

REGULAR CITY COUNCIL MEETING MINUTES  
COUNCIL CHAMBERS – CITY HALL  
1000 CITY CENTER CIRCLE  
PORT ORANGE, FLORIDA  
OCTOBER 21, 2025

THE REGULAR CITY COUNCIL MEETING of the City of Port Orange was called to order by Mayor Scott Stiltner at 6:30 p.m.

OPENING

Silent Invocation

Pledge of Allegiance

Roll Call	Present:	Councilman Shawn Goepfert Councilman Lance Green Vice Mayor Tracy Grubbs Mayor Scott Stiltner
	Absent:	Councilman Jonathan Foley
	Also Present:	City Manager Wayne Clark City Attorney Matthew Jones Deputy City Clerk Amanda Bonin

4. Public Comments on Consent Agenda Items Only

There were none.

CONSENT AGENDA

5. Approval of Minutes
  - a. October 7, 2025 - Regular City Council Meeting
6. Bid Awards and Contract Items
  - a. Award of RSFQ #25-04 to Kimley-Horn & Associates, Inc. for the Design and Permitting Services for the Water Reclamation Facility Upgrades Project and approval of Task Authorization No. 1 for Phase 1 of said project in the amount of \$1,716,299.08.
  - b. Approval of Task Authorization No. 26 with Kimley-Horn & Associates, Inc. for the Virginia/Monroe Stormwater Pump Station Generator Design Services
  - c. Award of ITB #25-17 to Paul Culver Construction, Inc. for restroom replacement at the All Children's Park in the amount of \$260,560.69.
7. Approval of Transfer of Ownership Agreement for K9 Buddy to Officer Crysta McBride
8. Resolution No. 25-48 - Accepting \$74,479.00 for 2025-2026 Victims of Crime Act (VOCA) Grant
9. Resolution No. 25-49 - Accepting the Edward Byrne Memorial Justice Assistance Direct Award Grant for \$8,918.00 from the Florida Department of Law Enforcement (FDLE)

10. Joint Participation Agreements for Transform 386 Projects
  - a. Approval of the Joint Project Agreement (JPA) with the County of Volusia for the Sugar Forest Stormwater Drainage Improvements Project
  - b. Approval of the Joint Project Agreement (JPA) with the County of Volusia for the Portona Area Property Acquisition & Stormwater Pond Project
  - c. Approval of the Joint Project Agreement (JPA) with the County of Volusia for the Sleepy Hollow Stormwater Drainage Improvements Project
  - d. Approval of the Joint Project Agreement (JPA) with the County of Volusia for the Powers Avenue Property Acquisition & Stormwater Pond Project

Motion to approve the Consent Agenda as presented was made by Vice Mayor Tracy Grubbs and Seconded by Councilman Shawn Goepfert. Motion carried unanimously by roll call vote.

#### RECOGNITION, PROCLAMATIONS, AND SPECIAL REPORTS

##### 11. Retirement Recognition for K9 Buddy

Police Chief Manny Marino recognized Buddy's accomplishments thanked him and his partner Officer McBride for their service and congratulated Buddy on his retirement.

Officer McBride expressed her appreciation to the City for a wonderful partner.

Council members expressed their appreciation and commended Buddy and Officer McBride for all their accomplishments.

##### 12. Volusia Young Marines

David Owen, Executive Officer with Volusia Young Marines, introduced the Young Marines program and touched on what their organization does.

Mayor Stiltner read the Proclamation for Red Ribbon Week and presented it to the Volusia Young Marines.

##### 13. Manufacturing Month

Jessica Lovett, President and CEO of Volusia Manufacturer's Association (VMA) introduced herself and their association.

Mayor Stiltner read the Proclamation for Manufacturing Month and presented it to Ms. Lovett.

##### 14. ArtHaus Annual Update

Vice Mayor Tracy Grubbs provided the ArtHaus Annual Update on behalf of the ArtHaus

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Executive Director, Cameron Vintson, as she is attending the Volusia County Council Meeting for the cultural grant.

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

Cassandra Rhodes with Port Orange South Daytona Chamber of Commerce provided an update to include their annual banquet.

Lori Becker, resident, spoke on National Disaster Preparedness Month and provided a couple of suggestions including a social media public relations showcase of small projects residents can do at home and a residential mitigation grant program proposal that she sent to council members.

#### COMMENTS AND ADDITIONAL ITEMS

##### 15. Council Members

Vice Mayor Tracy Grubbs commended staff on the Family Days event and the artwork around City Center.

Robin Fenwick, Assistant City Manager, advised the City's permit from the Army Corps of Engineers for the Cambridge Pond and Pump Station has been approved and the permit issued. The City is finalizing details with the St. John's Water Management District and is on track for this project to go out to bid in the next couple of months. Lastly, construction is still anticipated to begin in early 2026.

Councilman Shawn Goepfert commented on the demolition of a couple abandoned buildings, and commended staff on the Family Days event.

Mayor Scott Stiltner expressed his appreciation to City staff and the volunteers with Port Orange Community Trust for the Family Days event. He further commented on Item 10 on the consent agenda, thanking staff for their hard work on the JPA items with the County.

##### 16. City Attorney

There was nothing further.

##### 17. City Manager

There was nothing further.

#### BOARD APPOINTMENTS, INTERVIEWS, AND REPORTS

##### 18. Citizen Advisory Committee for TPO

No report.

19. Parks and Recreation Board Update

Michael Navarra, Vice Chair of the Parks and Recreation Board, provided the quarterly update to Council to include the White Place Park, REC West, Coraci Fields drainage improvements, and stated there are 26 projects scheduled for 2026.

Mayor Stiltner asked about feedback on White Place Park and mentioned it was well attended. The board has not received feedback at this time.

PUBLIC HEARING

20. First Reading - Ordinance 2025-26 - 25-1 Large-Scale Comprehensive Plan Amendment/Vintage Acres (Case No. CPAM-25-0001)

Items #20 and 21 were opened together.

21. First Reading - Ordinance No. 2025-27 - Planned Unit Development (PUD) Rezoning and Vintage Acres PUD Master Development Agreement (MDA) and Conceptual Development Plan (CDP) (Case No. PRZA-25-0003)

City Attorney Matt Jones read Ordinance Nos. 2025-26 and 2025-27.

ORDINANCE NO. 2025-26

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 +52.96 ACRES FROM VOLUSIA COUNTY AGRICULTURE RESOURCE (1 UNIT/10 ACRES) TO CITY OF PORT ORANGE RURAL TRANSITION (0-2 UNITS/ACRE); AMENDING ±3.57 ACRES OF VOLUSIA COUNTY URBAN LOW INTENSITY (0-4 UNITS/ACRE) TO CITY OF PORT ORANGE RURAL TRANSITION (0-2 UNITS/ACRE) FOR PROPERTY GENERALLY LOCATED NORTH OF CHARLES STREET AND WEST OF AIRPORT ROAD; AUTHORIZE TRANSMITTAL TO REQUIRED AGENCIES; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY AND AN EFFECTIVE DATE.

Motion to approve Ordinance No. 2025-26 was made by Councilman Shawn Goepfert and Seconded by Vice Mayor Tracy Grubbs.

ORDINANCE NO. 2025-27

AN ORDINANCE OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, REZONING PROPERTY CONSISTING OF APPROXIMATELY ±56.53 ACRES CONSISTING OF ±52.96 ACRES OF VOLUSIA COUNTY A-1 (PRIME AGRICULTURE) AND ±3.57 ACRES OF VOLUSIA COUNTY A-2 (RURAL AGRICULTURE) TO CITY OF PORT ORANGE PLANNED UNIT DEVELOPMENT (PUD) AND ESTABLISHING THE VINTAGE ACRES MASTER DEVELOPMENT AGREEMENT (MDA) AND CONCEPTUAL DEVELOPMENT PLAN (CDP) FOR PROPERTY GENERALLY LOCATED NORTH OF CHARLES STREET AND WEST OF AIRPORT ROAD; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

Motion to approve Ordinance No. 2025-27 was made by Vice Mayor Tracy Grubbs and Seconded by Councilman Shawn Goepfert.

Penelope Cruz, Planning Manager, introduced the items and provided details.

Joseph Posey, attorney for the applicant, provided a presentation, and answered questions from Council members.

Several Volusia County residents spoke in opposition to the approval of these ordinances, provided information on the property, and expressed their concerns, which included stormwater/drainage, flooding concerns, impacts to the surrounding area, and over-development.

Robert Reinhausen, Port Orange resident, also expressed concerns relating to stormwater/drainage.

City Manager Wayne Clark requested the applicant to clarify the bond issue and for the engineer of record to address the questions regarding stormwater.

Mr. Posey clarified the bond requested by the public is in fact included in the MDA documents and is a maintenance bond should the homeowners association go defunct within 30 years. It is to ensure the maintenance of the stormwater system within the project area is actually maintained.

Councilman Goepfert commented on the specimen trees to clarify the location of the ones being preserved.

Harry Newkirk with Newkirk Engineering discussed the stormwater design, dry retention and wet detention design, the reduction of the nutrients to the creek, and answered Council member's questions.

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Jim Paytas owner of Paytas Homes, commented on some commitments he made to surrounding residents who are in close proximity to the project.

Mayor Stiltner asked Ms. Cruz about the regional area in regard to the Spruce Creek Basin.

Ms. Cruz mentioned there is a team of engineers for that and reiterated that tonight's vote is for the land use, re-zoning, legal development regulations, and a legal Master Development Agreement (MDA).

Vice Mayor Tracy Grubbs asked for additional clarification on the flood bond and the roadway level of service (LOS).

Attorney Jones commented that the bond would be better characterized as a maintenance bond.

Mayor Stiltner commented on dissolved HOA's and asked for verification that the maintenance bond will protect the maintenance requirements in case the HOA dissolves, and the maintenance falls back to the homeowners.

City Attorney Jones mentioned the maintenance bond guarantees maintenance for 30 years and Mr. Posey commented that the enforcement right is with the City.

Ms. Cruz provided further details regarding the roadway level of service (LOS).

Vice Mayor Grubbs asked about Police and Fire impacts, as well as school capacity. Ms. Cruz advised that these items are reviewed during the process and there is capacity.

Councilman Shawn Goepfert expressed his views on development, both past and future, rainfall amounts, this property and what the developer is requesting for this project.

Councilman Lance Green commented on the development design and expressed his view as well as state regulations.

Mayor Scott Stiltner expressed his concerns, covering environmental changes throughout the state, to include the amount of rainfall, past and current designs along with State regulations of the stormwater infrastructure and the Spruce Creek Basin Study to be completed by the County.

Mr. Clark mentioned the Spruce Creek Basin Study is expected to start in the beginning of 2026 and will likely take a year to complete and discussed the timeframe for the completion of a development due to the study needing to take place first.

Mr. Posey commented on the stress test in regard to rainfall and mentioned it is required in the St. Johns River Water Management District stormwater standards today. He further expressed his commitment to work out any issues the City has between the first and second reading.

Motion to approve First Reading of Ordinance No. 2025-26 failed 2-2 with Vice Mayor Tracy Grubbs and Mayor Scott Stiltner voting no.

Ms. Cruz advised with denial of the First Reading of Ordinance No. 2025-26, the City cannot move forward with the First Reading of Ordinance No. 2025-27.

Mr. Posey asked for Council to table this item for reconsideration for future date since there was a tie and Councilman Jonathan Foley was not present.

City Attorney Jones advised the two no's can make a motion to reconsider if they choose but it must be done at this meeting.

Councilman Goepfert spoke about the annexation of the property in June of this year and asked Vice Mayor Tracy Grubbs and Mayor Scott Stiltner what their concerns were for their no vote.

Mayor Stiltner commented he is not opposed to development but there are concerns and he would like to see the Spruce Creek Basin Study.

Vice Mayor Tracy Grubbs rescinded his motion for Ordinance No. 2025-27 and Councilman Shawn Goepfert rescinded his second.

22. First Reading - Ordinance No. 2025-28 – Land Development Code (LDC) Amendment/Chapter 9 - Residential Dock and Commercial Marina Regulations (Case No. DCAM-25-0004)

City Attorney Jones read Ordinance No. 2025-28.

ORDINANCE NO. 2025-28

AN ORDINANCE OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA AMENDING THE LAND DEVELOPMENT CODE CHAPTER 9 RELATING TO RESIDENTIAL DOCKS AND COMMERCIAL MARINA REGULATIONS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Motion to approve Ordinance No. 2025-28 was made by Councilman Shawn Goepfert and Seconded by Vice Mayor Tracy Grubbs.

Mrs. Cruz introduced the item, provided details, and answered Council members questions.

Council members discussed the minimum and maximum square footage of the finger piers.

Motion to amend the motion for the finger piers to be a minimum of 4 feet and a maximum of 6 feet was made by Councilman Shawn Goepfert and Seconded by Vice Mayor Tracy Grubbs. Motion to amend carried unanimously by roll call vote.

Motion to approved Ordinance No. 2025-28 as amended carried unanimously by roll call vote.

COUNCIL COMMITTEE REPORTS

23. City Council Committee Reports

a. First Step Shelter - Councilman Shawn Goepfert

Councilman Goepfert provided an update on the First Step Shelter.

b. Port Orange/South Daytona Chamber of Commerce - Councilman Shawn Goepfert

Councilman Goepfert provided an update on the Port Orange/South Daytona Chamber of Commerce.

ADJOURNMENT - 8:56 p.m.



  
Mayor Scott Stiltner

Attest:



Robin Fenwick, MMC  
City Clerk