

RESOLUTION NO. 2026-04

**A RESOLUTION OF CITY OF DELTONA, FLORIDA;
DECLARING AS SURPLUS THE CITY-OWNED REAL
PROPERTY LOCATED EAST OF NORTH NORMANY
BOULEVARD, NORTH OF SOUTH AVENUE, AND WEST
OF SEAGATE DRIVE THE CITY OF DELTONA, FLORIDA
AND AS MORE PARTICULARLY DESCRIBED HEREIN;
AUTHORIZING DISPOSAL THROUGH NEGOTIATION;
DETERMINING FAIR MARKET VALUE; PROVIDING FOR
IMPLEMENTATION AND AN EFFECTIVE DATE.**

WHEREAS, in accordance with Section 2-190 of the City Code of Ordinances, the City Commission “is empowered to sell or dispose of any lands, improvements, public buildings, parks or other lands now owned or subsequently acquired by the City of Deltona;” and

WHEREAS, the City of Deltona, Florida (the “City”) is the owner of certain real property identified by Volusia County Parcel Identification Number 811801420450, which is generally east of North Normandy Boulevard, north of South Avenue, and west of Seagate Drive in the City of Deltona, Florida and as more particularly described in Exhibit “A,” attached hereto and incorporated herein (the “Property”); and

WHEREAS, the Property is vacant land that is land-locked and has not be utilized by the City for any particular purpose; and

WHEREAS, the City has determined that the Property, is no longer needed for public purposes because it is land-locked and has not been utilized for any purposes by the City; and

WHEREAS, the City Commission therefore declares the Property to be surplus and desires to sell, trade, exchange, or otherwise dispose of it; and

WHEREAS, pursuant to Section 2-192(1) of the Code of Ordinances, the City Commission hereby authorizes the City Manager or his designee to dispose of the Property by negotiation BNGA, LLC (the “Buyer”), which is the owner of the surrounding parcels; and

WHEREAS, pursuant to Section 2-191 of the Code of Ordinances, the sale to the Buyer shall be for fair market value, which is hereby determined in the appraisal report attached hereto and incorporated herein as Exhibit “B” (the “Fair Market Value”); and

WHEREAS, the City Manager further authorizes the City Manager or his designee to execute any and all documents necessary to effectuate the sale of the Property to the

Buyer for at least the Fair Market Value, with all closing costs and other transactional costs incurred by the City to be paid by the Buyer pursuant to Section 2-193 of the Code of Ordinances, and subject to approval as to form and legal sufficiency by the City Attorney.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA:

Section 1. Recitals Adopted. That each of the above recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Property Declared Surplus. That the City has determined that the Property, as more particularly described in Exhibit “A,” attached hereto and incorporated herein, is no longer needed for public purposes because it is land-locked and has not been utilized for any purposes by the City and the City Commission therefore declares the Property to be surplus and desires to sell, trade, exchange, or otherwise dispose of it.

Section 3. Fair Market Value Determined. That pursuant to Section 2-191 of the Code of Ordinances, the fair market value of the Property is hereby determined to be that set forth in the appraisal report attached hereto and incorporated herein as Exhibit “B” (the “Fair Market Value”).

Section 4. Disposal Authorized. That the City Manager or his designee is authorized to dispose of the Property by negotiation with BNGA, LLC (the “Buyer”) and to execute any and all documents necessary to effectuate the sale of the Property to the Buyer for at least Fair Market Value, with all closing costs and other transactional costs incurred by the City to be paid by the Buyer pursuant to Section 2-193 of the Code of Ordinances, and subject to approval as to form and legal sufficiency by the City Attorney.

Section 5. Implementation. That the City Manager is hereby authorized to take any action which is necessary to implement this Resolution.

Section 6. Effective Date. That this Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF
DELTONA, FLORIDA, THIS _____ DAY OF _____, 2026.**

BY: _____
Santiago Avila, Jr., MAYOR

ATTEST:

Joyce Raftery, CMC, MMC, CITY CLERK

Approved as to form and legality
for use and reliance of the City of
Deltona, Florida

TG Law PLLC, CITY ATTORNEY

Name	Yes	No
Avila-Vazquez		
Colwell		
Heriot		
Howington		
Nabicht		
Santiago		
Avila		

EXHIBIT "A" – LEGAL DESCRIPTION

LOTS 45 & 46 BLK 42 PINE VIEW ESTATE PER OR 5633 PGS 1038-10 39 PER OR 7743
PG 1690

EXHIBIT “B” – FAIR MARKET VALUE