

**MINUTES**  
**CITY COMMISSION MEETING**  
**December 20, 2024**  
**3000 Bellemead Drive, Daytona Beach Shores, FL 32118**

**1. CALL TO ORDER BY MAYOR**

**Present:** Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos, Commissioner Stephan Dembinsky **Excused:** Commissioner Mark Card

**Staff:** City Manager Kurt Swartzlander, City Clerk Cheri Schwab, City Attorney Paul Waters, Community Services Director Stewart Cruz, Finance Director Lory Irwin, Economic Development and Public Affairs Director Nancy Maddox, and Public Safety Director Michael Fowler.

**2. NEW BUSINESS:**

- A. Resolution 2024-24: Exempting Daytona Beach Shores from the requirements to exempt property taxes for certain affordable housing for those rented to households who earn between 80-120% of the Area Median Income pursuant to Section 196.1978(3)(o), Florida Statutes

Attorney Waters read the resolution by title only. Community Services Director Stewart Cruz had a short presentation. HB 7073 adopted earlier this year provides an option to opt out of the Live Local Act tax exemption for certain moderate income affordable housing units. Local governments must renew annually and forward to the Property Appraiser by January 1st. The Shimberg Center for Housing Studies Annual Report came out stating that there was a surplus in affordable housing in Volusia County. The County of Volusia unanimously passed a resolution yesterday, and staff recommended adopting Resolution 2024-24.

**VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER CHRIS CONOMOS to Adopt Resolution 2024-24 on first reading.**

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4 No = 0).

**Yes:** Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos, Commissioner Stephan Dembinsky

**3. ADJOURNMENT:**

The meeting ended at 1:37 pm.

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**MAYOR**  
**NANCY MILLER**

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**CITY MANAGER**  
**KURT D. SWARTZLANDER**

**ATTEST:**

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**CITY CLERK, CHERI SCHWAB**