

MINUTES
CITY COMMISSION MEETING
June 2, 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 Stephan Dembinsky. **Excused:** Commissioner Mark Card.

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, Human Resource Manager Susan Martin, 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:

6. APPROVAL OF MINUTES

A. City Commission Minutes May 5, 2026

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER STEPHAN DEMBINSKY to Approve the City Commission Minutes of May 5, 2026.

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

7. CONSENT AGENDA:

A. Community Services Department Monthly Report - April 2026

B. Public Safety April Report

C. Monthly Executive Financial Report for April

D. Approval to purchase 5 portable radios

COMMISSIONER CHRIS CONOMOS moved, seconded by COMMISSIONER STEPHAN DEMBINSKY 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 Stephan Dembinsky

8. OLD BUSINESS:

- A. Ordinance 2026-04: Vacation of Public Walkway Easement At 2901 S. Atlantic Avenue (Tuscany Shores Condominium)

The City Attorney read the ordinance by title only. Community Services Director Stewart Cruz explained that this was the second reading of the ordinance and there had been no changes to it. It is consistent with the settlement agreement between the city and Tuscany Shores.

Audience member Rick Brown felt the city had lost valuable ADA access to the beach.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER CHRIS CONOMOS to Adopt Ordinance 2026-04 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 Stephan Dembinsky

9. QUASI-JUDICIAL HEARING

- A. Regular Site Plan RSP-A25-0008: *3411 South Atlantic Avenue, A Condominium at 3411 S. Atlantic Avenue.*

All witnesses were sworn in for the hearing by the City Clerk. There was no ex-parte communication by the commission regarding the agenda item. City Planner Gwyn Herstein presented a brief staff report. Slides were shown of the location and various conceptual views. It was noted that the site plan was consistent with the Land Development Code. Ms. Herstein noted that the applicant had requested to waive the requirement for a dedicated public walkway to the city, and staff supported this request as there are other walkways in close proximity. There are three remaining items that need to be met prior to construction commencement. They are: 1) Per Chapter 3 of the Land Development Code of the City of Daytona Beach Shores, written confirmation from the City of Port Orange that the Port Orange Potable Water System and Services have sufficient capacity at or above the adopted level-of-service (LOS) to accommodate the impacts of this development, or that improvements necessary to bring facilities up to their adopted LOS will be in place concurrent with the impacts of the development.

2) Per Chapter 3 of the Land Development Code of the City of Daytona Beach Shores, Concurrency Certification without conditions is required.

3) Per Sec. 14-38(2) of the Land Development Code of the City of Daytona Beach Shores, written FEMA approval for construction on site shall be provided to the City prior to construction commencement. In lieu of the aforementioned, construction may commence on site provided development within that portion of the property, identified as being in the Special Flood Hazard Area, is demonstrated to be consistent with controlling law.

Attorney Jessica Gow spoke for the applicant stating that they are actively working through the three outstanding conditions and felt they would be met.

Ms. Herstein requested two motions be entered, one for the waiver of the walkway and one for the site plan with the three conditions noted.

COMMISSIONER STEPHAN DEMBINSKY moved, seconded by COMMISSIONER CHRIS CONOMOS to Accept the Regular Site Plan RSP-A25-0008.

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

10. NEW BUSINESS:

- A. Ordinance 2026-05: Land Development Code Amendment to Create a Definition for A-Frame Signs and Allow a Daily A-Frame Sign at Each Business After a Permit is Obtained

The City Attorney read the ordinance by title only. City Planner Gwyn Herstein explained that in the future, city staff would be looking to overhaul the sign code, but did not want this new feature to wait. The proposed ordinance would allow A-frame signs to be utilized outside businesses who have requested a permit for them. Criteria for the signs including size maximums, materials, placement locations and times were all included. The Planning & Zoning Board recommended approval as well as city staff. Mayor Miller would like to see the signs kept in a neat fashion and not look smeared or untidy.

Audience member Rick Brown had safety concerns regarding the signs and inclement weather.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER CHRIS CONOMOS to Approve Ordinance 2026-05 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

- B. Resolution 2026-06 Approval of City Hall Wind Retrofit HMGP Grant

The City Attorney read the resolution by title only. Finance Director Lory Irwin explained that the grant would be for manual hurricane shutters for city hall. FEMA awarded the project this past March and the city's share would be \$114,542.

COMMISSIONER STEPHAN DEMBINSKY moved, seconded by COMMISSIONER CHRIS CONOMOS to Adopt Resolution 2026-06 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

- C. Charter required annual review of City Manager performance and compensation.

Mayor Miller explained that this was an annual requirement per the City Charter. Even though the City Manager has not been in the position for a year yet, he still choose to move forward with the process. The average score 4.975. The commission congratulated CM Fowler on the work that was accomplished in just a few short months.

11. CITY ATTORNEY COMMENTS

There were no additional commnets from the City Attorney.

12. CITY MANAGER COMMENTS

City Manager Mike Fowler informed the commission that the city entered into a pending contract to purchase the vacant Bank of America building at a cost of \$1.8 million. The due diligence period is for 30 days and inspections were scheduled. A special meeting would need to be scheduled for approval. City staff recently applied for two opportunity zones with the governor's office. If they are approved, they could provide economic redevelopment opportunities. Staff had received numerous ideas to change the name of the city, so an informal survey was conducted. Over 500 residents voted and 65% were in favor of a name change. To accomplish this, a charter amendment would be required for the November ballot. If the commission was in favor, an ordinance would be drafted for the next meeting. The City Commission gave consensus to move forward with an ordinance. The City Manager began talking about the proposed property tax question that could be on the ballot in

November, stating it could have serious consequences for city services. Tax Collector, Will Roberts, provided a brief explanation stating that tax bills would still go out because there are other non-ad-valorem items on the invoice.

13. COMMISSION COMMENTS:

VM Politis complimented the City Manager on his leadership style and relationship with neighboring cities and the county. Mayor Miller provided information on upcoming events such as the movie series and the monthly concert.

14. AUDIENCE REMARKS/PUBLIC COMMENTS:

Dan Morris from the Port Orange/South Daytona Chamber spoke about upcoming events. Tax Collector Will Roberts thanked the city for their tag art participation. It has enabled schools to receive additional funds to support art classes. Angie Gonzalez from Revive Salt Lounge was appreciative of the city, acting so fast on the A-frame sign. She felt it would help to increase her business. David Bagley from Soil & Water Conservation District invited the commission to an upcoming meeting on June 10th regarding the urban reforestation initiative.

15. ITEMS RECOMMENDED FOR THE NEXT AGENDA:

There were no additional items added to the agenda.

16. ADJOURNMENT:

The meeting ended at 7:05 pm.

**MAYOR
NANCY MILLER**

**CITY MANAGER
MICHAEL FOWLER**

ATTEST:

CITY CLERK, CHERI SCHWAB