



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

City Commission Workshop

Monday, June 9, 2025

5:30 PM

Deltona Commission Chambers

1. CALL TO ORDER:

The meeting was called to order at 5:30 p.m. by Mayor Avila.

2. ROLL CALL – CITY CLERK:

Present: 5 - Mayor Avila
Commissioner Avila-Vazquez
Commissioner Colwell
Commissioner Howington
Commissioner Lulli

Absent: 2 - Vice Mayor Heriot
Commissioner Santiago

3. PLEDGE TO THE FLAG:

Commissioner Howington called for a Point of Order, and requested a section for "Additions" to this meeting agenda. She stated she would like to put forth a motion for a temporary moratorium and direction to staff and the City Attorney to move forward. The City Attorney stated the Commission can add a discussion item and provide direction to the City Manager or City Attorney.

**Motion by Commissioner Howington, seconded by Commissioner Lulli,
to add to the agenda a discussion on a temporary moratorium ordinance.
The motion carried by the following vote:**

For: 5 - Mayor Avila, Commissioner Avila-Vazquez, Commissioner Colwell, Commissioner Howington, and Commissioner Lulli

Commissioner Howington asked to read her motion for the record: I move to direct City staff and City attorneys to draft an ordinance and hold a public hearing regarding the authorization of a temporary moratorium on the issuance of development orders and development permits for: Development of townhomes cluster homes and multifamily

residential dwelling units; Residential development on lots less than one acre; and Residential development over one dwelling unit per acre on any property located within the City. The duration of the moratorium should be the shorter of: Nine months or The time it takes the City Commission to enact regulations regarding: Implementation of all impact fees; and Determine the impact of new residential development on: Transportation; Police, EMS, and public facilities; Recreation and open space; Accessibility for emergency and public services vehicular traffic; Adequacy of public infrastructure, including: General government facilities; Roads; Trails; Sidewalks; Solid Waste; Stormwater; Water and wastewater. The moratorium ordinance should also provide for exemptions, waivers, and appeals as required by law.

The Commission, City Attorney and staff discussed the motions/vote, the SB 180 process, the time frame for approving the ordinance and Home Rule.

4. BUSINESS:

A. 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

The Deputy Public Works Director spoke about the flooding projects citywide, stormwater committee group, stormwater projects, Hurricane Loss Mitigation Program (HLMP) Grant, Hazard Mitigation Grant Program (HMGP) and City Hall generator, Elevate Florida, Transform 386 and ranking.

The Deputy Public Works Director gave a PowerPoint Presentation which included the Fay Court project, the Diamond Street project, the Tulsa Drive/Dorchester Drive project, the Haulover Blvd. project, Menzi Cleanup, Sandbag Machines, Road Mill/Resurfacing and Striping and the proposed streets, New Sidewalk Installations and the locations, and Theresa Basin Flood Study.

The Deputy Utility Director gave a PowerPoint Presentation which included the Fisher WWTF MLE Improvements, Fisher WWTF Filter Rehabilitation, Courtland WTP 11 2 Wells (41 & 42) Outfitting, Lift Station #7 Improvements, Water Meter Replacements, AMI Water Meter Network, SCADA Lift Station Improvements, and SCADA System Wide Upgrade.

The Public Works Director stated the third phase of the new meters will be a portal for the customers to go in and look at their water usage in real time. Staff must get the communication network up first before they can implement that and it should be implemented around the first of the year, January. Staff will need to add more features but, once that is done, staff can send a text or email to customers regarding their usage.

The Deputy Public Works Director stated we have all the materials on order to implement the projects to include piping, structures, maybe a catch basin, and an outfall structure of some type. At the Dorchester/Tulsa Drive project staff will re-establish the pond itself and we already have a preliminary permit determination that we do not need any additional approval from the district. The City's Menzi for stormwater should be here at the end of September or the first part of October. We already have one staff member who is going for training and once we receive it, we will send more staff members to be trained in the proper operations. Again, she discussed the sandbag machines, milling and restriping, sidewalks and the City's original plan.

The Commission and staff discussed the Elkcarn Blvd./Lake Helen Osteen Road flooding project, Lake Gleason area flooding, stormwater projects, Lombardy Drive flooding, grants for residential and commercial properties, hazard mitigation grant program, Deltona Water (DW) resident portal, DW billing, the water plant on Lombardy Drive and water pressure, Courtland Park ponds, sandbag changes and locations, the City's current preparedness compared to last year, emergency pipes, having control of the Theresa Basin, an application for an emergency field authorization, pre positioned vendors, servicing equipment, road resurfacing, Blue Heron Lake flooding, purchasing flooded homes, Fort Smith Blvd. flooding, Drysdale Park pond, Hampton Oaks ponds, Twin Lakes, harvesting water, sidewalk and residents damaging them, Theresa Basin pump station, Phase 3 water meter replacement, a Fort Smith home that floods frequently, the bond for Hampton Oaks and repairs to ponds, the list of roads and sidewalks, meter maintenance and meter readers, the Fort Smith station, intergrading the generators, SCADA for stormwater pump stations, staging ahead of time, bypass pumps, scheduled testing of stations, the Fisher Plant, manipulating valves at lift stations, Nardello Road flooding, and getting sewer on Deltona Blvd.

B. B. Moratorium on the issuance of development orders and development Permits.

Commissioner Howington expressed her desire to propose a motion regarding the current situation of the City, which is facing a high number of applications. There is uncertainty surrounding SB 180, which has not reached the Governor, making the City's position precarious. The City is working to improve its impact fees, land use, and overall infrastructure while addressing flooding and other problems. She suggested implementing a temporary moratorium to allow for these improvements and to give the Planning and Development Services Department time to process current applications. The proposed moratorium would not affect commercial, industrial, or business development, as these are vital for the community. Instead, the focus is on ensuring the City can provide necessary infrastructure for incoming residents as new homes are developed. She mentioned that around 23 to 26 projects would be exempt from the moratorium since they are already in progress. She indicated that if SB 180 passes, the City, as a Home Rule County, could face challenges, but having a moratorium in place might lead to partnerships with other counties that also have moratoriums. If SB 180 does not pass, the moratorium will still allow the City to manage its infrastructure better and ensure that new developments contribute fairly to the necessary services. The current fire service rates are deemed insufficient for new residents, highlighting the need for updated impact fees. The moratorium would provide a temporary pause to solidify

these changes while moving forward with a Request For Proposal process. Once the impact fees are reviewed, the Commission can proceed with the community's best interests in mind.

The City Attorney mentioned that the Planning & Development Services Director prepared two detailed memorandums regarding Senate Bill 180 (SB 180). This bill will be effective statewide and will prevent the City from creating new local land development rules that are more restrictive from August 1, 2024, to October 1, 2027. It will also forbid local governments like Deltona from pausing or blocking construction on properties damaged by hurricanes during this period. Any local rule passed after August 1, 2024, that contradicts this law will be considered invalid. Residents or business owners in a county or municipality like Deltona can take civil action against the City if it violates SB 180. While the City could choose to challenge this statute, it is more likely that developers, who have previously taken legal action against the City, will be the ones to sue. If they win, the City may have to pay attorney's fees and costs. There is an out under this section, which is Subsection B of this section. Attorney fees, costs and damages may not be awarded if they give the City written notice that our proposed enacted moratorium in this case is in violation of this section of Senate Bill 180 and then the City withdrew it within 14 days or notices the intent to repeal within 14 days after receipt of the notice and repeal the moratorium. The timeline for passing a temporary moratorium ordinance is tight. It requires two readings with a 10-day notice, necessitating meetings on the 23rd and 30th, along with a Planning & Zoning Board meeting on the 23rd and a quorum will be needed for these meetings to proceed.

Motion by Commissioner Howington, seconded by Commissioner , to direct the City Manager and City Attorneys to draft an ordinance, also notice the public hearing tomorrow to be published Thursday and hold a public hearing regarding the authorization of a temporary moratorium on the issuance of development orders and development permits for development of town homes, cluster homes and multi-family residential dwelling units, residential development on lots less than one acre, residential development over one dwelling unit per acre on any property located within the City. The duration of the moratorium should be the shorter of and a date certain of nine months, or the time it takes the City Commission to enact regulations regarding implementation of all impact fees and determine the impact of new residential development on transportation, police, EMS and public safety. Adequacy of public facilities, recreation and open space, accessibility for emergency and public service vehicular traffic, adequacy of drainage facilities, availability of public infrastructure, including general government facilities, roads, trails, sidewalks, solid waste, stormwater, water and wastewater. The moratorium ordinance should also provide for exemptions, waivers and appeals, as required by law and the public notice should be for meetings on June 23th and 30th assuming there is a

quorum or we will be flexible and work out the meeting dates accordingly.

The Commission, City Attorney and City Manager discussed the intent and goal, the burden on residents, impact fees and services, infill lots, individual home builders, the intent is to focus on residential, violating property rights, changing the undersized infill lots, City of Edgewater moratorium, and better services.

The Mayor opened the public comments and residents addressed the City Commission.

The City Attorney stated she would recommend building a process into the ordinance for a waiver so that an individual applicant could come before the Commission and have a public hearing to request a waiver of the moratorium which would be an exception.

The motion carried by the following vote:

For: 5 - Mayor Avila, Commissioner Avila-Vazquez, Commissioner Colwell, Commissioner Howington, and Commissioner Lulli

5. PUBLIC COMMENTS:

6. CITY MANAGER COMMENTS:

The City Manager stated regarding the CRA (Community Redevelopment Agency), there are three grants that the City is still waiting to hear from the state government on. One is for sewer up and down the CRA area. The City has not received a positive or negative on that. Two state grants, one is for an injection well for up to \$2.5 million with a match to push water into the City's RIB (Rapid Infiltration Basin) site a lot quicker, into the aquifer. As well as another one for the mid basin, about \$750,000 for the engineering planning so that the City can pull water from the mid basin into the RIB site. So, there are still three grants out there. Staff is hoping in the next few weeks as the governments close up, Federal and State levels, the City will have some good news in the near future.

7. ADJOURNMENT:

There being no further business, the meeting adjourned at 7:44 p.m.

Joyce Raftery, CMC, MMC, CITY CLERK