

**City Commission Regular Meeting**  
**Tuesday, February 10, 2026**  
[Video](#) and [Agenda Packet](#)

Mayor Cleveland called the meeting to order. Also attending were Commissioners Jason McGuirk, Brian Ashley, Lisa Martin & Valli Perrine. Staff present: City Manager Kevin Cowper, City Clerk Sharon Harding, & City Attorney Carrie Avallone.

**CITY MANAGER'S REPORT**

- ▶ See [City manager's Report](#). It includes the monthly capital projects report, the monthly stormwater report and parking updates.
- ▶ Preparation is underway for the 3/26/26 Strategic Planning Meeting and the 4/7/26 State of the City Address.

**PUBLIC PARTICIPATION**

- ▶ A Seminole County resident announced his candidacy for Congress.
- ▶ Two gentlemen requested that the Commission consider all area businesses and that they review the City Charter to ensure that prospective companies considered for the Recovery Towing Contract comply with the stated requirements.
- ▶ A resident raised a question about a recent newspaper article and stated she is concerned about stormwater.

**CONSENT AGENDA**

The Commission **approved unanimously** these Items:

7A. Consider the adoption of the minutes from the City Commission regular meeting held on Tuesday, January 27, 2026.

7B. Consider the approval of a Grant Award from the Florida Firefighter Cancer Decontamination Equipment Grant Program (FFCDEGP).

7C. Consider the approval of a Dock Easement Agreement to allow for a single family residential dock to be located along the east side of South Riverside Drive across from property addressed at 1210 South Riverside Drive.

7G. Consider the approval of a proposed Sidewalk Café Agreement for Bricks European Cafe and the Galley located at 421 Canal Street.

7D. Special Event: Consider the approval of the weekly Food Truck Event in Venetian Bay, to be held every Monday starting on February 16, 2026 through December 28, 2026.

7E. Special Event: Consider the approval of the Southeast Volusia Historical Society's Heritage Day Event 2026, to be held on Saturday, March 28, 2026.

7F. Special Event: Consider the approval of the Mike Martin Pro/AM event 2026, to be held on Thursday, April 9, 2026.

**PUBLIC HEARINGS**

Action: The following 3 items were **unanimously approved** with no questions from Commissioners or the Public.

**10A. Ordinance No. 09-26:** Conduct a Second Reading and Public Hearing of an Ordinance, which, if adopted, would annex approximately 5 + acres of land located on Paige Avenue.

**10B. Ordinance No. 10-26:** Conduct a Second Reading and Public Hearing of an Ordinance, which, if adopted, would approve a Small-Scale Comprehensive Plan amendment changing the Future Land Use on Approximately 5 + acres of land located on Paige Avenue.

**10C. Ordinance No. 11-26:** Conduct a Second Reading and Public Hearing of an Ordinance, which, if adopted, would rezone approximately 5 + acres of land to Conservation for property located on Paige Avenue.

Action: The following 3 items were **unanimously approved** with no questions from Commissioners or the Public.

**10D. Ordinance No. 12-26:** Conduct a Second Reading and Public Hearing of an ordinance, which, if adopted, would annex approximately 4.5 + acres of land for property located on Paige Avenue. (0010)

**10E. Ordinance No. 13-26:** Conduct a Second Reading and Hearing of an Ordinance, which, if adopted, would approve a Small-Scale Comprehensive Plan amendment changing the Future Land Use to Conservation for property located on Paige Avenue as part of an overall annexation application. (0010)

**10F. Ordinance No. 14-26:** Conduct a Second Reading and Public Hearing of an Ordinance, which, if adopted, would rezone approximately 4.5 + acres of land to Conservation for property located on Paige Avenue as part of an overall annexation application. (0010)

Action: The following 3 items were **unanimously approved** with no questions from Commissioners or the Public.

**10G. Ordinance No. 15-26:** Conduct a Second Reading and Public Hearing of an Ordinance, which, if adopted, would annex approximately 2.75 + acres of land located on Doster Drive.

**10H. Ordinance No. 16-26:** Conduct a Second Reading and Public Hearing of an Ordinance, which, if adopted, would approve a Small-Scale Comprehensive Plan amendment changing the Future Land Use to Conservation for property located on Doster Drive as part of an overall annexation application.

**10I. Ordinance No. 17-26:** Conduct a Second Reading and Public Hearing of an Ordinance, which, if adopted, would rezone approximately 2.75 + acres of land to City Conservation located on Doster Drive as part of an overall annexation application.

Action: Agenda item 10J was **unanimously approved** after review of the meeting slides presented by Mr. Corbin. The State mandated the new process that removes City Commission review and approval for new subdivisions and changes the process to an administrative review and approval by city staff. See [Background, Senate Bill 784](#) and the [Business Impact](#) for this change.

**10J. Ordinance No. 17-26:** Conduct a Second Reading and Public Hearing of an Ordinance, which, if adopted, would amend section 1007.00 Subdivision Plat Process.

Action: Agenda item 10K was **unanimously approved** after discussion by Mayor and Commissioners. Police Chief Kirk provided details regarding the number of car camping incidents over the past years. (2024: 111; 2025: 54; 2026 Year to Date: 32). Chief Kirk discussed the assistance provided to people found sleeping in their vehicles and the intake volume for the shelter program and housing efforts.

**10K. Ordinance No. 19-26:** Conduct a Second Reading and Public Hearing of an Ordinance, which, if adopted, would establish Section 70-6. Sleeping.

### **ORDINANCES FIRST READINGS**

Action: Second reading for the following 3 items is slotted for the 2/24/26 meeting.

**11A. Ordinance No. 76-25:** Conduct a First Reading of an Ordinance, which, if adopted, upon Second Reading and Public Hearing would create a definition and process for reviewing an application for a Certified Recovery Residence as required under Senate Bill 954.

**11B. Ordinance No. 20-26:** Conduct a First Reading of an Ordinance, which, if adopted, upon Second Reading and Public Hearing, would vacate a portion of Citron Street, north of the SR 44 overpass.

**11C. Ordinance No. 21-26:** Conduct a First Reading of an Ordinance, which, if adopted, upon Second Reading and Public Hearing, would vacate a portion of Buck Lane for the future expansion of Fire Station #50.

### **BOARDS AND COMMISSIONS:**

12A Board Vacancy Notice: Utilities Commission

12B. Board Vacancy Notice: The Code Compliance Board currently has three (3) unfilled three-year term length vacancy, which will expire on March 4, 2026.

### **MAYOR AND COMMISSIONER COMMENTS**

Mayor Cleveland comments

- Chamber to host a "State of" event on 4/7/26.
- Shared topics discussed while in Tallahassee, including Property Tax changes and SB840 change to remove restrictions by the SB180 handling of storm water.

Commissioners' comments

- The success of Upward Trend and Safe Shelter fundraising events.
- Police Chief's work with support of the city homeless initiatives.

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

[15A. Proposed Legislative Bill Summaries as of February 3, 2026.](#)

### **ADJOURNMENT**