



MEMORANDUM

DATE: January 20, 2026

TO: City Commission

FROM: Jordan Smith, AICP, PP Planning and Development Services Director

THRU: Doc Dougherty, City Manager

SUBJECT: Declaration of Surplus and Authorization for Disposal of City Owned Property in Pine View Estates (Legislative) (Jordan Smith, Project Manager)

REQUEST: City Commission consideration and adoption of Resolution No. 2026-04, declaring a City-owned parcel located in the Pine View Estates area surplus and authorizing the City Manager or designee to dispose of the property by negotiation to BNGA, LLC at fair market value.

BACKGROUND: The City of Deltona owns a parcel of real property located in the Pine View Estates of Deltona, identified as Volusia County Parcel Identification Number 811801420450, consisting of approximately 0.126 acres. The property is legally described as Lots 45 and 46, Block 42, Pine View Estates, as recorded in Official Records Book 5633, Pages 1038-1039, and further described in Official Records Book 7743, Page 1690.

The parcel is landlocked and unimproved. Upon review, staff has determined that the size, shape, and location of the property do not provide a significant public benefit for stormwater drainage, open space or other municipal purposes.

DISCUSSION: Pursuant to Section 2-190 of the City Code of Ordinances, the City Commission is authorized to declare the City-owned property surplus and approve its disposal when it is no longer needed for public purposes. Staff has evaluated the subject parcel and determined it meets the criteria for surplus designation.

Resolution No. 2026-04 proposes to declare the property surplus and authorize its disposal through negotiation with BNGA LLC, the prospective purchaser. An independent appraisal has been completed to establish the fair market value of the property, which is attached to the resolution as Exhibit "A". The proposed sale complies with Sections 2-191 through 2-193 of the City Code of Ordinances, including the requirement that the purchaser pay all closing costs and cost of the appraisal.

Approval of the resolution will authorize the City Manager or designee to execute all documents necessary to complete the transaction, subject to approval by the City Attorney as to form and legal sufficiency.

FISCAL IMPACT: The sale of the property will generate revenue to the City in the amount of the appraised fair market value of \$9,000. There are no anticipated City expenditures associated with this transaction, as all closing costs and appraisal fees will be paid by the purchaser.

RECOMMENDATION: Staff recommends adoption of Resolution No. 2026-04, declaring the City-owned parcel located in Pine View Estates surplus and authorizing the City Manager or designee to dispose of the property by negotiation to BNGA LLC at fair market value.

NEXT STEPS: Based on Commission approval of Resolution No. 2026-04, staff will:

1. Execute all necessary documents to effectuate the sale of the property to BNGA LLC at the appraised fair market value.
2. Ensure all closing costs and appraisal fees are paid by the purchasers in accordance with City Code.
3. Complete the transaction and update City property records to reflect the sale.