



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

City Commission Workshop

Monday, June 8, 2026

6:30 PM

Deltona Commission Chambers

**Joint meeting with P&Z Board - IMMEDIATELY FOLLOWING THE CITY
COMMISSION WORKSHOP AT 5:30PM**

1. CALL TO ORDER:

The meeting was called to order at 6:30 p.m. by Mayor Avila.

2. ROLL CALL – CITY CLERK:

Present: 6 - Mayor Avila
Vice Mayor Avila-Vazquez
Commissioner Colwell
Commissioner Heriot
Commissioner Nabicht
Commissioner Santiago

Absent: 1 - Commissioner Howington

Planning & Zoning Board:

Present: 4 Member & 3 Alternate Members -

Member Northey
Member Stewart
Vice Chair D'Errico
Chair Cardo
Alternate Warnicke
Alternate O'Brien
Alternate Guida

Absent: 1 Members & 2 Alternate Members -

Secretary Amoroso
Alternate Hasson
Alternate Member Zlatos

3. PLEDGE TO THE FLAG:

4. BUSINESS:**A. Joint Workshop - City Commission and Planning & Zoning Board - Comprehensive Plan Amendment - Chapter 4 Workshop**

The Community Development Services Director stated the purpose for the workshop and he turned the meeting over to the consultants with JBPro, AXIS Infrastructure and The Corradino Group.

The consultants gave a PowerPoint Presentation to include the agenda, project recap, guiding principles 1-7, and the consultants took several polls of everyone in attendance.

The Commission, P&Z Board, and the consultants discussed the vision statement and Guiding Principles, immediate needs, reflecting the goals, technology, creating a balance, and communication.

The consultant asked if the Vision Statement was still accurate and the majority of the City Commission and P&Z Board concurred.

The consultant asked if Guiding Principle 1 was accurate and the majority of the City Commission and P&Z Board concurred.

The consultant asked if Guiding Principle 2 was accurate and the majority of the City Commission and P&Z Board concurred.

The consultant asked if Guiding Principle 3 was accurate and the majority of the City Commission and P&Z Board concurred.

The consultant asked if Guiding Principle 4 was accurate and the majority of the City Commission and P&Z Board concurred.

The consultant asked if Guiding Principle 5 was accurate and the majority of the City Commission and P&Z Board concurred.

The Commission, P&Z Board, and the consultant discussed issues with e-bikes/e-motorcycles and sidewalk standards.

The consultant asked if Guiding Principle 6 was accurate and the majority of the City Commission and P&Z Board concurred.

The Commission, P&Z Board and the consultant discussed "Deltona Forever", acquiring land, Volusia Forever, wetland parks, eco-tourism, and connectivity and walk ability.

The consultant asked if Guiding Principle 7 was accurate and the majority of the

City Commission and P&Z Board concurred.

The consultant asked if the group felt we were ready to move on to the goals, objectives, and policies, that we have sufficiently made that connection and the Commission concurred.

The consultant asked if there are other needs or concerns that have not been discussed that need to be addressed?

P&Z Member O'Brien discussed the sample of population participation and monitoring engagement.

The Mayor asked for a consensus to extend the meeting to fifteen (15) minutes and the Commission concurred.

The Commission, P&Z Board, and the consultant discussed State funding ability and over control ability with development, commercial incentives, elements to evaluate/update/re-engage, and plan implementation.

The consultant asked if the group felt we were ready to move on to the goals, objectives, and policies, that we have sufficiently made that connection and the Commission concurred.

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The consultant discussed next steps to include the next workshop on July 27th, and the focus will be on a major component of the comprehensive Plan, redevelopment and mixed-use areas. They will bring forward a draft map with center types i.e. downtown, uptown, a community center, a community corridor, a main street corridor, a neighborhood center, an eco-center/eco-tourism, and an economic center. This will be the first set of goals, objectives and policies being brought forward. There will be two more workshops on general policies in the entire Comprehensive Plan. The goal is to do a transmittal by November.

The Mayor stated he wanted to make sure that in the policies, we are extremely strict on development and re-development so that any changes must come before the Commission, not even the P&Z Board, but the Commission.

The consultant replied that would be a standard that would be in the Land Development Code (LDC). To implement those ideas (goals, objectives and policies) it is brought into the LDC where it is more specific and we can establish procedures. The next step after the Comprehensive Plan is to ensure that the Comprehensive Plan gets adopted and implemented. There are two major places that the Comprehensive Plan is adopted and implemented. One is your LDC and clearly, we are going to have some changes in your LDC. We are creating these mixed-use centers that will need to be implemented. The next piece is the Capital Improvement Plan (CIP). The CIP is the financial capital budgeting tool that helps ensure that your priorities are being implemented in appropriate ways.

The Mayor requested to make sure that land is buildable. The consultant replied that is an LDC standard, but it is something we can set the framework for.

Commissioner Cowell requested that the density be calculated based on actual buildable land as opposed to the entire site and the consultant agreed.

The Mayor opened the public comment and a resident addressed the City Commission.

5. CITY MANAGER COMMENTS:

6. ADJOURNMENT:

There being no further business, the meeting adjourned at 7:42 p.m.

Joyce Raftery, CMC, MMC, CITY CLERK