



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

City Commission Workshop

Mayor Avila
Vice Mayor Heriot
Commissioner Avila-Vazquez
Commissioner Colwell
Commissioner Howington
Commissioner Nabicht
Commissioner Santiago

Monday, October 13, 2025

5:30 PM

Deltona Commission Chambers

1. CALL TO ORDER:

2. ROLL CALL – CITY CLERK:

3. PLEDGE TO THE FLAG:

4. DISCUSSION ITEMS:

A. [Citywide sidewalk and street lighting installation and Citywide lake spraying.](#)

Background:

Research was undertaken during May of this year to determine what it would require to extend sidewalks and street lighting throughout District 1. This analysis now evaluates all 6 Districts.

SIDEWALKS

- This evaluation extends 5' sidewalks on both sides of the roadways in the those areas missing sidewalks. Labor and materials with our current concrete vendor is \$7.81 per square foot.
 - Should the City undertake such a significant installation it could require a SJRWMD Permit as the net new impervious area would trip the threshold for a permit and would not fall under the definition of de minimis installation. The possibility for a permit would also require identification of existing stormwater ponds for expansion or property acquisition for new pond locations to manage the net new impervious runoff this installation would generate.

STREETLIGHTS

- Streetlights are typically spaced every 100 feet to provide

reasonable illumination to roadways. On side-streets 40-watt LEDs provide sufficient illumination, while along major roadways - such as Howland Boulevard, Lake Helen Osteen Road, Captain Drive, Haulover Drive, Elkcarn Boulevard & Courtland Boulevard higher wattage illumination would be appropriate as well as at any high-traveled intersections.

- This estimate used a \$10 per month charge for all proposed lighting.
 - Light leasing requires a 10-year lease along with any up-front construction costs. Generally if there is nothing additional needed to install a fixture on a pole, the power companies do not charge an up-front construction fee, however installation of thousands of fixtures could generate an up-front construction cost for the provider to have in-stock this many fixtures.
 - Please note - this estimate **does not** include any installation along roadways where the power runs behind the homes (such as Nemo Drive WEST, Evard Avenue, etc.). Any installation of streetlights along these roadways requires extension of power from the rear drainage & utility easements where power would be extended to the roadway frontage. I would estimate that would be approximately \$2,000 per pole up-front construction costs.

LAKE SPRAYING

- This analysis assumes that each lake will require an initial treatment in order to get under control the nuisance & invasive vegetation. It is anticipated that the first year would be the initial treatment period and that cost for this purpose is estimated at \$50,000 per lake. Experience on Lake McGarity found that after the 1st year, the cost of treatment & maintenance went down significantly. Therefore, for estimated purposes staff used \$3,000 monthly for each lake to maintain each lake.

The information provided is to allow the initial discussions or consideration of extending Citywide sidewalk and street lighting infrastructure and lake management Citywide.

B. [Twin Lakes Subdivision - Non Ad Valorem Assessment Discussion for roadway repairs/maintenance and stormwater repairs/maintenance.](#)

Background:

- Twin Lakes is a private subdivision that is gated, and access is limited to residents, utility providers, solid waste and those

with authorization to access the community.

- Per the Twin Lakes Plats, the roadways & stormwater infrastructure is private and is to be maintained by the HOA both referenced in the Plats as well as the CCR for the development.
- Research has found that the community has performed basic maintenance & repairs, but no major upgrades or extensive maintenance.
- The Community has been looking for the City to partner with them on establishment of a Non-Ad Valorem Assessment for milling/resurfacing of the roadways and re-establishment of stormwater swales & stormwater repairs.
- It was suggested by prior leadership that the City might consider up-fronting the cost of these maintenance & repairs and establish a Non-Ad Valorem Assessment to the community. This option would allow the community to pursue the requisite repairs & maintenance done.
- The Community has presented the following for City consideration -
 - ~\$582,505 for repairs/maintenance to roadways & stormwater infrastructure
 - ~\$5,000 per year administrative cost to be paid up-front by HOA estimated at \$50,000 for 10-year payback
 - Desires a 10-year payback of the construction costs
 - Current State of Florida 30-Day Yield 4.35% (Interest Earnings / Lending)
 - ~\$3,883 per residential lot if paid via a HOA Special Assessment - 150 residential lots in the subdivision
 - ~\$388.34 annually if assessed over a 10-year period

The above analysis has not accounted for the lost revenue the City would have by “loaning” the community this money. The following staff recommendation takes this into account.

- Staff proposed the following payback plan assessed annually.
 - HOA consideration does not take into account the cost of capital to finance the improvements.
 - Current State of Florida 30-Day Yield 4.35% (Interest Earnings / Lending)
 - Repayment through assessment
 - 10 Year Repayment - \$4,795.97 or \$479.60 annually
 - 5 Year Repayment - \$4,327.99 or \$865.60 annually

Staff are requesting consideration, input and direction from the Commission on pursuing this funding option. This project has impacts on the City's general fund as the project would need to be up-front funded by the City with a payback over an established number of years.

5. PUBLIC COMMENTS: (2 minutes maximum length per speaker)

6. CITY MANAGER COMMENTS:

7. ADJOURNMENT:

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 COMMENTS: Time permitted, public comments shall be limited to items on the agenda and shall not exceed two minutes. Please be courteous and respectful of the views of others. Personal attacks on Commission members, City staff or members of the public are not allowed, and will be ruled out of order by the Mayor.