



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Regular Commission Meeting

### City Commission

*Mayor Avila*  
*Vice Mayor Heriot*  
*Commissioner Avila-Vazquez*  
*Commissioner Colwell*  
*Commissioner Howington*  
*Commissioner Lulli*  
*Commissioner Santiago*

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Monday, June 2, 2025

6:30 PM

Deltona Commission Chambers

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**PUBLIC FORUM: 6:00 PM - 6:30 PM**

**BUSINESS MEETING - 6:30 PM**

**1. CALL TO ORDER:**

**2. ROLL CALL – CITY CLERK:**

**3. INVOCATION AND PLEDGE TO THE FLAG:**

**A. [Invocation Presented by the District #4 Commissioner.  
Honoring Veterans:](#)**

[Honoring Memorial Day with a moment of silence](#)  
[Recognition of Gold Star families within the City of Deltona](#)

**4. ADDITIONS AND DELETIONS:**

**5. PRESENTATIONS/AWARDS/REPORTS:**

**A. [FY2024 Audit Discussion with Purvis Gray, CPA.](#)**

**Background:**

The City's audit firm, Purvis Gray, CPA, will discuss the status of the City's Annual Comprehensive Financial Report and Audit for the fiscal year ended September 30, 2024.

**B. [Fiscal Year 2025 - 2026 Budget Update](#)**

**Background:**

Staff will provide an update as to the status of the Fiscal Year 2025 - 2026 budget process.

C. [Presentation by Code Compliance Supervisor - Update on the Code Compliance Division.](#)

**Background:** The presentation is to update the Commission and the public on the Code Compliance Division.

6. DELTONA COMMUNITY EVENTS:

7. CONSENT AGENDA:

A. [Request for approval of minutes of the Regular Commission Meeting of May 19, 2025, as presented.](#)

**Background:** N/A

B. [Request approval of Resolution 2025-62 for the Task Authorization between the City of Deltona and Mead and Hunt for the development of a comprehensive Vulnerability Assessment to address potential impacts to publicly owned critical assets due to sea level rise, resiliency, storm surge and flooding within the City of Deltona in the amount not-to-exceed \\$264,460.00. The City of Deltona has been awarded a 100% match, Resilient Florida Grant in the amount of \\$265,000.00 for this project.](#)

**Background:** In accordance with Florida Statutes (F.S.) 380.093, The City of Deltona must complete a Comprehensive Vulnerability Assessment to identify all critical assets for Utility, Stormwater, Emergency Response and Transportation. Conducting a Florida Department of Environmental Protection (FDEP) vulnerability assessment offers significant benefits to the City of Deltona by identifying areas at risk from climate-related hazards such as sea level rise, storm surge, and flooding. This assessment provides critical data and mapping tools that help the city plan more resilient infrastructure, prioritize at-risk assets, and secure state and federal funding for adaptation projects. By proactively understanding its vulnerabilities, Deltona can better protect public safety, maintain essential services, and support sustainable growth, ensuring long-term community and environmental well-being. The City of Deltona has been awarded a 100% match Resilient Florida Grant (Agreement No. 24PLN24) in the amount of \$265,000.00 for completion of this project.

If this is approved, Finance will include this as part of the 3rd Quarter Budget amendment on August 4.

C. [Request for recognition\(s\) for the month of June.](#)

**Background:** Per the City Recognition Policy adopted by the City Commission at the Regular Commission Meeting held on Monday, June 17, 2024,

the following recognitions are being requested for the month of June:

1. Deltona resident Chris Riha for saving a woman's life.

D. [Resolution No. 2025-60 for legal representation in a potential claim. Gemma Torcivia, City Attorney.](#)

**Background:**

The City has received information that an action styled Robert Ellis v City of Deltona has been filed in the 7th Judicial Circuit in and for Volusia County. The City has not yet been served with the lawsuit, but we anticipate that the City will be served with the litigation. In the event that the City is served with the lawsuit, it is in the best interest of the City to authorize representation through Tessitore Mari Scott and the City Attorney, TG Law, PLLC, if the insurance carrier denies coverage.

**8. ORDINANCES AND PUBLIC HEARINGS:**

A. [Public Hearing - Ordinance No. 19-2025, amendment to Section 70-30, of Article II, and Section 110-600\(a\) of Article VI of Chapter 110 "Zoning", of the Land Development Code for the City of Deltona, at first reading.](#)

**Background:**

Ordinance No. 19-2025 proposes updates to the City of Deltona's Land Development Code to allow more flexible development of legally established, substandard single-family lots of record. Key changes include defining "Lot of Record," permitting construction of undersized lots that meet all other zoning standards, and reducing the need for variance. The ordinance supports infill development, aligns with the City's Comprehensive Plan, and was unanimously recommended for approval by the Planning and Zoning Board. The City Commission will consider the ordinance at readings scheduled for June 2 and July 7, 2025.

B. [Public Hearing - Ordinance No. 21-2025, repealing Article XIV, "Medical Marijuana Dispensaries," of Chapter 110 "Zoning," and amending Article III, "Establishment of Classifications and Official Zoning Map," of Chapter 110 "Zoning," of the Land Development Code of the City of Deltona to prohibit Medical Marijuana Dispensaries, at first reading.](#)

**Background:**

Ordinance No. 21-2025 proposes a citywide ban on medical marijuana dispensaries in all zoning districts, removing them as permitted or conditional uses in the city's Land Development Code and Land Use Table. This follows the City Commission's April 7, 2025 decision to deny a previous ordinance and pursue a full ban. Existing dispensaries approved before the ordinance would be allowed to continue operating under current regulations. While new dispensaries would be prohibited in Deltona, residents will still have access to facilities in nearby cities such as Daytona Beach, Orange

City, and Port Orange. The Planning and Zoning Board recommended approval of the ban with a 6-1 vote, and the City Commission will consider the ordinance on June 2 and July 7, 2025.

C. [Public Hearing - Resolution No. 2025-55, amending the Deltona Planning and Zoning Board By-Laws.](#)

**Background:**

Resolution No. 2025-55 proposes updates to the Planning and Zoning Board By-Laws, originally adopted in 2011, to address operating and legal needs that have emerged over time. The revisions aim to modernize the Board's structure and practices, align with the Land Development Code (last amended in 2020), and improve communication with City staff. Key changes include introducing term limits, attendance enforcement, and alternate member procedures; modifying officer election timing; updating meeting protocols; and removing outdated references and staggered term requirements. At its May 21, 2025 meeting, the Planning and Zoning Board voted 6-1 to recommend approval of Resolution No. 2025-55, with two amendments: requiring all members to reside within city limits and giving the City Commission discretion over attendance related conduct. The City Commission will consider the resolution on June 2, 2025.

**9. ACTION ITEMS:**

A. [Request for an extension of Resolution No. 2025-59, the Zoning in Progress regarding amendments to the Land Development Code Article IV, Stormwater Management.](#)

**Background:**

On February 3, 2025, the City Commission approved Resolution No. 2025-59, establishing Zoning in Progress for proposed amendments to Article IV, Stormwater Management, of the Land Development Code, with an initial 120 day period for staff and the City's consultant to draft revisions. Additional time is needed to ensure the proposed amendments are comprehensive and aligned with the City's goals. Therefore, staff is requesting a 120 day extension to complete the amendment process and prepare for formal Commission review and consideration.

B. [Request for consideration, that the Sergeant David G. Ledgerwood American Post 255 be given a 100-year lease at one dollar \(\\$1\) a year and allow them to own their building.](#)

**Background:**

At the Regular Commission Meeting held on May 19, 2025, Mayor Avila requested to place this item on the next agenda for approval.

C. [Discussion regarding the implementation of a temporary building moratorium.](#)

**Background:**

At the May 5, 2025, City Commission meeting, a Commissioner requested discussion of a temporary moratorium on development to allow time for implementing updated impact fees. Any moratorium would require adoption of an ordinance and must exempt 23 currently vested development applications. Staff is seeking general direction from the Commission to begin drafting ordinance language if desired.

**10. CITY ATTORNEY COMMENTS:****11. CITY MANAGER COMMENTS:****12. CITY COMMISSION COMMENTS, REQUESTS & REPORTS:****13. ADJOURNMENT:****CONTINUATION OF PUBLIC FORUM**

*\*This is only for individuals who submitted a request to speak form during the 6:00 p.m. Public Forum and were not afforded the opportunity to speak.*

*NOTE: If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).*

*Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Manager in writing at CityManager@deltonafl.gov or to Deltona City Hall, 2345 Providence Blvd., Deltona, FL 32725 at least 48 hours prior to the meeting at which the person wishes to attend. The City is not permitted to provide the use of human physical assistance to physically handicapped persons in lieu of the construction or use of ramps or other mechanical devices in order to comply with Florida law. If proper accommodations for handicapped access cannot be made at a particular public meeting venue pursuant to a timely written request under Section 286.26 F.S., the City Manager shall change the venue of that meeting to a location where those accommodations can be provided.*

**DECORUM POLICY:** The City of Deltona has a significant interest in conducting orderly and efficient public meetings, which includes preventing disruption, promoting civility, and preserving decorum. To that end, behavior which disrupts or impedes the efficient and orderly conduct of any public meeting, as determined by the Mayor, or presiding officer, or a majority of the City Commission, is not permitted. The Mayor, or presiding officer, or a majority of the City Commission, may interrupt, warn, or terminate a speaker's statement when that statement is too lengthy, personally directed, abusive, obscene, irrelevant, or otherwise reasonably perceived to be a disruption to the fair and orderly progress of the discussion at hand. The Mayor, or presiding officer, or a majority of the City Commission, may also interrupt any part of the meeting to warn any individual that they are being disruptive or otherwise impeding the efficient and orderly conduct of the meeting. The Mayor, or presiding officer, or a majority of the City Commission, may require any individual to leave a public meeting for its duration if that individual is unable to observe this Policy after being warned. Should an individual be required to leave a meeting for violating this Policy, that person shall be escorted from Commission Chambers by a Volusia Sheriff's Deputy.

**PUBLIC FORUM:** Public Forum will begin at 6:00 PM at the start of each regular meeting and will conclude after 30 minutes. Comments during Public Forum are limited to items of City business that are listed on the Agenda and/or items that are not listed on the Agenda. Comments regarding listed Agenda items will take place after discussion of each item. Please be courteous and respectful of the views of others. In order to address the Commission, citizens must fill out a public participation slip and give it to the Deputy City Clerk. All citizen comments are limited to 4 minutes and shall be addressed to the Mayor or the Commission as a whole. Members of the City Commission shall not enter into discussion or respond to a citizen's comments other than to give directions or to ask for clarification. However, individual Commissioners may choose to respond under the "City Commissioner Comments" portion of the meeting.

**CONSENT AGENDA:** The Consent Agenda contains items that have been determined to be routine and non-controversial. If discussion is desired by any member of the City Commission, that item must be removed from the Consent Agenda and considered separately. All other matters included under the Consent Agenda will be approved by one motion. Citizens with concerns should address those concerns by filling out a public participation slip and giving it to the Deputy City Clerk prior to Consent Agenda items being pulled.