

REGULAR CITY COUNCIL MEETING MINUTES  
COUNCIL CHAMBERS – CITY HALL  
1000 CITY CENTER CIRCLE  
PORT ORANGE, FLORIDA  
MARCH 17, 2026

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. Public Comments on Consent Agenda Items Only

Robert Reinhagen, resident, commented on Consent Agenda item #11 for the BIK Economic Incentive Agreement related to the tortoise relocation and expressed his concerns on an additional incentive.

CONSENT AGENDA

5. Approval of Minutes

a. Regular City Council Meeting - March 3, 2026

6. Resolution No. 26-14 - Approval of a Florida Department of Transportation (FDOT) Locally Funded Agreement for Madeline Ave. at Nova Road (SR5A) Intersection and South Swallow Tail Drive at Dunlawton Avenue (SR 421) Intersection Improvements - Port Orange Project CD251

7. Resolution No. 26-16 - Adopting the 2025 Volusia Multi-Jurisdictional Program for Public Information

8. Approval of the Contract to Purchase 798 Sugar House Drive

9. Approval of the First Amendment to the Option to Purchase Contract for 842 Bears Trail

10. Authorization for County of Volusia, Mosquito Control Division to perform low-level flights to provide aerial mosquito control services

11. Approval of the First Amendment to the BIK Economic Incentive Agreement Pursuant to the Eastport CRA Redevelopment Plan & Land Development Code (LDC)

Motion to remove Item #11 from the Consent agenda was made by Councilman Lance Green and Seconded by Councilman Jonathan Foley. Motion carried unanimously by voice vote.

Motion to approve consent agenda items #5-10 was made by Councilman Lance Green and Seconded by Councilman Jonathan Foley. Motion carried unanimously by roll call vote.

Councilman Lance Green advised he has a conflict with item #11 on the consent agenda and therefore will need to abstain from voting on this item. His employer is doing the construction for this project.

Councilman Jonathan Foley asked for clarification of the incentive amount and City Manager Wayne Clark provided further details.

Motion to approve Consent Agenda item #11 was made by Vice Mayor Tracy Grubbs and Seconded by Councilman Shawn Goepfert. Motion carried 4-0-1 by roll call vote with Councilman Lance Green abstaining.

City Council recessed at 6:34 p.m. to hold the Port Orange Town Center CRA and Eastport Business Center CRA meetings, minutes of which are under separate cover.

#### TOWN CENTER CRA REGULAR MEETING

#### EASTPORT BUSINESS CENTER CRA REGULAR MEETING

Council reconvened at 6:41 p.m. to hold the regular City Council meeting.

#### RECOGNITION AND PROCLAMATIONS

##### 12. Vietnam War Veterans Day

Mayor Scott Stiltner read the proclamation recognizing Vietnam War Veterans Day.

##### 13. Sunshine Week

Mayor Stiltner read the proclamation recognizing Sunshine Week.

Dan Morris, representing the Port Orange South Daytona Chamber of Commerce, thanked Council for their continued support of the Chamber and also to represent his new business, Pet Evolution. Mr. Morris commended the Community Development Department for their smooth process and great customer service. Mr. Morris's business mission is to give pets a better life.

COMMENTS AND ADDITIONAL ITEMS

14. Council Members

Mayor Scott Stiltner commended the Parks and Recreation Department for a job well done in hosting the Little League baseball tournament. He requested consensus from the Council to include a subsection under the "Comments and Additional Items" section of the agenda, specifically within the City Manager's portion, dedicated to stormwater mitigation projects to ensure these remain a priority for the City Council. Additionally, he requested regular updates on Parks and Recreation bond projects, noting the importance of keeping the public informed since these projects are publicly funded, as well as updates on the Riverwalk project. Council members verbally agreed to include these items on future agendas.

Mayor Scott Stiltner expressed his pride in the City's Police and Fire Departments, along with surrounding law enforcement agencies, for their hard work and dedication in apprehending criminals during these unusual and stressful events of the past few days. He reported that the South Daytona police officer who was shot twice earlier in the week is recovering well and is expected to make a full recovery. Lastly, he commented on a recent interview with Sheriff Chitwood and reaffirmed that law enforcement has the full support of the City Council.

Councilman Jonathan Foley and Vice Mayor Tracy Grubbs expressed gratitude for the safety of the officers and extended their thoughts and prayers to all law enforcement officers and first responders.

Vice Mayor Tracy Grubbs emphasized the importance of providing project updates to keep the public informed, specifically highlighting the Cambridge project. He also thanked the Parks and Recreation Department for installing additional signage at the boat ramps and expressed appreciation to Mr. Morris of Pet Evolution for partnering with ArtHaus to create a mural on the side of his business, noting that proceeds from the mural will support the Down Under project mural.

Councilman Shawn Goepfert addressed the recent criminal activity, expressing pride in the Police and Fire Department personnel. He advocated for pursuing legislation aimed at keeping repeat offenders in jail, noting that many of the recent crimes involved individuals with prior offenses. He expressed interest in exploring what actions the City can take to support such efforts within legislation. Additionally, he inquired whether the City Manager's weekly newsletter is distributed to the public, recognizing its value as an

informational resource. Mr. Clark confirmed that the newsletter is sent to all residents with a water account.

Councilman Lance Green commended the Parks and Recreation Department for a successful baseball opening day event. He also expressed gratitude that law enforcement officers remained safe during the recent incidents and emphasized the need for a direct non-emergency phone line within the City of Port Orange.

#### 15. City Attorney

There was nothing further.

#### 16. City Manager

Mr. Clark emphasized that the City's top priority remains public safety and expressed pride in the Police and Fire Department personnel, describing them as a strong and dedicated group. As requested, he provided an update on ongoing stormwater mitigation efforts, including the Cambridge Canal, Sugar Forest Drainage, and Transform 386 projects (Portona and Powers Avenue). He also reported that the City has deployed four street sweepers to address the significant accumulation of leaves, noting that recent rainfall has exacerbated the issue by clogging streets and storm drains, and that crews are actively working to resolve it.

Mr. Clark further updated Council on Parks bond projects, stating that final design plans for the City Center expansion have been completed, with construction anticipated to begin within the next few months. Regarding the Riverwalk property, he shared that the City has received multiple inquiries from interested parties; however, staff has clearly communicated the City's vision for a mixed-use development rather than solely residential apartments.

Mayor Scott Stiltner thanked Mr. Clark for maintaining alignment with the City's vision in discussions with real estate representatives.

Councilman Lance Green inquired whether the City had re-engaged previously interested companies prior to Bristol. Mr. Clark responded that one prior party had expressed interest but was not prepared to move forward with development at this time, as they preferred to hold the property while completing other projects currently underway.

### BOARD APPOINTMENTS, INTERVIEWS, AND REPORTS

#### 17. Citizen Advisory Committee for TPO

Bobby Ball, CAC for the TPO, provided an update to include his reappointment with the TIP sub-committee, which will help keep the City's projects prioritized.

### PUBLIC HEARING

18. First Reading - Ordinance No. 2026-2 - Large-Scale Comprehensive Plan Future Land Amendment/Case No. CPAM-26-0001

Items No. 18 and 19 were opened together.

Matt Jones, City Attorney read Ordinance No. 2026-2.

ORDINANCE NO. 2026-2

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 APPROXIMATELY ±56.53 ACRES, CONSISTING OF +52.96 ACRES FROM VOLUSIA COUNTY AGRICULTURE RESOURCE (1 UNIT/10 ACRES) AND ±3.57 ACRES FROM VOLUSIA COUNTY URBAN LOW INTENSITY (0-4 UNITS/ACRE), TO CITY OF PORT ORANGE RURAL TRANSITION (0-2UNITS/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. 2026-2 was made by Vice Mayor Tracy Grubbs and Seconded by Councilman Shawn Goepfert.

Penelope Cruz, Planning Manager, introduced the items, provided details to include a PowerPoint presentation, and answered Council members' questions.

Mrs. Cruz advised there is an option to include a text amendment policy specific for this property only that states that the gross density is capped at 1 unit/acre. Councilman Foley asked if the policy addition can be done tonight which Ms. Cruz referred to legal counsel.

Joey Posey, attorney for the applicant, provided further details, presented a PowerPoint presentation, and answered council members' questions.

Mr. Posey advised that they are willing to stipulate to the policy addition to the ordinance mentioned by Ms. Cruz. Matt Jones, City Attorney advised this would be an amendment in the Comprehensive Plan and any future changes would have to come before Council for approval.

Council members expressed their concerns, asking several questions on the details of the project to which Ms. Cruz answered.

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Father Lopez, Volusia County resident, advised the Spruce Creek Water Basin report is not due until April or June and addressed and advised waiting until the report is done before voting. Lastly, he inquired about Planning Commission member, Stan Schmidt's prior abstention and questioned why he did not abstain this time.

Mr. Jones explained that he received a written statement from Mr. Schmidt that he no longer is the accountant for Mr. Paytas and therefore no longer has a conflict. He further commented that Florida law requires all members to vote when there is no conflict.

Mayor Scott Stiltner asked how the City would make the policy addition to the ordinance. Ms. Cruz explained the process to complete this text amendment addition.

Mr. Jones stated if Council's direction is to require the policy addition to the ordinance, he recommends they withdraw the motion and second and start over.

Councilman Jonathan Foley commended the developer for agreeing to going above and beyond to do their homework and speaking with the Volusia County residents and HOA's.

Vice Mayor Tracy Grubbs withdrew his motion to approve Ordinance No. 2026-2 and Councilman Shawn Goepfert withdrew his second.

Motion to approve Ordinance 2026-2 with the addition of a policy limiting the subject property to a gross density of one unit per acre was made by Vice Mayor Tracy Grubbs and Seconded by Councilman Shawn Goepfert. Motion carried unanimously by roll call vote.

19. First Reading - Ordinance No. 2026-3 - Conventional Rezoning/Case No. REZONING-26-0001

Mr. Jones read Ordinance No. 2026-3.

ORDINANCE NO. 2026-3

AN ORDINANCE OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, REZONING OF APPROXIMATELY ±56.53 ACRES, CONSISTING OF ±52.96 ACRES FROM VOLUSIA COUNTY A-1 (PRIME AGRICULTURE) AND ±3.57 ACRES FROM VOLUSIA COUNTY A-2 (RURAL AGRICULTURE), TO CITY OF PORT ORANGE R-20SF SINGLE FAMILY RESIDENTIAL FOR PROPERTY GENERALLY LOCATED NORTH OF CHARLES STREET AND WEST OF AIRPORT ROAD; AUTHORIZING

REVISION OF THE OFFICIAL ZONING ATLAS; PROVIDING FOR  
CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY  
AND PROVIDING AN EFFECTIVE DATE.

Motion to approve Ordinance No. 2026-3  
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. 2026-4 - LDC Amendment/Chapters 2 and 16 -  
Outdoor Donation Bins & Temporary Storage Containers (Case No. DCAM-2026-0001)

Mr. Jones read Ordinance No. 2026-4.

ORDINANCE NO. 2026-4

AN ORDINANCE OF THE CITY OF PORT ORANGE, VOLUSIA  
COUNTY, FLORIDA AMENDING THE LAND DEVELOPMENT  
CODE CHAPTER 2 DEFINITIONS AND INTERPRETATIONS AND  
CHAPTER 16 MISCELLANEOUS REGULATIONS, RELATING TO  
OUTSIDE STORAGE, ESTABLISHING STANDARDS FOR  
OUTDOOR DONATION BINS, AND ESTABLISHING STANDARDS  
FOR TEMPORARY STORAGE CONTAINERS ON NON-  
RESIDENTIAL PROPERTIES ASSOCIATED WITH  
CONSTRUCTION AND RENOVATION PROJECTS; PROVIDING  
FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING  
FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Motion to approve Ordinance No. 2026-4  
was made by Vice Mayor Tracy Grubbs  
and Seconded by Councilman Shawn  
Goepfert.

Mrs. Cruz introduced the item, provided details to include a PowerPoint presentation, and  
answered Council members' questions.

Mr. Reinhamen believes the item needs to be dropped as he believes what happens with  
the bins should be between the owner and the business.

Shirley Rice, resident, asked if this ordinance would apply to non-residential properties  
as well or just commercial, noting PODS as an example.

Mrs. Cruz advised this code is for non-residential properties. There is an existing code  
that references PODS that also has flexible language to allow for use during projects that  
may not specifically require a permit.

Councilman Jonathan Foley confirmed that the small individually owned neighborhood public libraries on residents' properties are not affected by this ordinance. Mrs. Cruz confirmed the public libraries he is referring to are not affected by this code.

Motion carried unanimously by roll call vote.

21. First Reading - Ordinance No. 2026-5 - LDC Amendment/Chapters 2, 14, and 15 - Measurement to Determine Paint Color & Paint Requirements for Murals (Case No. DCAM-2026-0001)

Mr. Jones read Ordinance No. 2026-5.

ORDINANCE NO. 2026-5

AN ORDINANCE OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA AMENDING THE LAND DEVELOPMENT CODE CHAPTER 2 DEFINITIONS AND INTERPRETATIONS, CHAPTER 14 ARCHITECTURAL DESIGN, AND CHAPTER 15 SIGNS, RELATING TO DESIGN CRITERIA, UPDATING THE METHOD FOR DETERMINING WHETHER A COLOR QUALIFIES AS AN EARTH TONE OR PASTEL TO ALIGN WITH CURRENT PAINT INDUSTRY STANDARDS; RELATING TO PERMANENT SIGN TYPES, SPECIFICALLY MURALS, CLARIFYING THAT MURALS ARE EXCLUDED FROM PAINT REGULATIONS, EXCEPT THAT REFLECTIVE AND FLUORESCENT PAINTS REMAIN PROHIBITED; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Motion to approve was made by Vice Mayor Tracy Grubbs and Seconded by Councilman Lance Green.

Mrs. Cruz introduced the item, provided details to include a PowerPoint presentation and answered Council members' questions.

Motion carried unanimously by roll call vote.

COUNCIL COMMITTEE REPORTS

22. City Council Committee Reports

a. First Step Shelter - Councilman Shawn Goepfert

Councilman Shawn Goepfert provided an update on the First Step Shelter.

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

Councilman Shawn Goepfert provided an update on the Port Orange South Daytona Chamber of Commerce. Mayor Scott Stiltner thanked Councilman Goepfert for staying well connected with the Chamber.

c. ArtHaus - Vice Mayor Tracy Grubbs

Vice Mayor Tracy Grubbs provided an update on ArtHaus.

d. Roundtable of Elected Officials - Mayor Scott Stiltner

Mr. Clark provided an update on the Roundtable of Elected Officials as Mayor Scott Stiltner was unable to attend.

ADJOURNMENT - 8:20 p.m.

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

Attest:

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

