

**City of South Daytona**  
**City Council Meeting Minutes**  
**Tuesday, March 11, 2025, at 6:00pm**

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	Councilman Brandon Young
Vice-Mayor Doug Quartier	City Manager James L. Gillis, Jr.
Councilman Eric Sander	City Attorney Wade Vose
Councilwoman Lisa O'Neal	

**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 provided an update on stormwater improvements completed since the previous Council Meeting.

The City has installed a weather station atop City Hall that measures atmospheric conditions which will be used to document our stormwater system's performance compared to measured rain events.

The Public Works Department televised the stormwater pipe running behind the homes on Pope Avenue which conveys stormwater from the 800 block of the Palm Grove subdivision to the large pond located at our Reed Canal Stormwater Control Facility.

The large stormwater pond at our Reed Canal Stormwater Control Facility is scheduled to be expanded starting this month and is expected to be completed in 60 days well in time for the next hurricane season. This expansion will increase the capacity of this pond and help improve the drainage throughout the central portion of our City to include the Jacobs Road/Western Road area, Red Cedar/Bennett Road area, Green Street/Brian Avenue area, Kenilworth Avenue/Oriole Lane area and the 800 block of the Palm Grove subdivision. He noted it will be approximately 40% bigger.

The City has begun cleaning the Stevens Canal which will help stormwater get to our Reed Canal Stormwater Control Facility quicker. We urge our residents not to throw vegetation and debris from their back yard into this canal as it causes obstructions. Bring the debris to the front yard by the curb for our garbage hauler to take it away.

The Public Works Department recently televised the stormwater pipes on Kenilworth Avenue. They found several sections of pipe where mud had settled in following Hurricane Milton. Those pipes have all been blown out and cleaned.

The City has replaced the lift station inside the Big Tree Village subdivision with a new and larger one that is capable of pumping more effluent during any severe rain events.

The City has cleared the stormwater ditch adjacent to our Riverfront Veterans Memorial Park which will help drain the Palmetto Avenue area during a storm.

The Public Works Department has televised the stormwater pipes in the Jacobs Road area to identify those conveyances that need to be replaced or upsized to improve drainage.

We have installed rain catchers in all of the sewer manholes on Jacobs Road which will prevent stormwater from leaching into the sewer system via the pick-holes in the manhole lids and causing the system to prematurely overflow.

The City replaced the lift station inside the Lantern Park subdivision which is capable of pumping more effluent which will prevent sewer backups in the neighborhood especially during severe weather events.

We have begun clearing the Railroad Ditch which conveys stormwater from the large pond on Windle Lane inside the Coventry Forest subdivision. This ditch is vital to transporting pumped stormwater from the Windle Lane pond to Reed Canal during severe weather events.

The Public Works Department has begun cleaning stormwater inlets throughout the City. Crews will be in subdivisions cleaning inlets steadily over the next couple of months to ensure they are operating at their best as hurricane season approaches.

In anticipation of the County's grant to begin the design of an additional stormwater pond and wall inside the Lantern Park subdivision, the City has televised the sewer lines to repair any damage done to them by the flooding caused by Hurricane Milton.

The City has worked with Florida Power and Light (FPL) to get the two utility poles on Reed Canal Road that were damaged during Hurricane Milton replaced with sturdier ones set at a greater depth to withstand future storms. The FPL power lines have been transferred to the new poles, and we are coordinating with AT&T and Spectrum to have their lines moved over so the damaged poles can be removed.

We are awarding our street resurfacing contract at tonight's meeting which will see Cambridge Circle, Bristol Lane, Windle Lane, Hamlin Drive east, Ponderosa Drive east, Lambright Road, Sea Isle Circle, Coral Circle and Reef Road newly paved in the next several weeks.

The City is installing new turf on the field at Blaine O'Neal Park to better utilize the space for multiple sporting events. New bleachers will be installed to improve the fan experience here.

Scooters Coffee is currently under construction at the corner of Big Tree Road and US 1. It should be completed and open in August for all coffee lovers.

South Daytona's Spring Baseball Opening Day is set for Saturday, March 15, 2025, at 9:00am. We will hear from our Mayor and program supervisor Robert Powell during the festivities followed by scrimmage games for all the participants. Sheldon from the Daytona Tortugas will be there for photo opportunities.

South Daytona Community Trust \$1,500 Academic Scholarship is now accepting applications. Submission Deadline is Friday, May 2, 2025. Applications are available on our City website, or you can pick one up at the City Manager's office.

The City's Annual Easter Egg Hunt will be held at Reed Canal Park, 919 Reed Canal Road on Saturday, April 12, 2025, at 10:00am sharp. There will be other activities including a petting zoo and a visit from the Easter Bunny.

Our annual "Sparkle Days" event is coming up and will be held from April 21st through May 1st. Anything you can drag, push or pull out to the curb will be collected by our solid waste contractor Waste Pro during that time. Vehicles, motorcycles and boats will need current registration paperwork to be hauled away.

The Police Department will be holding a Citizens Academy for any interested residents who wish to know the inner workings of our Police Department and our philosophy of community policing. You can sign up by contacting our Police Department at (386) 322-3030.

Mr. Gillis concluded with some news from the Florida Department of Transportation (FDOT) regarding our Traffic Camera Network design bid. We anticipate receiving authorization to negotiate by the end of the week. Mr. Gillis assured the Council he will negotiate a good price and return it to the Council for approval.

**Item 6: City Attorney Report:**

City Attorney Wade Vose introduced Taylor Simmons from his office before presenting a report to the City Council on the Florida Legislature's special sessions. He highlighted several concerning bills, particularly those reducing local control over development. Key issues to watch include a bill regarding private providers for building permits, bills on emergency management, including positive reforms to the Florida Department of Emergency Management (FDEM), but with potential impacts on development and land use. He said there is a significant rewrite of the Live Local Act, which could reduce local authority over development projects, allowing developers to bypass regulations more easily. Attorney Vose also mentioned a bill on sovereign immunity that would raise the limits to \$1 million, likely leading to higher insurance costs. He concluded by stating he would provide additional updates at the next meeting.

**B. CITIZENS TO BE HEARD:**

Mayor Hall said that this is an opportunity for members of the public to address the City Council on any topic, whether it pertains to community concerns, personal perspectives, or general topics like the weather. When invited to approach the podium, please clearly state your name and address for the official record.

He asked that while speaking, direct your comments to the City Council as a whole and not towards any of the audience members or cameras. As the established standard, each person will be given approximately three minutes to speak. Although there is no formal clock, be concise enough without repetition to ensure everyone has had an opportunity to participate. Please note that the City Council will not respond to any viewpoint or question during this time as it is your opportunity to be heard.

Barbara Ann Heegan from the Port Orange South Daytona Chamber of Commerce thanked Mayor Hall, the Council, and the Department Heads for attending the recent Heroes Dinner. She also mentioned an upcoming job fair at the Volusia County Corrections Facility and highlighted that the event, *A Tasteful Affair*, will be held on Wednesday, April 16<sup>th</sup> from 5pm to 7pm at the Riverside Pavilion. She expressed gratitude for the ongoing support.

Frank Amendolia, 791 Aspen Drive, discussed completing renovations on his home following Hurricane Milton (5 months ago). He discussed the storms and drainage. He said there are 80 days until Hurricane Season.

Lisa Alexander, 2241 Sherwood Drive, discussed recently returning to her home. She asked for an update to the Sherwood Forest Stormwater Pond.

Bob Burke, 2241 Sherwood Drive, suggested an email update list. He expressed concerns over the proposed schedule. He asked for more robust communication.

Janet Rabe-Meyer, 709 Ridge Blvd, a realtor asking about FEMA grants in regards to elevating residential homes.

Mayor Hall briefly stated that the state has approved funding for Elevate Florida and discussed the projects of Aspen and Sherwood. He recalled the Elected Officials roundtable meeting at the airport on Monday, where it was confirmed that funding was secured. While they control the budget and timeline, the project will move forward soon. City Manager Gillis added that they will reimburse the city and manage the procurement of the contract and engineering design.

Richard Phinney, 2306 Oriole Lane, commented on the schedule of the drainage improvement projects.

### **C. CONSENT AGENDA (*Items 7-12*):**

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 7:** Approval of minutes: February 11, 2025, City Council Meeting.

**Item 8: Resolution No. 2025-08.** A Resolution of the City of South Daytona, Florida, designating community wide special events for the year beginning in April 2025 and ending in March 2026; providing for resolutions that conflict herewith; providing for severability; and providing an effective date. **First and only reading.**

**Item 9:** Consideration of awarding a contract to Thadcon for the replacement of water services under Aspen Drive near Boulder Drive in the amount of \$66,850 as budgeted in the current fiscal year for water system improvements.

**Item 10:** Consideration of approving the purchase of property located at 1760 South Segrave Street for \$275,000 to expand our Public Works facility and authorizing the Mayor and City Manager to execute the necessary closing documents.

**Item 11:** Consideration of approving a second amendment to the City Manager’s Employment Agreement involving future evaluations.

**Item 12: Resolution No. 2025-09.** A Resolution of the City of South Daytona, Florida, amending Resolution No. 2025-01, setting forth appropriation for current expenses and capital outlay for the following funds: General Fund, Capital Project (Cell Tower) Fund, Capital Project (ARPA) Fund, and Stormwater Fund, as required by the City of South Daytona, Florida during and for the fiscal year beginning October 1, 2024 and ending September 30, 2025; adopting the operating and capital budgets for the City of South Daytona; providing for severance, conflicting resolutions and an effective date. **First and only reading.**

Motion by Councilwoman Lisa O’Neal. Second by Councilman Eric Sander. Motion carried unanimously.

**D. REGULAR AGENDA:**

**Item 13:** Consideration of awarding a contract to Sparks Concrete & Asphalt to resurface Sea Isle Circle, Coral Circle and Reef Road (Bid No. 25-B-001) in the amount of \$125,232 as funded by a Volusia County 2024/2025 Community Development Block Grant (CDBG) to include the remaining streets on our street resurfacing list which includes Cambridge Circle, Bristol Lane, Windle Lane, Hamlin Drive East, Ponderosa Drive East, and Lambright Road at an additional cost of \$350,056 as budgeted in the current year.

City Manager Gillis explained that this item involves awarding a contract to Sparks Concrete, if approved, to resurface Sea Isle Circle, Coral Circle, and Reef Road. The project is funded through a Community Development Block Grant (CDBG) from Volusia County. Additionally, Sparks Concrete & Asphalt has agreed to honor the price provided to resurface the remaining streets on the paving list, which includes Cambridge Circle, Bristol Lane, Windle Lane, Hamlin Drive East, Ponderosa Drive East, and Lambright Road, at an additional cost of \$350,056. The total cost of \$475,288 is within the current fiscal year’s budget. He concluded with a request for approval, and if approved, the work is set to begin next week.

Motion by Vice-Mayor Doug Quartier. Second by Councilman Brandon Young. Motion carried unanimously.

**Item 14:** Consideration of awarding a contract to Drewry Site Development to complete the Reed Canal Stormwater Pond Expansion (Bid No. 25-B-005) in the amount of \$207,200 as part of the continuous, dedicated effort to the improvement of our stormwater system.

City Manager Gillis explained that expanding the stormwater pond will benefit everyone in the central part of the city by improving drainage. He said that he reached out to numerous contractors to ensure we received the best price for this expansion, and we were able to secure an excellent price of \$207,200. If approved tonight, work will begin soon, and we aim to have the pond expanded before the start of hurricane season.

Mr. Gillis said, as mentioned earlier by Mayor Hall, this project is being funded by city funds, not grant money. It’s an essential project we can move forward while we await grant funding and finalize the necessary engineering and contractor agreements. He concluded with a staff

recommendation to approve the contract with Drewry Site Development for the amount of \$207,200.

Councilman Brandon Young questioned the bid and asked if the price was too good to be true. City Manager Gillis explained the bid process. He also discussed his meeting with Drewry Site Development and his experience with them.

Motion by Councilman Eric Sander. Second by Councilwoman Lisa O'Neal. Motion carried unanimously.

**Item 15: Ordinance No. 2025-03.** An Ordinance of the City Council of the City of South Daytona, Florida, adopting a Master Development Agreement for the property located at 1600 South Ridgewood Avenue, Parcel 5344-02-00-0080; establishing principal uses as a National Brand Quick Service Restaurant; providing for codification, conflicts, severability, applicability, and an effective date. Recommended by the Planning Advisory Board on February 5, 2025. First Reading on February 11, 2025. **Second and Final Reading. Public Hearing.**

*City Attorney Vose read the title of Ordinance No. 2025-03.*

City Manager Gillis explained that this is a Master Development Agreement (MDA) for 1600 S. Ridgewood Avenue for a Zaxby's Restaurant, a prominent national brand. The franchisee, who operates three other Volusia County locations, has submitted a Master Development Agreement to construct a new restaurant at the City's gateway. He described the building, and the hours spent on this project. He concluded with a recommendation of Ordinance No. 2025-03.

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

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

**Item 16: Ordinance No. 2025-04.** An Ordinance of the City of South Daytona, Florida, making a small-scale amendment to the Future Land Use Map of the City's Comprehensive Plan by changing the Land Use designation of 1854 South Ridgewood Avenue, Parcel 5344-16-00-0642, from Residential Density 3 to Commercial; and providing for conflicts, severability, applicability, and an effective date. Recommended by the Planning Advisory Board on March 5, 2025. **First Reading. Public Hearing.**

*City Attorney Vose read the title of Ordinance No. 2025-04.*

City Manager Gillis explained that the next two Ordinances are regarding 1854 South Ridgewood Avenue which Boca Bargoons Fabric Store previously occupied. The store is now out of business and up for sale, he explained. The goal is to make the property more marketable, and the proposed solution is to change its zoning from General Commercial and Multi-Family Residential to a Planned Commercial Development, which would support commercial development.

Mr. Gillis said that when reviewing the future land use map, it was noticed that this parcel had a split land use which is not ideal. The front portion was designated as commercial, while the back half along Segrave Avenue was labeled as Residential Density 3. The ordinance being presented

tonight will amend the future land use map to make the entire property commercial by removing the residential designation at the back.

He said the next Ordinance (2025-05) will address rezoning, but this amendment to the land use map must come first.

Mayor Hall opened the Public Hearing.

Frank Amendolia, 791 Aspen Drive, expressed concerns with development such as Edison Point, a high-density project.

Mayor Hall closed the Public Hearing.

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

**Item 17: Ordinance No. 2025-05.** An Ordinance of the City of South Daytona, Florida, amending the Official Zoning Map by changing the zoning of 1854 South Ridgewood Avenue, Parcel 5344-16-00-0642, from Business General Commercial (BGC) and Multiple-Family Residential (R3) to Planned Commercial Development (PCD); and providing for conflicts, severability, applicability, and an effective date. Recommended by the Planning Advisory Board on March 5, 2025. **First Reading. Public Hearing.**

*City Attorney Vose read the title of Ordinance No. 2025-05.*

City Manager Gillis explained that the ordinance being considered tonight addresses a property with split zoning. The front portion is zoned for commercial use, while the back portion is zoned for multifamily residential (R3), which allows for high-density development. The proposed change would eliminate the multifamily residential zoning, thereby removing the potential for high-density development. This change ensures that any future development on the property will require approval from the City Council. He concluded with a staff recommendation of Ordinance No. 2025-05.

Mayor Hall opened the Public Hearing.

Frank Amendolia, 791 Aspen Drive, said these are repeat comments. He said the Council did not learn from Edison Point and discussed high density projects. He recommended that the council vote no.

Mayor Hall closed the Public Hearing.

Councilman Sander clarified that this ordinance is not encouraging or allowing the development of high-density residential projects. Instead, it is prohibiting such development and shifting toward a strictly commercial project. He noted that the property was previously a vacant and dilapidated piece of land.

Councilman Young mentioned that, similar to Zaxby's, a previously dilapidated property will be transformed into a nice restaurant, recognizing the Council's proactive approach. Additionally, he added that the plan includes removing the multifamily residential zoning along Segrave Street, which currently has a mix of multifamily and office spaces.

Motion by Councilman Eric Sander. Second by Councilwoman Lisa O’Neal. Motion carried unanimously.

**Item 18: Ordinance No. 2025-06.** An Ordinance of the City of South Daytona, Florida, amending the Official Zoning Map by changing the Zoning of 2595 South Ridgewood Avenue, Parcels 5333-21-00-0010 and 5333-21-00-0020, and 2601 South Ridgewood Avenue, Parcel 5333-06-00-0014 from Planned Commercial Development (PCD) to Single Family Residential (R1-A); and providing for conflicts, severability, applicability, and an effective date. Recommended by the Planning Advisory Board on March 5, 2025. **First Reading. Public Hearing.**

*City Attorney Vose read the title of Ordinance No. 2025-06.*

City Manager Gillis explained that the property in question is located along the river. The action being considered tonight would eliminate the high-density development, including high-rise buildings, which were approved back in 2007. Instead, the zoning would revert to single-family residential. While high-rise development along the river was once envisioned, it never materialized. The property owners have now requested to revert the zoning to single-family residential, and the city supports this change, especially given the current focus on improving stormwater management. He concluded with a staff recommendation of approving Ordinance No. 2025-06.

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

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

**Item 19: Ordinance No. 2025-07.** An Ordinance of the City of South Daytona, Florida, amending the City of South Daytona Code of Ordinances, Section 10.5-2 Rules and Regulations for Parks and Recreation Areas to prohibit Recreational Vehicles (RVs), Campers and Enclosed Trailers in Parks and associated parking areas without a permit associated with a City Sponsored Special Event; and providing for conflicts, severability, applicability, codification, and an effective date. **First Reading. Public Hearing.**

*City Attorney Vose read the title of Ordinance No. 2025-07.*

City Manager Gillis explained that during the last Bike Week, staff noticed an increase in people parking RVs and enclosed trailers in city parks. To address this, the city plans to update the ordinance during the second reading to cover vehicles used for habitation. Strengthening the ordinance will provide an additional tool for managing these situations effectively.

Mayor Hall opened the Public Hearing.

Frank Amendolia, 791 Aspen Drive, discussed his concern over the snowbird RVs and those vehicles within subdivisions.

Richard Phinney, 2306 Oriole Lane, discussed the benefit of parking campers within our neighborhoods while homes were being repaired from the last flooding event.

Mayor Hall clarified that this ordinance only pertained to our parks and closed the Public Hearing.



Motion by Councilman Eric Sander. Second by Councilwoman Lisa O’Neal. Motion carried unanimously.

**E. COUNCIL COMMENTS:**

Vice-Mayor Quartier highlighted the number of City projects that have been completed while noting that there is still much work to be done. He reminded everyone about Opening Day on Saturday and encouraged them to volunteer at the concession stand. He also wished everyone a Happy St. Patrick's Day.

Councilman Young addressed the use of the word "soon," noting that while the City may not have full control over certain matters, they are actively working on it despite being at the mercy of others. He acknowledged the City Attorney’s report, pointing out that with 160 legislators involved, early versions of bills often change significantly before final approval. He thanked the City Attorney for the detailed update and said he looks forward to seeing everyone on Saturday.

Councilwoman O’Neal said she looks forward to seeing everyone on Saturday.

Councilman Sander shared three things he’s looking forward to this spring. First, he’s excited about spring baseball and the season itself, as well as working in the concessions with Doug, where you can get affordable food. Second, he informed the board to expect a new interlocal agreement from the Volusia Flagler Transportation Planning Organization (TPO), which will expand to include all of Flagler County and reflect the name change from the River to Sea TPO. Lastly, he encouraged everyone to look up, as the swallowtail kites have returned. He noted that these beautiful birds, which nest in the large oak trees in South Daytona, just came back from spending the winter in Brazil.

Mayor Hall concluded the meeting by stating that they are actively pushing the County and other parties to move these projects forward. He added that he looks forward to seeing everyone on Saturday.

**F. ADJOURNMENT:** Mayor William C. Hall adjourned the City of South Daytona Regular Meeting of the City Council at 7:05pm.

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*Deputy City Clerk, Becky Witte*

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*Mayor William C. Hall*