



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

City Commission Workshop

Saturday, March 29, 2025

9:15 AM

Deltona Commission Chambers

IMMEDIATELY FOLLOWING SPECIAL COMMISSION MEETING

1. CALL TO ORDER:

The meeting was called to order at 12:27 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. PLEDGE TO THE FLAG:

4. BUSINESS:

A. Code & Parks

1) TNR (Trap Neuter Release) Program

2) No Smoking in the Parks

3) Future Concerns

1) TNR

The Commission, staff, and City Attorney discussed needing direction, the current TNR (Trap, Neuter, Release) program, alternative options, the scope of the problem, enforceability, locations of cat colonies, identifying volunteers, making information more available, look at other cities' ordinances, extending research timeline, feeding cats, the pilot program, previous program effectiveness, money spent on TNR, cats from other cities, lack of reporting, goals, consistently observing colonies, non-profit partnerships, representing the City, better regulation of the program, abandoned animals, animal abuse, building a cat sanctuary, dogs attacking stray cats, micro-chipping, properly containing animals, coyotes, de-clawed animals, decreasing the feral population, raising fines, hosting micro-chipping events, the Halifax Humane Society, progressive fines, the current process for finding the owners of lost animals, forced spay/neuter, registering animals, vaccinations, new residents registering animals, rental policies, transitory nature of animals, chip

scanners, animal control, the fire department, off site animal registrations, training staff to micro-chip, the City's liability, government overreach, changing an animal's ownership, pets being property, and bringing a report back within 30 days.

2) NO SMOKING IN PARKS

The Commission, staff, and City Attorney discussed restricting smoking/vaping in parks, sign languages, cigars being excluded, marijuana smoking, working with VSO (Volusia Sheriff's Office), City Hall being smoke-free, enforceability, medical marijuana laws, and bringing an Ordinance to the Commission.

3) FUTURE CONCERNS

The Commission and City Manager discussed ECHO funds, needing parks projects, grant writing, City Hall window replacement, ADA (Americans with Disabilities Act), asking the community what they want, considering smaller parks, prioritizing projects, the Lakeshore project, the tree fund, businesses' landscaping, and planting native species.

B. Legal

1) Ordinance Violations

The Commission and City Attorney discussed the noise ordinance, penalties, VSO, contracting with state attorney, misdemeanors, Special Magistrate hearings, cost effectiveness, implementing a hybrid model, penalties being on the property, on-call code officers, decibel readers, and giving VSO power to write civil citations.

C. Development 101

1) Zoning overlay

2) Downtown plaza

3) JPA Deltona/Volusia County

4) Projects Utilizing CDBG/SHIP Funding

5) Social Services

6) Development Projects

******* COMP PLAN / VISIONING *******

Jason Green from Axis Infrastructure and Kathie Ebaugh from JB Pro gave an extensive presentation concerning the visioning workshops, guiding principals for development, the vision statement, implementing the vision plan, Deltona community conditions, .

The Commission, consultants, and City Attorneys discussed the vision statement, 55+ communities, downsizing, diverse communities, CPTED (Crime Prevention Through Environmental Design), wetlands, state standards, solar farms, school land, developing relationship with the school board, levels of service, impact fees, joint use, liability insurance, 55+ communities, downsizing, and blended communities.

2) DOWNTOWN FOR DELTONA

Kathie Ebaugh of JB Pro & Jason Green of Axis Infrastructure gave a brief presentation to include: why this location works, what is tract-based zoning, Transects in Deltona's Downtown, and what will transect based zoning achieve.

The Commission and consultants discussed other overlays, examples of downtowns, single-family residential zoning, and reframing to "town center" versus "downtown".

1) ZONING OVERLAY

The Commission, staff, and City Attorneys discussed the desire for more overlays, needing different characteristics, identifying sub-areas, the Activity Center Overlay, the Keep Deltona Wild Overlay, protecting the City, developer concerns, having other options, constituent feedback, scenic overlays, urban growth overlays, D-Ranch, conservation areas, zoning,

Commissioner Heriot asked for consensus for staff to reach out to D-Ranch and find out if they would be willing to put it in a conservation and the Commission concurred.

The Commission discussed the nature trails opening at D-Ranch and overlay plans to discuss with staff.

Commissioner Lulli left the meeting at 3:30 p.m.

3) JPA DELTONA / VOLUSIA COUNTY

The Commission and staff discussed promoting urban opportunities, the meeting at Osteen Elementary, meetings between City/County, outdated overlays, and joint ventures.

4) PROJECTS UTILIZING CDBG/SHIP FUNDING

The Commission and staff discussed returning S.H.I.P. funds, communicating with residents, Meals on Wheels, lack of applicants, reverse mortgages, children buying homes back, the AHAC (Affordable Housing Advisory Committee) board, residents not qualifying, scared of liens, lack of education on the programs, needing shorter applications, lowering lien timelines, state requirements, resident open-houses, multi-generational households, expanding income limits, prescreening applicants, being an exception community, community land trusts, bonding CDBG (Community Development Block Grant) funds, various housing types, and what does not work within this community.

Commissioner Howington asked for consensus to have this put on the first meeting in May so that [staff] has enough time to turn it in before the June cut off and the Commission concurred.

5) SOCIAL SERVICES

The Commission and staff discussed emergency shelters, CDBG, non-profits, Neighborhood Center, New Hope, Council on Aging, Boys and Girls Club, Early Learning Center, fund availability, providing funds, applications, purchase orders, addressing lag time, referring residents to other services, community land trust properties, creating transitional facilities, Habitat for Humanity, Dream Center, in-fill lots, tiny homes, no land for affordable housing, having a social services summit, duplication of organizations, and having a document on the City's website with organizations.

6) DEVELOPMENT PROJECTS

The Commission and staff discussed the 4B project, work on Normandy/Saxon, flood mitigation from artesian wells, FDEM (Florida Division of Emergency Management) grants, development activity maps, Justin Plaza, Vineland Reserve, the JPA, Raintree, the New Hope project, understanding the development process, Eloah Estates, rezones, entitlements, and development applications expiring.

The remaining topics were not discussed.

D. Support Services

1) Impact Fees

2) CRA

3) Economic Development

4) Fire Stations

E. PW/Utility Projects

1) Flooding Projects

2) Stormwater Projects

3) Hurricane Loss Mitigation Program (HLMP) Grant

4) Hazard Mitigation Grant Program (HMGP)

5) Elevate Florida

6) Other Programs or Projects

F. Charter Officers Evaluation Process

G. Commission Guidelines

H. Commission Policies

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

Mayor Avila opened up the public forum and Kathy Bryan and Terri Ellis addressed the Commission.

6. CITY MANAGER COMMENTS:

The City Manager and Commission discussed how to best meet in order to cover the remaining topics.

7. ADJOURNMENT:

There being no further business, the meeting adjourned at 4:30 p.m.

Sarah Kulakoski, EXECUTIVE ASSISTANT

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.