



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

City Commission

Monday, July 21, 2025

6:30 PM

Deltona Commission Chambers

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

BUSINESS MEETING - 6:30 PM

1. CALL TO ORDER:

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

2. ROLL CALL – CITY CLERK:

Present: 7 - Mayor Avila
Vice Mayor Heriot
Commissioner Avila-Vazquez
Commissioner Colwell
Commissioner Howington
Commissioner Lulli
Commissioner Santiago

3. INVOCATION AND PLEDGE TO THE FLAG:

A. Invocation Presented by the Mayor.

4. ADDITIONS AND DELETIONS:

5. PRESENTATIONS/AWARDS/REPORTS:

B. Proclamation - Parks and Recreation Month

A. Presentation by AdventHealth Fish Memorial President & CEO, Eric Lunde.

6. DELTONA COMMUNITY EVENTS:

7. NEW BUSINESS - BUDGET ITEMS:

A. Resolution No. 2025-84 - Maximum Millage Rate for Fiscal 2025-26

The City Attorney read the title of Resolution No. 2025-84 for the record.

Motion by Commissioner Santiago, seconded by Vice Mayor Heriot, to approve Resolution No. 2025-84.

The Finance Director gave a brief presentation to include the FY2025-2026 Budget Website, Consumer Price Index, Ad Valorem Tax Millage Rate, and 10-Year Historical Millage Rate.

The Finance Director read the following statement regarding the maximum millage. This is to discuss the maximum millage rate. The City of Deltona fiscal year 26 budget which commences on October 1, 2025 and continues through September 30, 2026. The maximum millage is a starting point for this year's budget process that will culminate as part of the tentative and final millage budget hearings in September. The maximum millage is necessary to generate ad valorem proceeds to fund the fiscal year 2026 tentative budget for the City of Deltona. The current 2025 gross taxable value for operating purposes is \$5,671,597,678. The 6.95 mill is the City Manager's recommended maximum millage rate. This maximum recommended millage represents a 6.12 increase over the rollback rate. The current working budget is balanced on a working millage of 6.75 Mills. This current working millage represents a 3.06% increase over the rollback rate. Staff will continue to work with the departments on their operating budgets and continue to review all outstanding revenue items to address any future changes leading up to the first and second public hearing. The City Manager recommend a maximum millage of 6.95 only as a starting point.

The motion carried by the following vote:

For: 4 - Mayor Avila, Vice Mayor Heriot, Commissioner Avila-Vazquez, and Commissioner Santiago

Against: 3 - Commissioner Colwell, Commissioner Howington, and Commissioner Lulli

B. Resolution No. 2025-79 - Establishing the Maximum Stormwater Annual Assessment Rate for Fiscal 2025-26

The City Attorney read the title of Resolution No. 2025-79 for the record.

Motion by Vice Mayor Heriot, seconded by Commissioner Santiago, to approve the item.

The Finance Director went over the 10-Year Historical Stormwater Assessment.

The motion carried by the following vote:

For: 5 - Mayor Avila, Vice Mayor Heriot, Commissioner Avila-Vazquez, Commissioner Colwell, and Commissioner Santiago

Against: 2 - Commissioner Howington, and Commissioner Lulli

C. Resolution No. 2025-80 - Establishing the Maximum Solid Waste Annual

Assessment Rate for Fiscal 2025-26

The City Attorney read the title of Resolution No. 2025-80 for the record.

Motion by Vice Mayor Heriot, seconded by Commissioner Santiago, to approve the item.

The Finance Director went over the 10-Year historical solid waste assessment.

The Commission and staff discussed the solid waste agreement, maximum rate, Orange City's rates, and assessment rates.

The motion carried by the following vote:

For: 4 - Mayor Avila, Vice Mayor Heriot, Commissioner Avila-Vazquez, and Commissioner Santiago

Against: 3 - Commissioner Colwell, Commissioner Howington, and Commissioner Lulli

D. Resolution No. 2025-81 - Establishing the Maximum Streetlighting Annual Assessment Rate for Fiscal 2025-26

The City Attorney read the title of Resolution No. 2025-81 for the record.

Motion by Commissioner Avila-Vazquez, seconded by Vice Mayor Heriot, to approve the item. The motion carried by the following vote:

For: 7 - Mayor Avila, Vice Mayor Heriot, Commissioner Avila-Vazquez, Commissioner Colwell, Commissioner Howington, Commissioner Lulli, and Commissioner Santiago

E. Resolution No. 2025-82 - Maximum Lake McGarity Annual Assessment Rate for Fiscal 2025-26

The City Attorney read the title of Resolution No. 22025-82 for the record.

Motion by Commissioner Avila-Vazquez, seconded by Vice Mayor Heriot, to approve the item. The motion carried by the following vote:

For: 7 - Mayor Avila, Vice Mayor Heriot, Commissioner Avila-Vazquez, Commissioner Colwell, Commissioner Howington, Commissioner Lulli, and Commissioner Santiago

F. Resolution No. 2025-83 - Maximum Nuisance Abatement Annual Assessment Rate for Fiscal 2025-26

The City Attorney read the title of Resolution No. 2025-83 for the record.

Motion by Commissioner Avila-Vazquez, seconded by Commissioner

Colwell, to adopt Resolution No. 2025-83. The motion carried by the following vote:

For: 7 - Mayor Avila, Vice Mayor Heriot, Commissioner Avila-Vazquez, Commissioner Colwell, Commissioner Howington, Commissioner Lulli, and Commissioner Santiago

8. CONSENT AGENDA:

Mayor Avila requested to pull for discussion Items 8-E and 8-F.

Motion by Vice Mayor Heriot, seconded by Commissioner Santiago, to approve all items minus E and F. The motion carried by the following vote:

For: 7 - Mayor Avila, Vice Mayor Heriot, Commissioner Avila-Vazquez, Commissioner Colwell, Commissioner Howington, Commissioner Lulli, and Commissioner Santiago

A. Request for approval of minutes of the Special Commission Meeting of June 30, 2025, and the Special Commission Meeting and Regular Commission Meeting of July 7, 2025, as presented.

Approved by Consent - to approve the minutes of the Special Commission Meeting of June 30, 2025, and the Special Commission Meeting and the Regular Commission Meeting of July 7, 2025, as presented.

B. Request for approval of Resolution No. 2025-88 to partner with Volusia County's Office of Recovery and Resilience, aka Transform386 for project.

Approved by Consent - to approve Resolution No. 2025-88.

C. Request for approval of Resolution No. 2025-89 Authorizing the City Manager to approve new and replacement vehicles/equipment purchases for Code Compliance Department.

Approved by Consent - to approve Resolution No. 2025-89.

D. Request for approval of Resolution No. 2025-75, supporting the expedited completion of segments of three and four of the I-4 Beyond the Ultimate Project; authorizing transmission to the Florida Department of Transportation.

Approved by Consent - to approve Resolution No. 2025-75.

E. Request for approval of Resolution No. 2025-76 - Extension of Zoning in Progress for the “Keep Deltona Wild Overlay District”.

The City Attorney read the title of Resolution No. 2025-76 for the record.

Motion by Commissioner Lulli, seconded by Commissioner Avila-Vazquez, to approve Resolution No. 2025-76.

The Commission and the City Attorney discussed support and upcoming meetings, legislation, the impact and intent of SB180, incentivizing development, current moratorium, creating code, flooded homes, and Sections 18 & 22 of SB180.

The motion carried by the following vote:

For: 6 - Vice Mayor Heriot, Commissioner Avila-Vazquez, Commissioner Colwell, Commissioner Howington, Commissioner Lulli, and Commissioner Santiago

Against: 1 - Mayor Avila

F. Request for approval of Resolution No. 2025-77 - Extension of Zoning in Progress for the Activity Center Overlay.

The City Attorney read the title of Resolution No. 2025-77 for the record.

Motion by Vice Mayor Heriot, seconded by Commissioner Santiago, to approve Item 7-F. The motion failed by the following vote:

The Commission and City Attorney discussed restrictions and burden, the purpose, incentives, the affected areas, rural character and walkability, and extending the study.

The motion failed by the following vote:

For: 3 - Vice Mayor Heriot, Commissioner Avila-Vazquez, and Commissioner Santiago

Against: 4 - Mayor Avila, Commissioner Colwell, Commissioner Howington, and Commissioner Lulli

G. Request for approval of Resolution No. 2025-78 approving agreement between the City of Deltona and the Volusia-Flagler Transportation Planning Organization.

Approved by Consent - to approve Resolution No. 2025-78.

9. ORDINANCES AND PUBLIC HEARINGS:

A. Quasi-judicial Hearing - Request for approval of Ordinance No. 14-2025, amending Halifax Crossings Mixed-Use Planned Unit Development

(MPUD) for approximately 109.71 acres of land located along the Halifax Crossings Boulevard corridor south and east of the Halifax Hospital Complex within the Activity Center to include the provisions of master development map alternatives and a reduction in the minimum lot size for commercial parcels, at second and final reading.

City Attorney Good stated to please be advised that the following items on the agenda are quasi-judicial in nature. If you wish to comment upon any of these item(s) please indicate the item number, you would like to address when the announcement regarding the quasi-judicial item is made. An opportunity for persons to speak on each item(s) will be made available after the applicant and staff have made their presentations on each item. All testimony including public testimony and evidence will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross examination. If you do not wish to either be cross-examined or sworn your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Commission to ask questions on their behalf. The full agenda packet on each agenda item is hereby entered into the record. Persons representing organizations must present evidence of their authority to speak for the organization. For further details of the quasi-judicial procedures may be obtained from the City Clerk. At this time Commissioners must disclose any ex-parte Communications concerning items on the agenda.

Each Commissioner disclosed their ex-parte communications.

The City Attorney swore in everyone that wished to speak on this item.

The Planning & Development Services Director gave a brief presentation to include location, background overview, land use comparison, master development plan update, conceptual plan, Commission conditions and staff recommendation.

The Commission and staff discussed the units, current litigation, and modified number of units.

Attorney Bill Barfield, 225 S. Westmonte Drive, Suite 2040, Altamonte Springs, spoke about the number of units, and changes to location of units.

The Commission, staff, Attorney Barfield and the Applicant Mr. Springfellow discussed the addition of more commercial, the current zoning, the 2022 approval, marketing the property, age restricted units, potential commercial, combining lots, the Activity Center, additional residential units, Option A, reduced units overall, senior housing, 22 additional acres of commercial, better road and open space layout, the stormwater plan, fast food drive throughs, fast food vs. fast casual/coffee shops, McDonald restriction, TRIPs, transportation improvements, the conceptual plan, vision 2050, traffic studies, public sidewalks and connectivity.

The Mayor opened and closed the public hearing for those with standing as there were

none.

The Mayor opened the public hearing for those without standing and Christian Waugh Attorney for Cole Valley Partners (Dutch Bros) addressed the Commission.

Motion by Commissioner Santiago, seconded by Vice Mayor Heriot, to approve Ordinance No. 14-2025, amending the Halifax Crossing Mixed-Use Planned Unit Development with the conditions previously mentioned, in addition to those previous were that there would be a maximum of five (5) drive through restaurants total included in the MPUD.

The City Attorney read the title of Ordinance No. 14-2025 for the record.

The motion carried by the following vote:

For: 4 - Mayor Avila, Vice Mayor Heriot, Commissioner Avila-Vazquez, and Commissioner Santiago

Against: 3 - Commissioner Colwell, Commissioner Howington, and Commissioner Lulli

- B. Request approval of Resolution No. 2025-66, approving the Local Housing Assistance Plan (LHAP) as required by the State Housing Initiatives Partnership Program Act, Subsection 420.907-420.9079, Florida Statutes, and Rule Chapter 67-37, Florida Administrative Code Authorizing and directing the City Manager to execute any necessary documents and certifications needed by the State; Authorizing the submission of the LHAP for review and approval by the Florida Housing Finance Corporation.**

The City Attorney read the title of the Resolution No. 2025-66 for the record.

Motion by Commissioner Avila-Vazquez, seconded by Commissioner Santiago, to approve the item.

The Housing Supervisor, Development Services, gave a brief presentation to include an overview of the SHIP LHAP, Strategy A - Purchase Assistance, Strategy B - Emergency Repair/Minor Home Repair, Strategy C - Owner-Occupied Rehabilitation, Strategy D-Acquisition/New Construction, Strategy E - Disaster Assistance, and Strategy F - Rental Construction/Rehabilitation.

The motion carried by the following vote:

For: 5 - Mayor Avila, Vice Mayor Heriot, Commissioner Avila-Vazquez, Commissioner Howington, and Commissioner Santiago

Against: 2 - Commissioner Colwell, and Commissioner Lulli

10. ACTION ITEMS:

A. Request for approval of Resolution No. 2025-91 for a Change Order to the contract with A.G. Pifer Construction Company, Inc. for repairs and renovation of the Public Works Depot and Sign Shop.

The City Attorney read the title of Resolution No. 2025-91 for the record.

Motion by Vice Mayor Heriot, seconded by Commissioner Lulli, to approve the item. The motion carried by the following vote:

For: 7 - Mayor Avila, Vice Mayor Heriot, Commissioner Avila-Vazquez, Commissioner Colwell, Commissioner Howington, Commissioner Lulli, and Commissioner Santiago

B. Request for approval of Resolution No. 2025-39 for pavement markings (striping) by Fausnight Stripe & Line, Inc.

The City Attorney read the title of Resolution No. 2025-39 for the record.

Motion by Commissioner Santiago, seconded by Vice Mayor Heriot, to approve Resolution No. 2025-39.

The Commission, staff and City Attorney discussed the procurement policy and piggybacking, and pricing.

The motion carried by the following vote:

For: 7 - Mayor Avila, Vice Mayor Heriot, Commissioner Avila-Vazquez, Commissioner Colwell, Commissioner Howington, Commissioner Lulli, and Commissioner Santiago

C. Request for approval of Resolution No. 2025-90 Roadway transfer from Volusia County to the City of Deltona. Specifically for that portion of Fernanda Drive from Howland Boulevard east to the Fernanda Subdivision Entrance at Landing Lane.

The City Attorney read the title of Resolution No. 2025-90 for the record.

Motion by Commissioner Lulli, seconded by Vice Mayor Heriot, to approve Resolution No. 2025-90.

The Commission, City Attorney and staff discussed denied items coming back, request by Volusia County, road dedication, vacant properties in the area, potential development, clogged inlet and flooding, level of service, affected lots, land locking the County, annexation, tabling the item, future land use, and utility connectivity.

Amended motion by Commissioner Lulli, seconded by Vice Mayor Heriot, to approve Resolution No. 2025-90 with direction to staff to begin immediate coordination with Volusia County to discuss annexation of all of the parcels that lie in the rectangle bound by Howland Blvd., Clarion Street, Fernanda Drive, and the strip that runs along the rear of the homes on Landing Lane and to the West of what to him appears to be Learning Lane which would be the school's parcel.

The Commission, City Attorney and staff discussed of answer is no from vc then have to approve parcel by parcel, denying the motion, the process, and Florida Water Services.

The amended motion carried by the following vote:

For: 5 - Mayor Avila, Vice Mayor Heriot, Commissioner Howington, Commissioner Lulli, and Commissioner Santiago

Against: 2 - Commissioner Avila-Vazquez, and Commissioner Colwell

D. Request for approval of Resolution No. 2025-85 award RFP#25017 to Raftelis Financial Consultants, Inc. for Comprehensive Impact Fee Study.

The City Attorney read the title of Resolution No. 2025-85 for the record.

Motion by Commissioner Lulli, seconded by Commissioner Howington, to approve Resolution No. 2025-85.

The Finance Director stated at last week's budget workshop he was asked a couple of questions regarding this item. The first item was that 12 months seemed to be a little long. They did come back to him and say they can complete it in nine (9) months. So, he could bring this back May or early June of 2026. The second, it was asked what the cost was to go from a transportation to mobility impact fee. That would be an additional cost of \$3,000. The third question was, did this include a general impact fee and the answer was no, but they can do that as well, and that is \$20,000. So, the current amount of the award from the RFP (Request For Proposal) was \$100,000. If the Commission would like to do the other two items, it would be \$123,000.

The motion carried by the following vote:

For: 7 - Mayor Avila, Vice Mayor Heriot, Commissioner Avila-Vazquez, Commissioner Colwell, Commissioner Howington, Commissioner Lulli, and Commissioner Santiago

The City Attorney stated if the Commission would like to start with those additional impact fees, staff would need the motion to include the amendment for those two additional fees.

Motion by Commissioner Lulli, seconded by Commissioner Howington, to add an additional motion to accept the recommended additions

presented to the Commission this evening. The motion carried by the following vote:

For: 7 - Mayor Avila, Vice Mayor Heriot, Commissioner Avila-Vazquez, Commissioner Colwell, Commissioner Howington, Commissioner Lulli, and Commissioner Santiago

E. Request for approval of Resolution No. 2025-87 award Consulting Services Agreement with Alfred Benesch & Company for the Fire Rescue Assessment Study.

The City Attorney read the title of Resolution No. 2025-87 for the record.

Motion by Commissioner Howington, seconded by Commissioner Santiago, to approve Resolution No. 2025-87. The motion carried by the following vote:

For: 7 - Mayor Avila, Vice Mayor Heriot, Commissioner Avila-Vazquez, Commissioner Colwell, Commissioner Howington, Commissioner Lulli, and Commissioner Santiago

11. CITY ATTORNEY COMMENTS:

The City Attorney provided an update on bringing a challenge to Senate Bill 180 to include the trial cost and she recommends the government, city or county contact Attorney Jamie Cole at Wiess, Serota, Helfman, Cole & Bierman, P.L.

12. CITY MANAGER COMMENTS:

The City Manager spoke about the upcoming meeting schedule for August and Deltona University Fall Season.

13. CITY COMMISSION COMMENTS, REQUESTS & REPORTS:

Commissioner Lulli spoke about hurricane season and rainfall, clogged stormwater inlet, Monument Drive pumping station, Aldi's access and connectivity,

Commissioner Lulli requested a consensus that at the next meeting have a discussion about the request to film a movie in Deltona by film producer Mr. Rivera. The City Manager replied staff will speak to Mr. Rivera to see what date he is available, two weeks from now.

Commissioner Colwell requested a consensus to have a discussion regarding foreclosure on the two buildings behind the post office known as Toledo Place and the Commission concurred.

The City Attorney stated the Clerk is handing out the title report. She explained the process that would take place, that the City is not in first position on the note, and that our Code

Enforcement liens are fairly low priority. This is going to the Special Magistrate in August to consider increased fines. She asked that the Commission to review and consider the title search information because if the City wins and let's say that takes six to 12 months, the City then has the property and is on the hook for all of the debt. Again, this will be brought back to the Commission before she actually files a foreclosure action.

Commissioner Colwell spoke about Toledo Place's mortgage of \$2.7 million and two small claims about \$1,000 each, but the value of the property is well over that, even with the completion at a minor cost. He questioned whether SHIP (State Housing Initiatives Partnership) funds could be used if the City did obtain the properties and use it for affordable housing. The City Attorney replied there is potential to use SHIP funds, but she would have to explore it and make sure all the restrictions are met.

Commissioner Colwell asked the status of the Enrico property and Mayor Avila replied it has not closed. Commissioner Howington stated there is an issue with Duke Energy related to the Edward Rose property, a power line has to be moved before the sale can move forward.

Commissioner Colwell requested an update on the FEMA trailer on Timbercrest Drive which has been there for three years. He asked how the following ongoing multiple code violations are resolved pertaining to 2390 Tracy Avenue, 1956 Montecito Avenue, and 2501 Newmark Avenue. The City Manager replied he is not aware of these and he explained staff concerns depending on leadership. Staff can look at the laws and ordinances to see if they can be tightened up.

Commissioner Colwell asked when parking in the right-of-way is coming back to the Commission. The City Attorney replied it will be brought to the Commission in August for first reading. Chapter 66 is being tightened up and making it more workable for staff.

Commissioner Howington thank staff and the City Attorney for all they do.

Commissioner Avila-Vazquez spoke about the passing of Bob Davis, code violations and sweeps, right-of-way parking, and the welcome sign at Exit 111A. The City Manager replied staff is working with a new company on the sign and it will come before the Commission in the next few weeks.

Commissioner Santiago spoke about the Back To School Bash.

Vice Mayor Heriot spoke about the issues with Aldi's and the Ordinance Review Committee.

Mayor Avila spoke about the Parks & Recreation Summer Camp.

14. ADJOURNMENT:

There being no further business, the meeting adjourned at 9:37 p.m.

Santiago Avila, Jr., MAYOR

ATTEST:

Joyce Raftery, CMC, MMC, CITY CLERK