

**MINUTES  
ORMOND BEACH CITY COMMISSION  
HELD AT CITY HALL COMMISSION CHAMBERS**

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**February 1, 2022**

**7:00 p.m.**

**Commission Chambers**

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Present were: Mayor Bill Partington, Commissioners Dwight Selby, Susan Persis, and Rob Littleton, City Manager Joyce Shanahan, City Attorney Randy Hayes, and City Clerk Susan Carroll Dauderis.

**A G E N D A**

**1. CALL TO ORDER**

**2. INVOCATION**

**3. PLEDGE OF ALLEGIANCE**

**4. PRESENTATIONS AND PROCLAMATIONS**

A. Crime Stoppers' Volusia County Officer of the Year

**5. AUDIENCE REMARKS - REGARDING ITEMS NOT ON THE AGENDA**

**6. APPROVAL OF MINUTES**

A. Minutes from City Commission meeting – January 18, 2022

**7. CONSENT AGENDA**

The action proposed is stated for each item on the Consent Agenda. Unless a City Commissioner removes an item from the Consent Agenda, no discussion on individual items will occur and a single motion will approve all items.

- A. **RESOLUTION NO. 2022-19:** A RESOLUTION APPOINTING AN ALTERNATE MEMBER TO THE BOARD OF ADJUSTMENT AND APPEALS; SETTING FORTH TERM AND CONDITIONS OF SERVICE; AND SETTING FORTH AN EFFECTIVE DATE.

*Staff Contact: Susan Dauderis, City Clerk (386-676-3340)*

- B. **RESOLUTION NO. 2022-21:** A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A COMMUNITY DEVELOPMENT BLOCK GRANT SUBRECIPIENT AGREEMENT FOR FISCAL YEAR 2021-2022 BETWEEN THE CITY AND THE COUNTY OF VOLUSIA; SUPERSEDING RESOLUTION NO. 2021-158 AND THE SUBRECIPIENT AGREEMENT APPROVED THEREBY ON OCTOBER 5, 2021; AND SETTING FORTH AN EFFECTIVE DATE.

*Staff Contact: Loretta Moisio, Grants Coordinator (386-676-3315)*

- C. **RESOLUTION NO. 2022-22:** A RESOLUTION RATIFYING AND AFFIRMING THE EXECUTION OF A CORRECTIVE QUITCLAIM DEED TO ANTHONY J. CIULLA, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE LUCIA A. CIULLA REVOCABLE TRUST, DATED OCTOBER 10, 2012, FOR PROPERTY LOCATED AT 754 PALMETTO AVENUE, ORMOND BEACH, VOLUSIA COUNTY, FLORIDA; AND SETTING FORTH AN EFFECTIVE DATE.

*Staff Contact: Randal Hayes, City Attorney (386-676-3217)*

D. **C&D Franchise Renewal for Creech Enterprises, Inc. dba Southeast Containers**

**Staff Contact:** Kevin Gray, Deputy Public Works Director  
(386-676-3577)

**Disposition:** Approve as recommended in the City Manager memorandum dated February 1, 2022.

E. **Fleming Stormwater Pump Station Ineligibility**

**Staff Contact:** Alex Schumann, City Engineer (386-676-3302)

**Disposition:** Approve as recommended in the City Manager memorandum dated February 1, 2022.

8. **PUBLIC HEARINGS**

- A. **ORDINANCE NO. 2022-02:** AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE A CERTAIN PARCEL OF REAL PROPERTY TOTALING APPROXIMATELY 12.00-ACRES LOCATED AT 215 WILLIAMSON BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4230-00-00-0014) FROM B-8 (COMMERCIAL) TO PLANNED BUSINESS DEVELOPMENT (PBD); AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

**Staff Contact:** Steven Spraker, Planning Director (386-676-3341)

- B. **ORDINANCE NO. 2022-03:** AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE LOCATED AT 215 WILLIAMSON BOULEVARD, TO BE KNOWN AS THE "REGAL CENTER"; AUTHORIZING AN OUTPARCEL ALONG WILLIAMSON BOULEVARD; ALLOWING ADDITIONAL USES AND CREATING A FRAMEWORK FOR FUTURE REDEVELOPMENT; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

**Staff Contact:** Steven Spraker, Planning Director (386-676-3341)

9. **REPORTS, SUGGESTIONS, REQUESTS**

10. **ADJOURNMENT**

**MINUTES**

Item #1 – Meeting Call to Order

Mayor Partington called the meeting to order at 7:00 p.m.

Item #2 – Invocation

Pastor John Gill, Tomoka United Methodist Church, gave the invocation.

Item #3 – Pledge of Allegiance

Mayor Partington led the Pledge of Allegiance.

Item #4 Presentations and Proclamations

Item #4A – Crime Stoppers’ Volusia County Officer of the Year

Mr. Ed Fuller, Board Member of Crime Stoppers of Northeast Florida, presented Ormond Beach Police Department Detective Thomas Garcia with an award for being chosen as the Crime Stoppers’ Volusia County Officer of the Year. He commended Detective Garcia for his outstanding work within the community.

Chief Jesse Godfrey, Ormond Beach Police Department, stated he and the Ormond Beach Police Department were proud of Detective Garcia and his accomplishments.

Item #5 – Audience Remarks

Ms. Debbie Kruck-Forrester, 15 Brookwood Drive, stated she was speaking on behalf of Ormond Strong and discussed the mission of Ormond Strong. She invited the Commission to the J.J. Martin Military & First Responder Family Appreciation Day event on February 26, 2022, at Rockefeller Gardens. She discussed the event and what would happen throughout the day.

Mr. Jim Duncan, 376 Joy Road South Daytona, expressed his concerns regarding the city purchase of 385 South Old Kings Road from his brother, Mr. Paul Duncan. He stated he hoped the city would work with him to address his concerns of the property.

Mr. Jim Schultz, 117 Harvard Drive, thanked Ormond Strong for their hard work. He discussed his concerns regarding censorship and first amendment rights. He expressed his opinion on the political aspect of censorship on scientists and medical professionals.

Item #5– Approval of Minutes

Mayor Partington advised the minutes of the January 18, 2022, meeting had been sent to the Commission for review and were posted on the city’s website for public viewing. He asked for any corrections, additions, or omissions. He stated that hearing no corrections, the minutes would stand approved as presented.

**Commissioner Littleton moved, seconded by Commissioner Persis, for approval of the January 18, 2022, City Commission meeting minutes.**

**The motion passed by voice vote.**

Item #7 – Consent Agenda

Mayor Partington advised the actions proposed for the items on the Consent Agenda were so stated on the agenda. He asked if any member of the Commission had questions or wished to discuss any items separately.

**Commissioner Selby moved, seconded by Commissioner Littleton, for approval of the consent agenda.**

|            |                        |     |
|------------|------------------------|-----|
| Call Vote: | Commissioner Selby     | Yes |
|            | Commissioner Persis    | Yes |
|            | Commissioner Littleton | Yes |
| Carried.   | Mayor Partington       | Yes |

Comments on the Consent Agenda

No one had additional comments on the consent agenda.

Item #8 – Public Hearings

Item #8A – 215 Williamson Boulevard (Regal Center), Zoning Map Amendment

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2022-02  
AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP,  
OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, ESTABLISHMENT

OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE A CERTAIN PARCEL OF REAL PROPERTY TOTALING APPROXIMATELY 12.00-ACRES LOCATED AT 215 WILLIAMSON BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4230-00-00-0014) FROM B-8 (COMMERCIAL) TO PLANNED BUSINESS DEVELOPMENT (PBD); AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.  
**(SECOND READING)**

**Commissioner Persis moved, seconded by Commissioner Selby, for approval of Ordinance No. 2022-02, on second reading, as read by title only.**

|            |                        |     |
|------------|------------------------|-----|
| Call Vote: | Commissioner Persis    | Yes |
|            | Commissioner Littleton | Yes |
|            | Commissioner Selby     | Yes |
| Carried.   | Mayor Partington       | Yes |

Item #8B – 215 Williamson Boulevard (Regal Center), PBD Development Order

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2022-03  
AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE LOCATED AT 215 WILLIAMSON BOULEVARD, TO BE KNOWN AS THE “REGAL CENTER”; AUTHORIZING AN OUTPARCEL ALONG WILLIAMSON BOULEVARD; ALLOWING ADDITIONAL USES AND CREATING A FRAMEWORK FOR FUTURE REDEVELOPMENT; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.  
**(SECOND READING)**

**Commissioner Selby moved, seconded by Commissioner Littleton, for approval of Ordinance No. 2022-03, on second reading, as read by title only.**

|            |                        |     |
|------------|------------------------|-----|
| Call Vote: | Commissioner Persis    | Yes |
|            | Commissioner Littleton | Yes |
|            | Commissioner Selby     | Yes |
| Carried.   | Mayor Partington       | Yes |

Item #9 – Reports, Suggestions, Requests

Ormond Beach Fire Department

Ms. Joyce Shanahan, City Manager, stated Ormond Beach Fire Chief Richard “Rusty” Sievers and Deputy Fire Chief Tom Bazanos would retire on February 24, 2022. She introduced Interim Fire Chief David King and new Deputy Fire Chief Nathan Quartier. She invited the Commission to an achievement ceremony at Fire Station 92 on February 21, 2022.

Commissioner Littleton congratulated Chief Sievers and Deputy Chief Bazanos on their retirements and congratulated Mr. David King on his promotion.

Commissioner Selby and Commissioner Persis thanked Chief Sievers for his hard work and dedication to the city. They expressed their excitement for the future of the department and upcoming promotions.

Mayor Partington thanked the fire department and shared his experience with Interim Chief King and Deputy Chief Quartier. He thanked Chief Sievers for his work and congratulated him on his future.

Meetings

Ms. Shanahan explained there was a public meeting scheduled on February 8, 2022, regarding Cassen Park and on February 10, 2022, the Quality of Life Advisory Board (QLAB) would meet on the same topic. She stated there was a Parks and Recreation Master Plan Update workshop scheduled for March 22, 2022.

385 South Old Kings Road

Mr. Randy Hayes, City Attorney, addressed the allegations from Mr. James Duncan noting they were factually and legally incorrect. He explained the city now owned the property and the property was purchased through a title company. He discussed the history between Mr. Duncan and Mr. Duncan's brother, Mr. Paul Duncan, noting the court ruled against Mr. James Duncan and permanently enjoined Mr. Duncan from making any claim, assertion or interest to the property. He stated the title company sent employees for the document to be signed and per staff from the facility Mr. Paul Duncan resided he was alert, asked valid questions and knew what he was doing when he signed the documents.

Detective Thomas Garcia

Commissioner Littleton, Commissioner Persis and Mayor Partington complimented Detective Garcia on his hard work and congratulated him on the well-earned award.

Mayor Partington requested a social media post honoring Detective Garcia and asked that it include part of the write-up from the nomination.

Events

Commissioner Persis stated she attended an Arbor Day Tree Planting event at Ormond Beach Elementary School. She discussed the Ribbon Cutting event at the Riverbend Nature Park Mountain Bike Trail and expressed her excitement of the trail. She stated she attended the Ormond Beach Chamber of Commerce Installation of Officers and congratulated the new president Mr. Don Grindle.

Mayor Partington stated he attended the Historical Society Swearing-In Ceremony, Yacht Club Annual Dinner and Ormond Beach Chamber of Commerce Installation of Officers and described some of the events. He explained the Riverbend Nature Park Mountain Bike Trail was volunteer made and expressed his excitement of the trail.

CJ Partington

Commissioner Persis expressed her excitement for Mayor Partington's daughter's, Ms. CJ Partington, acceptance to the Reading Education and Language Arts PHD Program for 2022. She explained Ms. Partington was one of five students selected for the R2D2 scholarship which would cover tuition costs.

Mayor Partington thanked Commissioner Persis for her support and expressed his excitement for his daughter.

Election

Commissioner Persis announced she would run for her Zone 3 seat in the 2022 Election.

Item #10 – Adjournment

The meeting was adjourned at 7:42 p.m.

APPROVED: February 15, 2022

BY:

\_\_\_\_\_  
Bill Partington, Mayor

ATTEST:

\_\_\_\_\_  
Susan Carroll Dauderis,  
City Clerk