

**MINUTES**  
**CITY COMMISSION MEETING**  
**October 7, 2025**  
**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 Mark Card. **Excused:** Commissioner Stephan Dembinsky.

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

**2. ROLL CALL BY CITY CLERK**

**3. PRAYER**

**4. PLEDGE OF ALLEGIANCE**

**5. CEREMONIAL ITEMS, PRESENTATIONS AND PUBLIC NOTICES:**

A. R.J. Longstreet Art Students

The City Commission presented participation certificates to the art students from R.J. Longstreet Elementary.

B. Proclamation for Hispanic Heritage Month

Mayor Miller presented the proclamation for Hispanic Heritage Month.

**6. APPROVAL OF MINUTES**

A. City Commission Minutes September 23, 2025

**COMMISSIONER CHRIS CONOMOS moved, seconded by VICE MAYOR MICHAEL POLITIS to Approve the City Commission Minutes of September 23, 2025.**

**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 Mark Card

**7. CONSENT AGENDA:**

A. Executive Financial Report for August 2025

B. Community Services Department Monthly Report - August 2025

C. Purchase of Approved Vehicles

**VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER MARK CARD to Approve the consent agenda.**

**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 Mark Card

## **8. OLD BUSINESS:**

- A. Ordinance 2025-10: Comprehensive Plan Future Land Use Map Amendment for recently annexed single-family residential property located at 2920 S. Peninsula Drive

The City Attorney read the ordinance by title only. City Planner Gwyn Herstein provided a brief staff report explaining that this process would assign a future land use of Residential Low Intensity for the newly annexed property as required by Florida Statutes. All state requirements have been met.

**VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER MARK CARD to Adopt Ordinance 2025-10 on second 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 Mark Card

## **9. QUASI-JUDICIAL HEARING**

- A. Ordinance 2025-11: Rezoning application for recently annexed property located at 2920 S. Peninsula Drive

The City Attorney read the ordinance by title only. There was no ex-parte communication from the city commission. All witnesses were sworn in by the City Clerk. City Planner Gwyn Herstein provided a brief staff report for the rezoning. If adopted, the property would be assigned the City's RSF-2 Urban Single-Family Residential Detached District. All state requirements met

**VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER CHRIS CONOMOS to Adopt Ordinance 2025-11 on second 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 Mark Card

## **10. NEW BUSINESS:**

- A. Ordinance 2025-17: Vacation of Tuscany Shores Public Beach Access Easement (2901 S. Atlantic Avenue)

The City Attorney read the ordinance by title only. Community Services Director Stewart Cruz explained the proposed ordinance, if adopted, would vacate the Tuscany Shores public beach access. In May 2025, the commission approved construction of a dune walkover at St. Kitts (2857 S. Atlantic Avenue) and this would make the Tuscany access unnecessary due to their close proximity. Staff is still waiting for approval from FDEP on the proposed St. Kitts ADA public beach access, and the effective date would be contingent on that approval.

**VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER MARK CARD to Approve Ordinance 2025-17 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 Mark Card

B. Resolution 2025-18 Budget Amendment #1 Unfinished FY 24-25 Projects

The City Attorney read the resolution by title only. Finance Director Lory Irwin explained the budget amendment was due to three projects that were not finished by year-end. The projects were: turtle lighting shades, sewer vehicle, and Station 5 spare pump totaling \$282,000 combined with the general and sewer funds.

**COMMISSIONER CHRIS CONOMOS moved, seconded by COMMISSIONER MARK CARD to Adopt Resolution 2025-18 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 Mark Card

C. Public Hearing: Resolution 2025-19 FY 2025-26 Sewer Rates

The City Attorney read the resolution by title only. Finance Director Lory Irwin explained the notice of the public hearing was printed on the September utility bills as required by Florida Statutes. The increase in rates would be effective with the sewer usage beginning October 1st but paid in November. The increase of 4.81% was based on the May cpi and is part of the agreement with the City of Port Orange who processes the waste water.

**COMMISSIONER CHRIS CONOMOS moved, seconded by VICE MAYOR MICHAEL POLITIS to Adopt Resolution 2025-19 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 Mark Card

D. Discussion on terms for board members

The mayor began the discussion by explaining the current language in the city's code regarding board members did not include language regarding if and when a member could re-apply. Members can currently serve three 3-year terms. If a member that has been termed out wishes to re-apply, how long should they wait? The options are one year or one 3-year term. After a brief discussion, the consensus by the commission was to have the member wait one 3-year term before re-applying to that board.

The second issue Mayor Miller spoke about was the composition of the board. The current language favors residents over non-residents (business owners). A non-resident can be appointed by four-fifths of the vote. The Mayor felt a mixture of residents and business owners could be beneficial. After a short discussion, it was determined by consensus, that a business owner would be required to own the property and there could be no more than two business owners as regular members at one time.

Resident Harry Jennings suggested the commission form an advisory committee to bring back board enhancement recommendations.

Staff was directed to work with the City Attorney's office regarding the above discussion items and to address any other minor issues in the board language.

E. Continued Discussion on City Manager Hiring Process

VM Politis provided an updated outline of the hiring process that he prepared with the assistance of the City Attorney. It was stated that residents could attend the pre-screening committee meetings. The committee would narrow it down to 5–6 finalists with round-robin interviews to follow. There was discussion about the level of background checks to be performed and who would actually do them. There was also discussion on what would be considered a public record. Attorney Waters stated that the committee and staff would follow FS record guidelines and exemptions as applicable. The Vice Mayor stated the process was still being tweaked, and would bring it back on the next agenda.

**11. CITY ATTORNEY COMMENTS**

The City Attorney had no additional comments.

**12. CITY MANAGER COMMENTS**

City Manager Kurt Swartzlander thanked the commission for their trust in him the past three and half years. He also thanked the staff for their support. He is looking forward to a great opportunity for his family.

**13. COMMISSION COMMENTS:**

The entire commission wished Kurt well in his new opportunity. Mayor Miller mentioned upcoming events and activities.

**14. AUDIENCE REMARKS/PUBLIC COMMENTS:**

Kristen Johansson was in attendance representing the PO/SD Chamber of Commerce. She mentioned the upcoming events that the chamber was sponsoring. She encourage the residents to stop by and meet the new president, Don Burnette.

**15. ITEMS RECOMMENDED FOR THE NEXT AGENDA:**

There were no additional items added to the agenda.

**16. ADJOURNMENT:**

The meeting ended at 7:15 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**