

MINUTES
CITY COMMISSION MEETING
April 7, 2026
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, Commissioner Stephan Dembinsky

Staff: City Manager Michael Fowler, City Clerk Cheri Schwab, City Attorney Taylor Simonds, Community Services Director Stewart Cruz, Finance Director Lory Irwin, Recreation Director Nancy Maddox, Community Information Coordinator Madie McCallister, City Planner Gwyn Herstein, and Public Safety Director Mark Swanson.

2. ROLL CALL BY CITY CLERK

3. PRAYER

4. PLEDGE OF ALLEGIANCE

5. CEREMONIAL ITEMS, PRESENTATIONS AND PUBLIC NOTICES:

A. RJ Longstreet Art Student Presentation

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

B. Proclamation for Madie McCallister 40 Under 40

Mayor Miller read a proclamation honoring Madie McCallister for her nomination as a 40 Under 40. She also proclaimed that April 7, 2026, was Madie McCallister Day in the city.

C. Employee Service Awards -
Sgt. Enrique Rosario 5 years
PSO Jack Ransom 5 years

Public Safety Director Mark Swanson presented Sgt. Enrique Rosario with his 5-year service award. Officer Jack Ransom was not able to attend to receive his award.

D. Proclamation for Water Conservation Month

Mayor Nancy Miller read a proclamation claiming April as Water Conservation Month.

E. Annual Audit Report James Moore & Company

James Halleran, partner with James Moore, gave a brief presentation of the auditors' report. He reported that there were no material weaknesses or current year recommendations. All investment accounts were in compliance and most of the investments were in US Treasury Notes. It was noted that property taxes make up 53% of the city's revenue. A new fund for Capital Project Items was created this past year. There were no additional questions or discussion.

6. APPROVAL OF MINUTES

- A. City Commission Minutes March 3, 2026

COMMISSIONER CHRIS CONOMOS moved, seconded by VICE MAYOR MICHAEL POLITIS to Approve City Commission Minutes March 3, 2026.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

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

7. CONSENT AGENDA:

- A. Public Safety February Monthly report
- B. Community Services Department Monthly Report - February 2026
- C. Monthly Executive Financial Report - February
- D. City of Daytona Beach Shores - FPL Lighting Agreement For The Installation Of Lights On Esperanza Avenue
- E. State Appropriation Grant Contract for Approval

Consent item D was pulled for a brief discussion. Mayor Miller requested Norma Chibbaro to discuss why she requested a light at the intersection. Ms. Chibbaro explained that her neighborhood was extremely dark in the evening, and she brought it to the city's attention.

COMMISSIONER CHRIS CONOMOS moved, seconded by COMMISSIONER MARK CARD to Approve the consent agenda.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

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

8. OLD BUSINESS:

- A. Ordinance 2026-01: Land Development Code Amendment to Create a Definition for Wine Bistro and Add Wine Bistro as a Permitted Principal Use in the GC-2 Retail/Service Commercial Development District and the GC-RD General Commercial-Redevelopment District.

The City Attorney read the ordinance by title only. City Planner Gwyn Herstein provided a brief staff report. If adopted, a new definition for "wine bistro" and the addition of wine bistro to the list of permitted principal uses would be included in the Land Development Code for the GC-2 District. Staff recommended adoption for second reading.

COMMISSIONER MARK CARD moved, seconded by COMMISSIONER STEPHAN DEMBINSKY to Adopt Ordinance 2026-01 on second reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

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

- B. Ordinance 2026-02: Land Development Code Amendment to Streamline and Clarify the Application and Approval Requirements for Conditional Uses Generally, and to Streamline the Application, Approval, and Renewal Process for Certain Outdoor Dining Conditional Uses

The City Attorney read the ordinance by title only. City Planner Herstein gave a brief staff report. If adopted, the standards and criteria for approving conditional use permits would be streamlined. Outdoor dining is considered a conditional use and that criteria was also amended. Staff recommended adoption.

COMMISSIONER CHRIS CONOMOS moved, seconded by VICE MAYOR MICHAEL POLITIS to Adopt Ordinance 2026-02 on second reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

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

- C. Ordinance 2026-03 - AN ORDINANCE OF THE CITY OF DAYTONA BEACH SHORES, FLORIDA RELATING TO GENERAL PENALTIES FOR CERTAIN ILLEGAL ACTIVITY; PROVIDING FOR AN AMENDMENT TO SECTION 1-8 OF THE CITY OF DAYTONA BEACH SHORES CODE OF ORDINANCES WITH REGARD TO THE PROVISION OF PENALTIES FOR VIOLATIONS OF CITY CODE

The City Attorney read the ordinance by title only. There were no additional comments or questions.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER CHRIS CONOMOS to Adopt Ordinance 2026-03 on second reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

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

9. NEW BUSINESS:

- A. Resolution 2026-03 SUPPORTING THE VOLUSIA COUNTY BEACH MANAGEMENT FEASIBILITY STUDY

The City Attorney read the resolution by title only. Jessica Fentress from the County of Volusia spoke on the county's efforts for beach renourishment. Since the hurricanes hit the area in 2022, the county has actively attempted to secure grants for various methods of rebuilding the sand on the beach. She encouraged all cities, especially the ones on the coast to support the beach feasibility study.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER CHRIS CONOMOS to Adopt Resolution 2026-03 on first reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

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

- B. Approval to Apply for Urban Land Institute (ULI) Technical Assistance Panel (TAP) Program and Budget Appropriation

The City Attorney read the resolution by title only. Community Engagement Director, Nancy Maddox, explained that staff is requesting approval to participate in the TAP (Technical Assistance Panel)

program. The cost would be \$25,000. The ULI, Urban Land Institute would hold public input meetings and a panel review. The meetings are tentatively scheduled for 6/3 and 6/10 with the dates for panel review on 7/16 and 7/17. Staff recommended approval of the budget amendment and the proposal.

COMMISSIONER STEPHAN DEMBINSKY moved, seconded by COMMISSIONER MARK CARD to Adopt Resolution 2026-04 on first reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

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

C. Approval of Zev Cohen Engineering Agreement #ZC26026F for 2853 South Atlantic Ave. City Park and Budget Appropriation

The City Attorney read the resolution by title only. The proposed budget amendment would pay for engineering services on the proposed St. Kitts Park which is a component of the recent Parks Master Plan. The city plans to apply for an ECHO grant in the next few months and the engineering services are required. The cost is \$168,650.00 and would be transferred from reserves.

COMMISSIONER STEPHAN DEMBINSKY moved, seconded by VICE MAYOR MICHAEL POLITIS to Adopt Resolution 2026-05 on first reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

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

D. Consideration of Budget Process Dates

Finance Director Lory Irwin provided dates for the Budget Workshop, typically held in July. The two dates proposed were, 7/21 or 7/28. The time would be 4:00 pm then a Special Meeting would follow directly after. The commission decided on the date of July 28th for the Budget Workshop. Director Irwin explained that the first Trim Hearing in September couldn't take place during the regularly scheduled meeting on September 1st, it must be scheduled between September 3rd and the 18th. The commission decided to cancel the meeting on September 1st and hold a meeting on September 9th at 6:00 pm. The second hearing for the budget and Trim will be held on September 22nd at 6:00 pm.

10. CITY ATTORNEY COMMENTS

The City Attorney had no additional comments.

11. CITY MANAGER COMMENTS

City Manager Mike Fowler reported on the following items: Frank Rendon Park reopened on March 31st; Mayor Nancy Miller was awarded her 5th Homerule Hero Award; Madie McCallister will participate in an upcoming mass casualty incident as the PIO for the county; the National Flood Community Rating System was approved due to Dir. Cruz's efforts; and the developer for Lux Condominium has paid the building plan review fee.

12. COMMISSION COMMENTS:

Comm. Card recently visited a few businesses in town. The dry cleaner has a new owner and the old Red Lobster property has been gutted for the upcoming So Napa Restaurant. Comm. Conomos announced that there was an opening for the Citizens Advisory Committee for the TPO. The

Commission congratulated the recent Citizen's Academy graduates. Mayor Miller announced upcoming events.

13. AUDIENCE REMARKS/PUBLIC COMMENTS:

Ed Offerman read from an article he wrote in memory of the battle of Vera Cruz Mexico. He noted it was also the anniversary of the Boston bombing.

Seapia business owner, Nicole Baker, would like to display items on the sidewalk but is being advised it would be a code violation. She would like to see a change in the policy.

Angie Gonzalez, owner of Revive Salt Lounge would also like to utilize an A-frame stand or promotional banner to advertise her business.

Ann Martorano from the Port Orange/South Daytona Chamber announced upcoming chamber events.

Sandy Cook felt the Chamber could provide more support for the local businesses. She inquired how the ULI study would help businesses.

14. ITEMS RECOMMENDED FOR THE NEXT AGENDA:

There were no additional items added to the next agenda.

15. ADJOURNMENT:

The meeting ended at 7:42 pm.

**MAYOR
NANCY MILLER**

**CITY MANAGER
MICHAEL FOWLER**

ATTEST:

CITY CLERK, CHERI SCHWAB