Development. He also announced the Florida Legislature is in session and encouraged keeping an eye on their proposals. City Attorney Vose also reported he reviewed the agenda in its entirety.

Mayor Hall added there are 1,600 bills filed for this legislative session.

**B. PROCLAMATION: Red Cross Month**

Mayor Hall read the Proclamation for Red Cross Month. LaTonya Daniel, Executive Director of Florida Space Coast Chapter of the American Red Cross of Central Florida and USVI was present to accept the Proclamation. Ms. Daniel said the Red Cross is building their local membership.

**C. Citizens to be Heard:**

Susan Allen, 35 Cherrywood Court, discussed Edison Pointe and the concern of flooding.

**D. Consent Agenda: (Items 8-13):**

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 8:** Approval of minutes: February 14, 2023, City Council Meeting

**Item 9:** Consideration of approving the purchase of a truck for CRA Maintenance as available within the contingency account in the CRA fund in the current FY 2022-2023 budget as was presented in tonight's C.R.A.G. meeting.

**Item 10:** Consideration of approving a Task Order with Mead & Hunt for US 1 Undergrounding Phase 2 Parts A & B from McDonald Street to Ridge Blvd in our Community Redevelopment Area (CRA) as budgeted in this fiscal year as was presented in tonight's C.R.A.G. meeting.

**Item 11: Resolution No. 2023-04.** A Resolution of the City Council of the City of South Daytona, Florida, designating community wide special events for the year beginning in April 2023 and ending in March 2024; providing for resolutions that conflict herewith; providing for severability; and providing an effective date. **First and only reading.**

**Item 12:** Consideration of awarding the Cleaning Services Bid (Bid 23-B-001) to Southern Cleaning Service, Inc in the amount of \$27,391 annually as budgeted in the current fiscal year.

**Item 13: Resolution No. 2023-05.** A Resolution of the City Council or the City of South Daytona, Florida, appointing members to the Planning and Appeals Board (PAB); providing for terms; and providing an effective date. **First and only reading.**

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

**E. Regular Agenda:**

**Item 14: 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 February 14, 2023. **Second and Final 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.

Vice-Mayor Sander said he had no questions as this change seemed logical.

Motion to approve by Councilwoman Lisa O'Neal. Second by Councilman Doug Quartier. Motion carried unanimously.

**Item 15: 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 February 14, 2023. Second and Final Reading. Public Hearing.**

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

City Manager Gillis provided a history of the property. In 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 never constructed. In 2006 the Planned Unit Development was approved with an 18-story building.

He explained mid-rise development is the new goal of the Council in lieu of the high rises as previously approved. Mr. Gillis said we have set a standard of luxury and less impactful development in lieu of the previously approved high-rise construction. Additionally, public elements have been added including a marina and restaurant which will be open to the public.

Mr. Gillis said 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 previously approved 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.

Mr. Gillis said the project will have a Florida Vernacular Architecture and the building construction will be a concrete parking structure and concrete building. 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 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 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.

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.

Jim Tuloski, 139 Tradewinds Circle, discussed the Planning and Appeals Board Meeting as well as concerns of traffic, erosion and flooding. He discussed the marina element of the proposed development.

Richard Phinney, 2306 Oriole Lane, discussed flooding concerns.

Mayor Hall discussed water retention and design.

Mayor Hall closed the public hearing.

Motion to approve by Councilman Doug Quartier. Second by Councilwoman Lisa O'Neal. Motion carried unanimously.

**Item 16: 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 February 14, 2023. Second and Final Reading. Public Hearing.**

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

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

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 clarified this does not impact the storage areas on Nova Road.

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.

**F. Council Comments:**

Councilwoman Lisa O’Neal congratulated the Police Department of their re-accreditation.

Councilman Doug Quartier echoed the congratulatory remarks from Councilwoman O’Neal. He addressed the concerns presented to Council and said they are not unnoticed. He hopes to see everyone at Opening Day on Saturday the 18<sup>th</sup> of March.

Vice-Mayor Eric Sander said it is good to see resident involvement for the Council meetings. He thanked city staff for hard work and expressed his excitement for spring baseball this weekend and spring.

Mayor Bill Hall thanked Mr. Gillis for bringing someone to throw the first pitch as Baseball Coach Randy Stegall from Embry-Riddle Aeronautical University was scheduled for Saturday’s Opening Day Events. He discussed Tallahassee’s legislative session. He encouraged residents to look over the 1,600 proposed bills explaining they range from wetlands, to utilities, to water and wastewater and so forth. Mayor Hall said he is a firm believer in home rule.

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 6:51 pm.

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*Deputy City Clerk, Becky Witte*

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*Mayor William C. Hall*