

**City Commission Regular Meeting**  
**Tuesday, October 28, 2025**  
**Video and Agenda**

Present: Mayor Cleveland, Vice Mayor McGuirk, Commissioners Ashley, Martin and Perrine.

**ANNOUNCEMENTS/PRESENTATION/RECOGNITIONS**

- Proclamations NSB Housing Authority Celebrating 75 years and the Centennial of the NSB Board of Realtors.
- Atlantic Center for the Arts Annual Update

**APPROVAL OF AGENDA**

10.A Public Hearing for a Special Exception Use of School and or a House of Worship continued to the March 10, 2026 Commission meeting at the request of the applicant.

**CITY MANAGER'S REPORT**

- Citizens Academy is going well with graduation on Nov 18
- City will have a special Veteran's Day Celebration at the Brannon Center
- There will be a public Comprehensive Plan Update meeting on Nov. 11 at 5:30 in the Commission Chambers. Staff will be available for questions and public input.

**PUBLIC PARTICIPATION**

- A citizen spoke on working with the City to reach a compromise on the Church rezoning issue
- The Board of Realtors hosted a podcast on the Nov. 4 special election.
- A citizen asked for more in-depth information on the Police blotter.
- Information Officer Phil Veski was thanked for doing a great job on the Citizens Academy.
- Atlantic Center for the Arts thanked Commissioners for their partnership
- The Chair of the Advent Health Foundation invited Commissioners to the Nov. 13 Holiday Ball
- Citizens spoke to the flooding and traffic becoming worse with the Deering Park Development.
- A Sabal Community rep ask for help with stormwater runoff and flooding from Riverwalk
- A citizen asked that Commission meetings be Kept at 6:30pm and not changed to 5:30pm
- The Charter Review Committee urged people to watch the committee's meetings on the city website and vote on Nov. 4

**CONSENT AGENDA**

**The Commission unanimously approved Items 7.A-7.I**

- 7.A The Oct. 14 Commission regular meeting minutes.
- 7.B Authorization for NSB to join Florida Short Term Asset Reserve Investment Pool.
- 7.C Supporting Volusia County's efforts to seek grant funding to widen Old Mission Road to 4-land between Josephine St. and Park Ave.
- 7.D Award Retirement Plan Administration to Empower Retirement, LLC.
- 7.E A Memoranda of Understanding between the City and Atlantic Center for the Arts.

- 7.F Acceptance of 3 FIND grants awards – No Wake Zone Construction, North Causeway (AOB Site) Part 3 Phase 1 Design, and Law Enforcement Vessel Phase 2 Construction.
- 7.G Extension of Contract for outside labor attorney services to Allen, Norton & Blue.
- 7.H The IMAGES Festival of the Arts for Friday Jan. 23 through Sun. Jan. 25, 2025
- 7.I MOPARS at the Beach Cruise and Lighting Display on Canal St. on March 12, 2026.

### **ADMINISTRATIVE ITEMS/NEW BUSINESS**

8.A Consider authorization to initiate a fire assessment study with Alfred Benesch & Co. and to publish a notice of intent to use the uniform method of assessment collection, as required by Florida Statutes, to preserve the City's ability to implement a non-ad valorem fire assessment in Fiscal Year 2027. **Motion carried 3-2, Cleveland and Perrine voting No.**

### **PUBLIC HEARINGS**

10.A Adopt an Ordinance that amends Section 504.02, R-1 Single Family Residential, Special Exception Use of School and or a House of Worship. **Moved to the March 2026 at the request of the Applicant.**

10.B, 0.C, 10.D Adopt three Ordinances to annex, change the Small Scale Comprehensive Plan and rezone .45 acres located at 125 Jungle Road. **Unanimously approved.**

10.E, 10.F, 10.G Adopt three Ordinances to annex, change the Small Scale Comprehensive Plan and rezone 12.88 acres located at 824 Ingham Road **Unanimously approved.**

10.H, 10.I, 10.J Adopt three Ordinances to annex, change the Small Scale Comprehensive Plan and rezone 2.66 acres located at 736 Louella St. **Unanimously approved.**

10.K Adopt an ordinance to grant a non-exclusive franchise agreement to CFB Outdoors, Inc. **Unanimously approved.**

### **ORDINANCES AND FIRST READINGS**

11.A Request approval to adopt an Ordinance that would vacate unopened rights-of-way on airport property.

22.B Request approval to adopt an Ordinance that would vacate Birch St., between Slatton St. and Chisholm St.

### **BOARDS AND COMMISSIONS**

12.A Deb Dennys and David McKenna were appointed to the P&Z Board

12.B Palmer Wilson was reappointed to the Police Pension Board

12.C Randy Hartman was appointed to the Fire Pension Board

12.D Vacancy Notice of one vacancy on the Turnbull Creek Land Preservation Commission

13.D Vacancy Notice of two vacancies to the Housing Authority

### **MAYOR AND COMMISSIONER COMMENTS**

- Mayor Cleveland thanked Commissioner Martin for her service as Vice Mayor. Martin continues to work with the Florida League of City Legislative Committee in preparation for the upcoming Legislative Meeting.

- Commissioner McGuirk thanked the Chamber of Commerce for their annual Economic Summit and would like to see it more streamlined and have it result in taking more action. He strongly supports the Mission Road upgrade.
- Commission Perrine advised she likes getting updates of upcoming Board vacancies and asked the level of training provided to Board members. She advised that there is much misinformation circulating throughout the city. Slander is getting out of control, and she is "getting ready to hire an attorney and go after slanderous comments because I'm sick of them." The city needs better monitoring of social media.
- Commissioner Ashley said the Economic Summit was of great benefit. Also believes sensible growth is important. He attended the Fall Festival at the Sports Complex and recommended that the community attend next year's festival.
- Mayor Cleveland said that the Executive Summit had valuable information on interacting with the public. The Brannon Center hosted a group speaking on Beach Restoration which focused on NSB. The 100<sup>th</sup> birthday of the Realtors Association was a wonderful event. The Canaveral Seashore is closed until further notice due to the government shutdown. There will be an ACA "NSB Arts Forward" event on Nov. 18<sup>th</sup> where many organizations will speak on how they cooperate and where they are headed. VA Day is coming up at the Brannon Center.

#### **CITY CLERK'S REPORT**

- Provided the City Commission meeting schedule for 2026
- The canvassing Board for the 2026 election will be the NSB Clerk and Commissioners McGuirk and Ashley.
- Commissioners McGuirk and Martin were designated as members of the 2025 special election canvassing board.

#### **CITY ATTORNEY'S REPORT**

No sunshine law is violated if a member of the Commission speaks with elected officials as long as the conversation is not with another member of the NSB City Commission.

Mayor Cleveland asked the City Manager if the city Information Officers could monitor social media and respond to false information. Mr. Cowper said much thought has been given to this with the conclusion that once engaged, the disagreement may be amplified. If directed by the Commission to engage, staff will, but he is not convinced it would have the desired outcome.

Mayor Cleveland also stated that, after checking with the Supervisor of Elections, the upcoming special election cost will be \$20,000 or less. Commissioner Perrine asked that fact be published by the city immediately.