



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Special City Commission Meeting

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

Monday, June 22, 2026

5:30 PM

Deltona Commission Chambers

1. CALL TO ORDER:

2. ROLL CALL – CITY CLERK:

3. PLEDGE TO THE FLAG:

4. CONSENT AGENDA:

- A. [Request for approval of Resolution No. 2026-47, confirming support for the ECHO Grant application with fund-matching, for planned Keysville Park improvements.](#)

Background:

This commission approved Resolution No. 2026-30 for Citywide Park Improvement Projects which includes the following upgrades at the Keysville Dog Park: larger pavilions in small and large dog areas, new full size basketball court and ADA half court with lights, converting dirt walking trail to ADA accessible PIP with exercise stations and lighting, new fully compliant ADA restrooms, ADA swings, artificial turf installation at both dog entrances and new fencing in both dog areas.

- B. [Request for approval the reduction in fine request by the respondent.](#)

Background:

On May 27, 2026, Property owner Sharma Taylor, appeared before the Special Magistrate to request a recommendation to reduce the fines. Mr. VanLaningham's recommendation, the aggregate accrued fine of \$27,050.00 should be reduced to a residual amount of \$9,000.00. Ms. Taylor is the property owner living in the home. This property is homestead.

- C. [Request approval Resolution No. 2026-48 Authorizing the City Attorney to Proceed with Foreclosure of Outstanding Municipal Lien at 271 Fort Smith](#)

[Blvd., Deltona, Florida. City Attorney's Office.](#)

Background:

On July 1, 2020, the Special Magistrate, William E. Reischman, Jr. entered a Findings of Notice of Non-Compliance, Conclusions of Law, and Order of Fine in DEL-20-008 Massey recorded in the Volusia County Official Records Book 7883 Page 3943. On February 6, 2023, Code Compliance Officer M. Lariscy signed an Affidavit of Compliance stating the violator, having come into compliance one thousand and seventy-nine (1079) days after the time designated by the Special Magistrate and a fine of totaling fifty-four thousand four hundred and fifty dollars (\$54,450.00) is levied, and fine has not been paid, and the liens have not been satisfied.

- D. [Request for approval of Resolution No. 2026-50 for legal representation litigation styled as Donald Eugene Mair v. City of Deltona and identified by Case Number 2026-12156 CIDL in the 7th Judicial Circuit in Volusia County, Fl.](#)

Background:

A dispute has arisen involving a complaint for Public Records Enforcement and Challenge to Development Order against the City of Deltona by Donald Eugene Mair. The dispute has resulted in the filing of litigation in Florida's 7th Judicial Circuit styled as *Donald Eugene Mair., v. City of Deltona* and identified by Case Number 2026-12156 CIDL. The City's insurance carrier, Florida League of Cities, has denied coverage for this claim, so the City will be liable for the expense. It is in the best interest of the City to authorize the City Attorney, TG Law, PLLC, to represent the City in the above litigation in accordance to the terms of TG Law's contract dated November 2, 2024.

- E. [Request for approval Resolution No. 2026-51 acceptance of Warranty Deed between Miguel A. Gomez, Sr. and Amanda Gomez and the City of Deltona. City Attorney's Office.](#)

Background:

The City Commission approved Resolution 2026-12 authorizing the purchase of a certain parcel of real property located west of Captain Drive, north of Snow Drive, and south of Whitehorse Street, in Deltona, Florida, identified by Volusia County Parcel ID 813035000100 consisting of 0.792 acreage in the amount of \$20,000.00. On May 8, 2026, a Warranty Deed was recorded in Official Records Book 8850, Page 2892, of the Public Records of Volusia County, Florida, conveying the Property to the City.

- F. [Request for approval by Cassie Landron, President of the Volusia County Hispanic Association, for In-Kind Donation of The Center at Deltona for their 30th Anniversary Gala event on October 16th.](#)

Background:

Volusia County Hispanic Association did a presentation at the Regular

Commission Meeting held on June 15, 2026, inviting the City of Deltona to participate in their 30th Anniversary Gala event as a Presenting Supporting Partner by approving an *In-Kind Donation* of The Center at Deltona as the venue.

5. ORDINANCES AND PUBLIC HEARINGS:

- A. [Public Hearing - Ordinance No. 12-2026, Amending and Updating the City's Fire/Rescue, Parks and Recreation, Transportation, and Law Enforcement Impact Fees and Creating a Municipal Impact Fee Based on the 2026 Impact Fee Study Prepared by Raftelis Financial Consultants, Inc., at second and final reading.](#)

Background:

The City retained Raftelis Financial Consultants, Inc. to prepare the 2026 Impact Fee Study to evaluate the City's current impact fee program and determine whether the existing fees adequately address the costs associated with new growth.

The study recommends updates to the existing Fire/Rescue, Parks and Recreation, Transportation, and Law Enforcement impact fees and the creation of a new Municipal Impact Fee. As part of the update, the Transportation Impact Fee is being renamed the "Complete Streets Impact Fee" to better reflect the types of transportation infrastructure and multimodal improvements funded through the impact fee program. The proposed fees are intended to ensure that new residential and non-residential development contributes a proportionate share toward the capital facilities and infrastructure required to accommodate future growth while maintaining adopted levels of service.

In conjunction with the study, the City completed a Demonstrated Need Analysis and conducted publicly noticed workshops on June 8, 2026, at 10:00 a.m. and June 17, 2026, at 4:30 p.m. to evaluate whether extraordinary circumstances exist pursuant to Section 163.31801, Florida Statutes, which authorizes local governments to exceed the statutory limitations on impact fee increases when supported by appropriate findings and public outreach.

The City Commission approved Ordinance No. 12-2026 at first reading on June 15, 2026, by a vote of 6-1. During Commission discussion, a Commissioner requested consideration of a four-year phase-in of the calculated impact fees rather than the two-year phase-in proposed by staff. As a result, staff has included a four-year phase-in alternative for Commission consideration at second reading.

The ordinance includes a two-year implementation schedule, with the first phase becoming effective October 1, 2026, and the second and final phase becoming effective October 1, 2027. A four-year implementation alternative has also been provided for Commission consideration.

Ordinance No. 12-2026 amends Chapter 94, "Impact Fees," of the

Code of Ordinances to implement the recommendations of the 2026 Impact Fee Study and establish updated impact fees for future development. Staff recommends approval at second and final reading.

6. ACTION ITEMS:

A. [FY2026 - 2027 Budget Discussions \(Special Assessments\)](#)

Background:

Staff will present an overview of the following:

1. Fire (Public Safety) (New)
2. Lake McGarity
3. Solid Waste
4. Streetlighting
5. Stormwater
6. Public Notice Requirements
7. Future Assessments
8. Pre-Preliminary Taxable Values

7. CITY MANAGER COMMENTS:

8. 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: Prior to addressing the City Commission on any topic during a meeting, members of the public shall fill out and submit a "Request To Speak" form provided by the City Clerk. A form must be filled out for each item that the speaker wants to speak about. Members of the public shall speak only when recognized by the presiding officer and once at the podium, shall identify themselves by name, city of residence, and/or organizational affiliation of people addressing the City Commission. Public comments shall only be directed to the Chair of the meeting, and

not toward any specific Commissioners, staff members, or another member of the public. Public comments for items on the agenda may be commented on only after there is a motion and second by the City Commission and is limited to three (3) minutes for each speaker.