



8. Resolution No. 25-24 - Approval of FDOT Funding Agreement for the Construction of the St. John's River to Sea (SJR2C) Loop SUN Trail (FDOT #439865)

9. Resolution No. 25-26 - Approval of FDOT Maintenance Memorandum of Agreement for the St. John's River to Sea (SJR2C) Loop SUN Trail (FDOT #439865)

Motion to pull item B.6.b. Approval of Task Authorization No. 6 for Design Services for White Place Park with Hall and Ogle Architects, Inc. for further discussion was made by Councilman Lance Green and seconded by Councilman Shawn Goepfert. Motion carried unanimously by voice vote.

Motion to approve the Consent Agenda as amended was made by Councilman Lance Green and Seconded by Councilman Jonathan Foley. Motion carried unanimously by roll call vote.

b. Approval of Task Authorization No. 6 for design services for White Place Park with Hall and Ogle Architects, Inc.

Motion to approve Item B.6.b. was made by Councilman Jonathan Foley and Seconded by Councilman Shawn Goepfert.

Councilman Lance Green expressed his concerns regarding the White Place Park Project and requested Council hold off on voting on this project until they know more of what the project will entail. He agrees there are improvements needed but would like to see something more detailed. He believes a ballfield should stay on the property, or at least open, green space for kids to play.

Councilman Goepfert spoke about the condition of the ballfield and use of the park.

Mayor Scott Stiltner reminded council members that this is part of a bond that was approved by voters and asked the City Manager and City Attorney to speak about this item.

Wayne Clark, City Manager, provided clarification of this item. It is a request to hire consultants to assist in public meetings in the neighborhood so residents can provide input and suggestions on the amenities to be included in the project.

Matt Jones, City Attorney, provided further information on the bond.

Regular City Council Meeting

May 6, 2025

Page 3 of 11

Susan Lovallo, Parks and Recreation Director, spoke to the item and provided further details.

Council Members and Ms. Lovallo discussed the usage and status of the park, the cost for the design phase, and clarified the process for the next steps.

Carol Gilmore, resident, suggested a family picnic ground at the park.

Motion carried (4-1) by roll call vote with  
Councilman Lance Green voting no.

### RECOGNITION AND PROCLAMATIONS

#### 10. Port Orange University Graduation Certificates

Mike Springer, Public Information Officer, introduced the Port Orange University Class of 2025, and provided an introduction of the program. Certificates were passed out to the graduates.

Council Members congratulated the graduates, expressed their appreciation for the participants showing up and getting involved, thanked the staff for putting this together, and encouraged them to find others ready to learn and get involved.

#### 11. Professional Municipal Clerks Week

Mayor Stiltner read the Proclamation for Professional Municipal Clerks Week and presented it to the City Clerks.

#### 12. Water Safety Month - Christina "Christy" Gillis

Mayor Stiltner read the Proclamation for Water Safety Month.

#### 13. Family Abduction Awareness Day - Chris Felder

Mayor Stiltner read the Proclamation for Family Abduction Awareness Day.

### PUBLIC PARTICIPATION (Non-Agenda – 20 minutes)

Cameron Vintson, Executive Director with Arthaus, provided a mural update on the Down Under Project, with an unveiling on May 23, 2025 at the Fun and Funky event where Former Mayor Don Burnette will be recognized.

Frank Bielat, resident, talked about a podcast that discussed past floods.

Ray Domato, resident, placed himself under oath and spoke on the letters received from the City and expressed his concerns regarding flooding.

#### 14. Council Members

Vice Mayor Tracy Grubbs advised he will not be present at the next two Council meetings, on May 20 and June 3, 2025 due to travel. Save the dates were announced to include the Arthaus Fun and Funky event at Dunes Brewery on May 23, 2025, a Seafood Festival on May 18, 2025, the Mayors Golf Tournament on June 14, 2025, and recognized a newly retired City employee, Steve Edgar. Mr. Edgar expressed his gratitude to the City.

Additionally, Vice Mayor Grubbs spoke about LED signage and requested a review by Council for consideration of a change from 60 seconds to 30 seconds to help the visibility of businesses in plazas.

Mayor Scott Stiltner suggested bringing this back as an agenda item and giving City staff the ability to look at the code first.

Mr. Clark advised that any changes with the sign code must go through Planning Commission first.

Vice Mayor Grubbs discussed the water bill, how citizens receive it, and proposed having the water bill emailed. He suggested if the residents want to receive a paper bill, that individual pays to cover the cost. Vice Mayor Grubbs would like this to be reviewed at the June 17, 2025, Council meeting, so it's seamless with the Tyler update on July 1, 2025.

Motion to review the water bill surcharge on the City Council agenda on June 17, 2025, was made by Vice Mayor Tracy Grubbs and seconded by Councilman Lance Green.

Councilman Goepfert expressed his concerns about moving towards electronic water bills due to the fraud/criminal activity that's out there now.

Council members discussed the mailing rates as well as the utility rates and whether the cost to mail the utility bills were covered in the utility rates.

Mr. Clark advised that during the rate study the point wasn't to cover the entire cost of mailing. Utility rate payers are subsidizing the cost so any savings would come back to utilities.

Mayor Stiltner expressed his concerns mentioning the majority of the residents who could do this electronically prefer to have their bill mailed, but also believes it's worth having this as an item on the agenda to further discuss.

Motion carried 4-1 by voice vote with Councilman Jonathan Foley voting no.

Councilman Goepfert discussed code enforcement and maintenance of the City.

Councilman Green recognized an item that was approved tonight and commended staff. This was the landscape maintenance item that saved the City approximately \$100,000. Councilman Green also talked about the Touch-a-Truck event over the weekend at City Center, recognized the City for reaching out to HOA's and neighborhoods to educate residents about scams, brought up the fluoride item that is now at the Governor's level, and thanked staff for everything they do.

Mayor Stiltner advised he would like for himself, the City Manager, City Attorney, and City staff to get involved with the HOA communities to help educate them on everyone's respective responsibilities. He also requested City staff to oversee the contractors so that corners are not cut, and the contractor is held to the contract they agreed to.

15. City Attorney

There was nothing further.

16. City Manager

There was nothing further.

BOARD APPOINTMENTS, INTERVIEWS, AND REPORTS

17. Environmental Advisory Board Report

John Macaluso, Vice Chair, commended the Port Orange Police Department for taking the time to speak at HOA meetings and educate the residents about scams. He then provided the Environmental Advisory Board report to include the resident Adopt-a-D rain program, butterfly gardens, and an update on the water goat. Mr. Macaluso advised there is a vacancy on the board that the members would like to be filled as soon as possible and asked for the City to keep the ECHO applications coming in and touched on the Volusia Forever program.

Mayor Stiltner asked Mr. Macaluso to bring the Council the historical numbers of how much property has been purchased through Volusia Forever.

Council members thanked Mr. Macaluso for his service.

18. Fire Pension Board Appointment - 5th Member

Motion to appoint Chris Taylor as 5th member to the Fire Pension Board was made by Councilman Jonathan Foley and Seconded by Vice Mayor Tracy Grubbs. Motion carried unanimously by voice vote.

19. Second Reading - Ordinance No. 2025-09 - Comprehensive Plan Future Land Use Map Amendment/4009 & 4084 Halifax Drive (Case No. CPAM-24-0003)

Mr. Jones read Ordinance No. 2025-09 into the record.

ORDINANCE NO. 2025-09

AN ORDINANCE OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE (FLU) DESIGNATION FOR +1.2 ACRES FROM COMMERCIAL TO MIXED-USE CENTER; AUTHORIZE TRANSMITTAL TO REQUIRED AGENCIES; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY AND AN EFFECTIVE DATE.

Motion to adopt Ordinance No. 2025-09 was made by Councilman Jonathan Foley and Seconded by Vice Mayor Tracy Grubbs.

Robert Reinhagen, resident, expressed his concerns with the parking spaces on Halifax Drive.

Motion carried unanimously by roll call vote.

20. Second Reading - Ordinance No. 2025-10 - Second Restated Master Development Agreement Catfish Commons Planned Commercial Development (Case No. PRZA-24-0008)

Mr. Jones read Ordinance No. 2025-10 into the record.

ORDINANCE NO. 2025-10

AN ORDINANCE OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, REZONING PROPERTY CONSISTING OF APPROXIMATELY ±0.58 ACRES FROM COMMUNITY COMMERCIAL (CC) TO CATFISH COMMONS PLANNED COMMERCIAL DEVELOPMENT (PCD); APPROVING THE SECOND RESTATED MASTER DEVELOPMENT AGREEMENT CATFISH COMMONS PLANNED COMMERCIAL DEVELOPMENT (MDA) AND CONCEPTUAL DEVELOPMENT PLAN (CDP); PROVIDING FOR REPEAL OF CONFLICTING

ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Motion to adopt Ordinance No. 2025-10 was made by Councilman Jonathan Foley and Seconded by Vice Mayor Tracy Grubbs. Motion carried unanimously by roll call vote.

21. Second Reading - Ordinance No. 2025-12: Rezoning/5656 Isabelle Avenue

Mr. Jones read Ordinance No. 2025-12 into the record.

ORDINANCE NO. 2025-12

AN ORDINANCE OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, REZONING PROPERTY CONSISTING OF APPROXIMATELY +1.23 ACRES FROM PLANNED COMMERCIAL DEVELOPMENT (PCD) TO PROFESSIONAL OFFICE (PO); AUTHORIZING REVISION OF THE OFFICIAL ZONING ATLAS; AND PROVIDING AN EFFECTIVE DATE.

Motion to adopt Ordinance No. 2025-12 was made by Councilman Jonathan Foley and Seconded by Vice Mayor Tracy Grubbs. Motion carried unanimously by roll call vote.

22. Second Reading - Ordinance No. 2025-13 - Rezoning/4619 and 4629 Clyde Morris Boulevard

Mr. Jones read Ordinance No. 2025-13 into the record.

ORDINANCE NO. 2025-13

AN ORDINANCE OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, REZONING PROPERTY CONSISTING OF APPROXIMATELY ±5.38 ACRES FROM PLANNED COMMERCIAL DEVELOPMENT (PCD) TO COMMUNITY COMMERCIAL (CC); AUTHORIZING REVISION OF THE OFFICIAL ZONING ATLAS; AND PROVIDING AN EFFECTIVE DATE.

Motion to adopt Ordinance No. 2025-13 was made by Councilman Jonathan Foley and Seconded by Vice Mayor Tracy Grubbs. Motion carried unanimously by roll call vote.

Mr. Jones read Ordinance No. 2025-14 into the record.

ORDINANCE NO. 2025-14

AN ORDINANCE OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, ANNEXING APPROXIMATELY ±56.5 ACRES OF PROPERTY LOCATED WEST OF AIRPORT ROAD AND NORTH OF CHARLES STREET; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Motion to approve was made by  
Councilman Jonathan Foley and  
Seconded by Vice Mayor Tracy Grubbs.

Penelope Cruz, Planning Manager, discussed the annexation item, provided details, and answered council member's questions.

Vice Mayor Grubbs asked about the acreage and total usage (unit per acre).

Mayor Stiltner asked what our legal obligations are after it's annexed.

Ms. Cruz provided further clarification on property usage and the City's obligations.

Joey Posey, Attorney for applicant, spoke on the item and provided further clarification.

Mr. Reinhagan commented on urban sprawl related to the item.

Councilman Foley asked Ms. Cruz to clarify the use of the property.

Vice Mayor Grubbs asked if there would be a strain on the Police and Fire Departments when adding additional homes to the City.

Ms. Cruz advised both departments indicated they can handle the additional homes.

Councilman Goepfert verified that an apartment complex won't be permitted as it will be zoned single-family residential.

Councilman Green looked at the impacts in relation to this potential annexation/build.

Mayor Stiltner commented on stormwater mitigation in this area and touched on the Pioneer Road interchange.

Mr. Clark added further details about the stormwater plan.

Motion carried unanimously by roll call vote.

## REGULAR AGENDA

### 24. Capital Financing Items

a. First Reading - Ordinance No. 2025-15 - Authorizing and Securing Capital Improvement & Refunding Revenue Bonds Series 2025

Mr. Jones read Ordinance No. 2025-15 into the record.

#### ORDINANCE NO. 2025-15

AN ORDINANCE OF THE CITY OF PORT ORANGE, FLORIDA, AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$38,000,000 CAPITAL IMPROVEMENT REFUNDING REVENUE BONDS, SERIES 2025, TO REFUND ALL OR A PORTION OF THE CITY'S OUTSTANDING STORMWATER UTILITY REVENUE BONDS, SERIES 2005 AND CAPITAL IMPROVEMENT REFUNDING REVENUE BONDS, SERIES 2014, TO FINANCE OR REIMBURSE CAPITAL IMPROVEMENTS; PROVIDING FOR THE PAYMENT OF SUCH BONDS FROM LEGALLY AVAILABLE NON-AD VALOREM REVENUES DEPOSITED PURSUANT TO A COVENANT TO BUDGET AND APPROPRIATE; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Motion to approve Ordinance No. 2025-15 was made by Councilman Shawn Goepfert and Seconded by Vice Mayor Tracy Grubbs.

Mark Simpson, Finance Director, introduced the item and provided details.

Motion carried unanimously by roll call vote.

b. Resolution No. 25-25 - Approval to Authorize Issuance of General Obligation Bonds

Motion to adopt Resolution No. 25-25 was made by Councilman Jonathan Foley and Seconded by Vice Mayor Tracy Grubbs.

Mark Simpson, Finance Director, introduced the item and provided details.

Motion carried unanimously by roll call vote.

25. First Reading - Ordinance No. 2025-05 - Amending Chapter 58 - Streets, Sidewalks and Other Public Places, Article IV. Communications Facilities in Public Rights-of-Way

Mr. Jones read Ordinance No. 2025-05 into the record.

ORDINANCE NO. 2025-05

AN ORDINANCE OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, AMENDING CHAPTER 58, ARTICLE IV, SECTIONS 58-74, 58-75, 58-77 AND 58-78; TO REMOVE REQUIREMENT FOR PHOTOGRAPHIC/VIDEOGRAPHIC DOCUMENTATION OF THE WORK AREA PRIOR TO CONSTRUCTION, DISPENSING WITH PERMITTING REQUIREMENTS FOR CERTAIN ROUTINE MAINTENANCE TASKS, REMOVING VARIOUS CERTIFICATIONS OF THE ENGINEERING PLAN, AND THE REQUIREMENT TO PROVIDE AS-BUILTS UPON COMPLETION; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Motion to approve Ordinance No. 2025-05 was made by Vice Mayor Tracy Grubbs and Seconded by Councilman Shawn Goepfert.

Mr. Jones provided details on the item and answered the council members' questions.

Councilman Goepfert and Councilman Green touched on concerns regarding the contractors work in the rights-of-way and ensuring the property is put back the way it was.

Mayor Stiltner commented on allowing the utility companies to do the work but also protecting the residents, and holding the contractors and sub-contractors accountable.

Alex Redken on behalf of Charter Communications, thanked the City and mentioned he looks forward to this being implemented and working with the City.

Motion carried unanimously by roll call vote.

COUNCIL COMMITTEE REPORTS

26. City Council Committee Reports

Regular City Council Meeting

May 6, 2025

Page 11 of 11

a. River to Sea TPO - Vice Mayor Tracy Grubbs o/b/o Councilman Jonathan Foley

Vice Mayor Tracy Grubbs provided an update on the Volusia Flagler TPO (f/k/a River to Sea TPO).

ADJOURNMENT - 8:56 p.m.

  
\_\_\_\_\_  
Mayor Scott Stiltner

Attest:

  
\_\_\_\_\_  
Robin Fenwick, MMC  
City Clerk