

REGULAR CITY COUNCIL MEETING MINUTES  
COUNCIL CHAMBERS – CITY HALL  
1000 CITY CENTER CIRCLE  
PORT ORANGE, FLORIDA  
DECEMBER 9, 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 Jonathan Foley Councilman Shawn Goepfert Councilman Lance Green Vice Mayor Tracy Grubbs Mayor Scott Stiltner
	Also Present:	City Manager Wayne Clark City Attorney Matthew Jones Deputy City Clerk Amanda Bonin

4. Election of Vice Mayor for 2026

Motion to re-appoint Vice Mayor Tracy Grubbs to Vice Mayor was made by Councilman Jonathan Foley and Seconded by Councilman Shawn Goepfert. Motion carried unanimously by voice vote.

5. Appointments to Council Committees for 2026

Council Members agreed to continue serving on the following committees:

ArtHaus – Tracy Grubbs  
General Employees Retirement Trust Fund – Scott Stiltner  
Volusia Flagler Transportation Planning Organization– Jonathan Foley  
Municipal Firefighters Pension Board – Jonathan Foley  
Municipal Police Officers Retirement Trust – Lance Green  
Port Orange-South Daytona Chamber of Commerce – Shawn Goepfert  
Roundtable of Elected Officials – Scott Stiltner  
First Step Shelter – Shawn Goepfert

Motion to continue serving on the same committees was made by Councilman Lance Green and Seconded by

Councilman Jonathan Foley. Motion  
carried unanimously by voice vote.

6. Public Comments on Consent Agenda Items Only

Robert Reinhagen, resident, expressed his concerns on item 8e for the YMCA Lease Agreement. He doesn't believe the City should be a landlord and suggested letting Parks & Recreation run the programs.

CONSENT AGENDA

7. Approval of Minutes
  - a. Regular City Council Meeting - November 18, 2025
8. Bid Awards and Contract Items
  - a. Award of ITB #25-07 to Sparks Concrete, LLC, for construction of the Willow Run Boulevard Sidewalk (Harms Way to Clyde Morris Boulevard) FDOT #446285 (CD184)
  - b. Award of ITB #25-08 to Sparks Concrete, LLC, for construction of the Williamson Boulevard/Willow Run Boulevard Sidewalk FDOT #448772 (CD244)
  - c. Award of ITB #25-09 to Sparks Concrete, LLC, for construction of Port Orange Sidewalk Gaps (Various Locations) FDOT #444033 (CD184)
  - d. Approval of Task Authorization #4 with Zev Cohen & Associates, Inc. for the Coraci Field renovations.
  - e. Approval of a Lease Agreement with the YMCA
9. Resolution No. 25-53 - Deed for public purposes along the south side of Old Hammock Road, adjacent to 1143 Old Hammock Road
10. Ratification of the Emergency Purchase of Temporary Housing for Fire Rescue Personnel
11. Approval of the 2026 City Council Meeting Calendar
12. Approval of the 2026 Public Hearing and Development Review Calendars

Councilman Lance Green asked that Item #10 be pulled for further discussion.

Motion to approve consent agenda  
Items #7-9, 11, and 12 was made by  
Councilman Lance Green and  
Seconded by Vice Mayor Tracy Grubbs.  
Motion carried unanimously by roll call  
vote.

Motion to approve Item #10 was made  
by Councilman Lance Green and  
Seconded by Councilman Shawn  
Geopfert.

Councilman Lance Green expressed his concerns on the item and would like to know what measures will be put in place, so this will not happen again.

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Councilman Shawn Goepfert clarified with the City Manager that the purchase was completed without his knowledge. Wayne Clark, City Manager, confirmed he had no knowledge of the way the Public Works Director was making the purchase.

Vice Mayor Tracy Grubbs recommended a standardized annual policy review, so this does not happen again.

Councilman Jonathan Foley understands everyone's comments and concerns but has the confidence in staff to learn from this moving forward.

Mayor Scott Stiltner understands everyone's comments and concerns, as well and is confident there will be updates moving forward, and the City Manager will have measures in place to make sure this doesn't happen again.

Motion carried unanimously by voice  
vote.

City Council recessed at 6:41 p.m. to hold the City Council and Town Center CRA Joint Special meeting, minutes of which are under separate cover.

#### CITY COUNCIL & TOWN CENTER CRA JOINT SPECIAL MEETING

Council reconvened at 6:54 p.m. to hold the regular City Council meeting.

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

Charlotte Gillas resident of Edgewater and Greg Gimbert resident of Daytona Beach, on behalf of Let Volusia Vote expressed their concerns on potable reuse and aquifer recharge as well as Senate Bill 180. Mr. Gimbert further asked Council to personally sign the petition to allow the Volusia County residents to vote on banning the use of potable reuse and aquifer recharge.

Chuck Helman, resident, advised the Sugar Forest hoarding property has been cleaned up. He expressed his appreciation to the City and then advised he spoke with Robin Fenwick about a pothole issue, commending her for her help in getting it taken care of quickly. Lastly, he asked Council and the Mayor to please fix the flooding issues in Sugar Forest.

#### COMMENTS AND ADDITIONAL ITEMS

##### 13. Council Members

Councilman Green reiterated his concerns regarding purchasing and P-card transactions, emphasizing the need for the City to implement strong measures to track who is making purchases, for what purpose, and where they occur. He also expressed concerns about the Boardwalk project near Mr. Meadows' property.

Vice Mayor Grubbs commended Parks and Recreation for their Christmas light display

at City Center. He noted that the Willow Run sidewalk project is scheduled for the February 2026 agenda and recommended reviewing next year's budget to consider increasing funding for sidewalks.

Councilman Foley advised he may have a scheduling conflict for the first meeting in February. Regarding the boardwalk project behind Mr. Meadows' property, Councilman Foley stated that he visited the three properties the trail would pass through and, while he does not agree with the project, he noted that the TPO remains valuable to residents. He thanked staff for providing the e-bike pamphlets. He commented on the Christmas parade and suggested discussing the possibility of moving it to a different, non-state road, noting there may be options the City has not yet considered.

Councilman Foley also remarked that, with an election year approaching, it may be an appropriate time to revisit Council salaries. He noted it has been a couple of years since the topic was last discussed, briefly explained the process, and asked whether any Council members had interest in making changes for next year, including removing salary decisions from the state process and implementing automatic CPI adjustments. There were no objects to discussing Council salaries in 2026.

Mayor Stiltner commented on the boardwalk project located behind Mr. Meadows's property, noting that there are times when projects move forward through different agencies that the Council may or may not agree with, and this is one of those instances. Mayor Stiltner stated this project was designed prior to the construction of Mr. Meadows's home and that Mr. Meadows was not aware of it at the time. Mayor Stiltner requested that once the project is completed, staff look at it and bring suggestions back to Council on what may be needed, such as any potential privacy or safety measures. Mayor Stiltner also noted that if the City implements any changes, the City will assume ownership and responsibility for ongoing maintenance.

Mayor Stiltner further commented on the Christmas parade and acknowledged that difficult decisions must sometimes be made in the interest of safety for parade participants. Mayor Stiltner commented on Saturday night's Christmas event, noting the attendance and that City employees seemed deflated, and emphasized that such decisions are not made lightly. He apologized to City staff for the verbal abuse and negative comments received on social media from the public, and expressed appreciation for staff's time, effort, and judgment. He welcomed further discussion on potential parade changes.

#### 14. City Attorney

City Attorney Matt Jones mentioned he appreciates the praise for the hoarding property in Sugar Forest, but that journey started with Code Enforcement and commended staff for their efforts in getting this completed.

#### 15. City Manager

City Manager Wayne Clark addressed Council's comments regarding Item #10 on the consent agenda, noting that the City has consistently had clean audits, approved

budgets, and has qualified for multiple grants. Overall, the City performs its operations well and is actively analyzing the situation to ensure it is corrected. The issue was isolated to one department and one contract. While a mistake was made, characterizing the matter as a larger systemic problem is an overstatement. Mr. Clark also explained the emergency circumstances that led to the decision made on that Saturday morning.

The situation was urgent and stressful, as the Fire Department was required to evacuate its building due to mold. Firefighters had to be temporarily relocated five minutes away, which doubled response times. Staff made several attempts throughout the day to secure FEMA trailers or similar temporary facilities but were unable to do so.

Mr. Clark also advised that the City has a new, fully qualified Finance Director in place who will help ensure the City's policies and procedures are up to date and properly implemented.

Mayor Stiltner commented on the issue of road tear-ups caused by individuals driving in the rights-of-ways and requested that the City Manager have the Police Chief provide an update.

Police Chief Manny Marino reported that a few individuals have been identified for tearing up the rights-of-way. The Police Department has been tracking and documenting activity in the affected areas and will continue to monitor the situation. Chief Marino also answered Council members' questions and noted there is a new law that prohibits obscuring a vehicle license plate. Doing so is a secondary offense that will contribute to the overall criminal violation.

Mayor Stiltner further commented that this issue has been ongoing for more than a decade and asked the Police Chief to inform the City Manager and Council if there are any resources or support needed to help the department be more successful moving forward.

### SPECIAL REPORTS

#### 16. Report from KemperSports on the Cypress Head Golf

Jeff Dayton with Kemper Sports provided a report on the Cypress Head Golf Course.

### BOARD APPOINTMENTS, INTERVIEWS, AND REPORTS

#### 17. Golf Advisory Board Report

Richard Lee, Chairman for the Golf Advisory Board, was unable to attend and will provide a report at the next Council meeting on January 13, 2026.

#### 18. Environmental Advisory Board Report

Kristine Cunningham, Chair, provided a report on the Environmental Advisory Board

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quarterly meeting to include projects and events and answered Council members' questions.

PUBLIC HEARING

19. Second Reading - Ordinance No. 2025-29 - Comprehensive Plan Amendment/Annual Capital Improvements Element Update (Case No. CPAM-25-0002)

Matt Jones, City Attorney, read Ordinance No. 2025-29.

ORDINANCE NO. 2025-29

AN ORDINANCE OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN CAPITAL IMPROVEMENT ELEMENT; PROVIDING FOR THE FY2026-2030 FIVEYEAR SCHEDULE OF CAPITAL IMPROVEMENTS AND SUPPORTING DATA; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Motion to approve Ordinance No. 2025-29 was made by Vice Mayor Tracy Grubbs and Seconded by Councilman Shawn Goepfert. Motion carried unanimously by roll call vote.

20. First Reading - Ordinance No. 2025-30 - Small-Scale Comprehensive Plan Future Land Use Amendment/1737 Fern Park Drive (Case No. CPAM-25-0003)

Mayor Stiltner opened items 20 and 21 together.

Mr. Jones read Ordinance No. 2025-30.

ORDINANCE NO. 2025-30

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 +9.37 ACRES FROM VOLUSIA COUNTY URBAN LOW INTENSITY (0.2-4 UNITS/ACRE) TO CITY OF PORT ORANGE RURAL TRANSITION (0-2 UNITS/ACRE) FOR PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF FERN PARK DRIVE, EAST OF TAYLOR ROAD; AUTHORIZE TRANSMITTAL TO REQUIRED AGENCIES; AND PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY AND AN

EFFECTIVE DATE.

Motion to approve Ordinance No. 2025-30 was made by Vice Mayor Tracy Grubbs and Seconded by Councilman Shawn Goepfert

21. First Reading - Ordinance No. 2025-31 - Conventional Rezoning/1737 Fern Park Drive (Case No. REZONING-25-0005)

Mr. Jones read Ordinance No. 2025-31.

ORDINANCE NO. 2025-31

AN ORDINANCE OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, REZONING ±9.37 ACRES FROM VOLUSIA COUNTY A-2 RURAL AGRICULTURE TO CITY OF PORT ORANGE AGRICULTURE (A), GENERALLY LOCATED ON THE SOUTH SIDE OF FERN PARK DRIVE, EAST OF TAYLOR ROAD; AUTHORIZING REVISION OF THE OFFICIAL ZONING ATLAS; AND PROVIDING AN EFFECTIVE DATE.

Motion to approve Ordinance No. 2025-31 was made by Vice Mayor Tracy Grubbs and Seconded by Councilman Shawn Goepfert.

Penelope Cruz, Planning Manager, introduced the items, provided details, and answered Council members' questions.

Motion to approve Ordinance No. 2025-30 carried unanimously by roll call vote.

Motion to approve Ordinance No. 2025-31 carried unanimously by roll call vote.

22. First Reading - Ordinance No. 2025-32 – Land Development Code (LDC) Amendment/Chapter 16 - Certified Recovery Residences (Case No. DCAM-25-0006)

Mr. Jones read Ordinance No. 2025-32.

ORDINANCE NO. 2025-32

AN ORDINANCE OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA AMENDING CHAPTER 16 OF THE LAND DEVELOPMENT CODE TO ESTABLISH A NEW SECTION IN CHAPTER 16 MISCELLANEOUS REGULATIONS, FOR THE PURPOSE OF ESTABLISHING PROCEDURES FOR REVIEW

AND APPROVAL OF A CERTIFIED RECOVERY RESIDENCE; PROVIDING FOR DEFINITIONS; PROVIDING FOR REQUESTS FOR REASONABLE ACCOMMODATIONS; ENSURING CONSISTENCY AND COMPLIANCE WITH RECENTLY ADOPTED STATE LEGISLATION AMENDING CHAPTER 397, FLORIDA STATUTES; PROVIDING FOR THE DESIGNATION OF AN ADMINISTRATIVE AUTHORITY FOR THE REVIEW AND APPROVAL PROCESS; SETTING FORTH THE TIMEFRAME REQUIREMENTS RELATED TO THE REVIEW AND APPROVAL PROCESS FOR CERTIFIED RECOVERY RESIDENCE APPLICATION AND REASONABLE ACCOMMODATIONS REQUESTS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Motion to approve Ordinance No. 2025-32 was made by Vice Mayor Tracy Grubbs and Seconded by Councilman Shawn Goepfert.

Tim Burman, Community Development Director, introduced the item and provided details.

Motion carried unanimously by roll call vote.

### COUNCIL COMMITTEE REPORTS

#### 23. City Council Committee Reports

##### a. General Employees' Pension Board - Mayor Scott Stiltner

Mayor Stiltner provided an update on the General Employee's Pension Board quarterly meeting.

##### b. Fire Pension Board - Councilman Jonathan Foley


Councilman Foley provided an update on the Fire Pension Board's quarterly meeting.

ADJOURNMENT - 7:54 p.m.

Attest:



Robin Fenwick, MMC  
City Clerk

  
Mayor Scott Stiltner