

**City of South Daytona  
City Council Meeting Minutes  
Tuesday, August 13, 2024, at 6:00 pm**

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 6:00 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

**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 recapped the National Night Out Against Crime, which was held on Tuesday, August 6th. The event featured a parade of first responders. He expressed his gratitude for the residents who came out to support our Police Department in the fight against crime by waving, making signs, and turning on their porch lights. This Night Out Against Crime was in honor of former Police Officer Gary Wandelt who passed away on August 1, 2024. There was a beautiful rainbow at the conclusion of the parade which we know was Gary showing his appreciation.

He said as a continuation of our partnership with South Daytona Elementary, staff and City councilmembers will be greeting children as they arrive for school which began on Monday, August 12th. He asked that drivers be especially careful and look for schoolchildren while noting how many times a recently installed pedestrian sign on Big Tree Road has been hit in such a few short weeks. He asked for members of the community to be extra vigilant when driving.

City Hall offices will be closed on Monday, September 2nd in observance of Labor Day, Mr. Gillis announced.

Budget Hearings are set for Monday, September 9, 2024, at 6:00pm and Tuesday, September 24, 2024, at 6:00pm.

City Manager Gillis concluded by explaining the 16th Annual Kailynne Quartier Memorial Ride is scheduled for Saturday, September 14, 2024, starting at 10:00am at City Hall and ending at the Piggotte Center for a nice lunch. All vehicles are welcome to participate in this event.

**Item 6: City Attorney Report:**

City Attorney Wade Vose provided a report to the City Council. He discussed working with City Staff on land use and real estate matters as well as completing the labor matters with the PEB. Attorney Vose said he is also working on a unique matter with Police Chief Cheatham where modifications to our mutual aid agreements may be required.

#### **B. CITIZENS TO BE HEARD:**

Jim Cameron (Jim Cameron Consulting) said he recently brought visitor Brandon Frey, a representative from Governor DeSantis's Office to our Police Department. He thanked Police Chief Mark Cheatham for his hospitality.

Ed Landon (2030 Kenilworth Ave) thanked the city for sandbags. He said he knows 24 inches of rain is impossible to keep out of our homes but for residents on Kenilworth Avenue, 7 inches is horrific. He complimented the City for their assistance in filling sandbags, especially for his elderly neighbor.

Mayor Hall told Mr. Landon that the City Manager has requested an automated sandbag filing machine in next year's budget.

Mark Stewartson (from the Port Orange South Daytona Chamber of Commerce) discussed the upcoming membership appreciation event at the Chamber on August 15th.

#### **C. CONSENT AGENDA (Items 8-12):**

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: July 23, 2024, City Council Meeting.

**Item 9:** Consideration of approving the FY 2024-2025 Team Volusia Economic Development Corporation Agreement which will renew our membership in the organization for another year.

**Item 10:** Council notification of emergency purchase in the amount of \$45,969 to Danus Utilities on July 23, 2024, for the replacement of two leaking valves at Lift Station #5 (Violet Street).

**Item 11:** Consideration of approving an Interlocal Agreement with Volusia County for the collection and distribution of Transportation Impact Fees.

**Item 12:** Consideration of approving Resolution No. 2024-18, 2024-19, 2024-20, 2024-21 and 2024-22, authorizing submittal of applications to the Volusia County Community Development Block Grant (CDBG) Program and authorizing acceptance and execution of the grants, if awarded.

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 13: Ordinance No. 2024-04.** An Ordinance of the City of South Daytona, Florida amending Section 5-189 of the City of South Daytona Code of Ordinances to adopt the 2024 edition of the International Property Maintenance Code; providing certain amendments thereto to conform to Florida Law and the City's existing Code of Ordinances by removing 2021 code references which

have been removed or updated, revising references to deleted portions with respect to the 2024 edition of the International Property Maintenance Code; updating corresponding code references; adding minimum standards for structures and premises; providing for codification, conflicts, severability, applicability, and an effective date. First Reading July 23, 2024. **Second and final reading. Public Hearing.**

*City Attorney Vose read the title of Ordinance No. 2024-04.*

City Manager Gillis said every three years, the International Property Maintenance Code is updated, and we modify the City code to reflect the changes. He said this helps Code Compliance maintain high standards and increase property values throughout the City, noting that the Code Compliance Department has been doing a great job in this endeavor. He explained that we add the "South Daytona standard" each year to the existing International Property Maintenance Code to assure clean, neat yards. He said this is working as we are number one in the County two years in a row in regards to improved property values.

He concluded that this is a general housekeeping item for us to maintain a clean community and staff recommends approval of the first reading of Ordinance No. 2024-04.

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

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

**Item 18: Ordinance No. 2024-05.** An Ordinance of the City of South Daytona, Florida, amending the South Daytona Land Development Code, Article II. Definitions, Article III. Administration and Enforcement, Article IV. Consistency and Concurrency, Article V. Zoning Regulations, Article VI. Subdivision Requirements, Article VII. Engineering/Environmental Standards, and Article VIII. General Design Standards; Amending the South Daytona Code of Ordinances, Chapter 3.5 Amusements and Entertainments, Chapter 5 Buildings, Housing and Structural Regulations, Chapter 10.5 Parks and Recreation, Chapter 12 Planning and Development, Chapter 14 Streets, Sidewalks and other Public Places, Chapter 16 Taxation, and Chapter 20 Water and Sewer Service; renaming the Land Development Regulation Board, Planning and Appeals Board and Board of Adjustments and Appeals as the Planning Advisory Board (PAB); Clarifying and revising the role of the Planning Advisory Board as an appointed advisory board to make recommendations to the City Council; revising PAB membership criteria and terms of office, clarifying and revising the roles of the Development Review Committee, Community Development Director, and City Manager concerning development decisions; making related revisions concerning development decisions and permits; and providing for administrative actions, codification, conflicts, severability, and an effective date. Recommended by the Planning and Appeals Board on July 17, 2024. First Reading July 23, 2024. **Second and final reading. Public Hearing.**

*City Attorney Vose read the title of Ordinance 2024-05.*

City Manager Gillis said staff are always looking for ways to streamline and expedite processes. He said the goal is to clarify the advisory function of the board with a focus of providing a recommendation to the City Council on pertinent items. With that change, staff proposes renaming the Planning and Appeals Board to the Planning Advisory Board. He said the proposed language in

the Ordinance will give the power to approve variance applications to the City Council after the City Manager has determined that the request meets all of the criteria for a variance. Mr. Gillis explained the decision-making authority for administrative appeals has also been changed to the City Council in this Ordinance as well.

He provided a recap of the Ordinance as a clarification of the board's advisory capacity with some modifications to help business owners, developers, and residents navigate our approval process faster. He concluded with a staff recommendation that the City Council approve the Second and Final Reading of Ordinance No. 2024-05.

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

Vice-Mayor Sander noted this modification makes sense and would streamline processes.

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

#### **E. COUNCIL COMMENTS:**

Vice-Mayor Sander said he had an opportunity to volunteer at the sandbag station which was set up at the Piggotte Community Center in preparation for Hurricane Debby which fortunately missed our area. He was impressed with our citizen's community spirit and the assistance of our personnel. He noted the new Pedestrian sign on Big Tree Road that was run over at least five times that Saturday morning from drivers who were not paying attention. Before Hurricane Debby, he took pictures of the heavy vegetation blocking the Nova Canal and Reed Canal. He notified Volusia County and the FDOT. Volusia County has sprayed the vegetation within Reed Canal. Vice-Mayor Sander concluded he will be assisting in the Volusia County ECHO presentation, requesting major updates to Reed Canal Park.

Councilwoman O'Neal thanked the audience for attending the meeting to hear about our budgeting process for next year.

Councilman Quartier said there are big possibilities in our small city. He expressed his appreciation for the presentation, noting we have come a long way in a short time (6 years). Councilman Quartier said that during hurricanes, everyone gets together to help each other out, offering residents to reach out to our South Daytona Citizens Alert and CERT teams as they are here to help.

Councilman Young thanked staff and Finance Director Jason Oliva specifically. He said we are trending in the right direction, and he appreciates the clarity and transparency and looks forward to the next steps in the process.

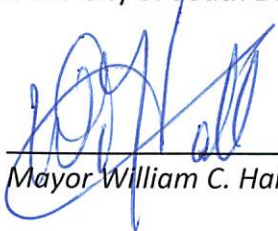
Mayor Hall said this is the third month in a row he has mentioned someone who has passed. Gary Wandelt, a former Police Officer passed away on August 1st. Gary served with Daytona Beach and Daytona Beach Shores before joining South Daytona's Police force. He said Gary Wandelt's celebration of life will be held on August 17<sup>th</sup> and confirmed with Police Chief Cheatham that uniforms will be in attendance which Gary's family will appreciate. Mayor Hall said Gary was a unique individual who helped a lot of young officers become good officers. He discussed his partnership with McGruff (Carey Smith), and that Gary didn't stop serving the community after

retirement. Gary will be missed, and he knows the rainbow at the conclusion of the Night Out Against Crime parade was from Gary.

Mayor Hall concluded the meeting thanking Mr. Oliva, recalling the days when he would not have been permitted to write a check as there was no money available, and he is looking forward to better things.

**F. ADJOURNMENT:** Mayor William C. Hall adjourned the City of South Daytona Regular Meeting of the City Council at 6:24 pm.

  
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Deputy City Clerk, Becky Witte

  
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Mayor William C. Hall