



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Regular Commission Meeting

City Commission

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

Monday, August 4, 2025

6:30 PM

Deltona Commission Chambers

REVISED 8/1/2025

PUBLIC FORUM: 6:00 PM - 6:30 PM

BUSINESS MEETING - 6:30 PM

1. CALL TO ORDER:

2. ROLL CALL – CITY CLERK:

3. INVOCATION AND PLEDGE TO THE FLAG:

A. [Invocation Presented by the District #1 Commissioner.](#)

4. ADDITIONS AND DELETIONS:

5. PRESENTATIONS/AWARDS/REPORTS:

A. [Presentation - Volusia County Stand Down 2026 - Veterans Event.](#)

Background:

Volusia County's annual Veterans Stand Down event is a two-day event designed to connect veterans with essential resources and support, specifically targeting those experiencing homelessness or needing assistance with VA benefits.

B. [Presentation - Movie in Deltona](#)

Background:

A presentation from Mr. Adam Rivera about a movie in Deltona, as approved by the Commission at the July 21st, 2025 Regular Commission Meeting.

6. DELTONA COMMUNITY EVENTS:**7. CONSENT AGENDA:**

- A. [Request for approval of minutes of Regular Commission Meeting of July 21, 2025, as presented.](#)

Background: N/A

- B. [Request for approval of Resolution No. 2025-86, 3rd Quarter Budget Amendment for Fiscal Year 2024-2025.](#)

Background: This is the 3rd Quarter budget amendment for Fiscal Year 2024-2025. The Commission approved the annual budget for FY 2024-2025 on September 16, 2024. This amendment is necessary to account for additional funds received and necessary expenditure for operations and capital outlay and improvements.

- C. [Request for approval of Resolution No. 2025-98 to purchase ryegrass seed.](#)

Background: The Parks and Recreation Department's operating budget for fiscal year 2024/25 includes the purchase of up to \$40,000 worth of ryegrass seed which allows staff to transition from Bermuda to ryegrass at multiple facilities during the winter months.

This item was previously approved by the Commission on 10/21/2024 under file # 15-9133; Request for approval of purchases for FY24-25 contingent on approval of final budget. The City Commission by consensus on June 23, 2025, directed that all items \$25,000 or greater be brought back before the City Commission for approval.

The total cost for this purchase is not to exceed \$40,000 dollars as budgeted.

- D. [Request for approval to expend no more than \\$55,000.00 in Florida Housing Finance Corporation State Housing Initiatives Partnership \(SHIP\) funds for the Purchase Assistance project listed below.](#)

Background: The City is an entitlement community and receives funds from the Florida Housing Finance Corporation under the State Housing Initiatives Partnership (SHIP) program. The City operates a SHIP approved program known as Purchase Assistance (PA). The PA program assists first-time homebuyers with down payment assistance and closing cost to purchase a home.

Staff has determined the households/properties below should be considered “low to moderate” income, based on income and household size (number of people residing in the house). The income thresholds are predicated on area median income data derived from the Deltona, Daytona Beach, and Ormond Beach Municipal Statistical Area (MSA).

The SHIP income approved properties are:
728 Vicksburg Street

Finally, the State funds invested in these properties will be subject to a non-interest-bearing lien with a thirty (30) year life. If the properties are sold or refinanced within the this timeframe, the City will need to be repaid the money invested in these properties. However, if the present owners remain in the properties beyond the thirty (30) year timeframe, the lien will be forgiven.

Housing programs administered by the City offer several key benefits. The Purchase Assistance Program helps households achieve homeownership by reducing financial barriers. In doing so, the program strengthens the stability of the City's housing stock and fosters neighborhood investment. Increased homeownership contributes to rising property values, not only for assisted homes but for surrounding properties as well, resulting in a broader tax base that benefits the entire community.

E. [Requests for presentations before the City Commission.](#)

Background:

Per the City Commission Operating Guidelines & Meeting Rules and Procedures adopted by the City Commission “Any group or organization, other than staff, wishing to make a presentation to the City Commission must submit their request to the City Manager and obtain Commission approval to have the item placed on the next available City agenda.” Also, all documentation to be presented must be submitted to the City Clerk by 5:00 p.m. on the Thursday eleven (11) days prior to the regular meeting.

The following presentations have been requested:

1. Terri Ellis - The State of Domestic Violence

8. ORDINANCES AND PUBLIC HEARINGS:

- A. [Public Hearing - Ordinance No. 24-2025 - Creating Chapter 111, “Architectural and Building Design Standards,” and amending Section 70-30, “Definitions” to include regulation updates of the Land Development Code of the City of Deltona, at second and final reading.](#)

Background:

At the direction of the City Commission during the January 13, 2025 workshop, staff has prepared a Land Development Code amendment creating Chapter 111, "Architectural and Building Design Standards," to establish comprehensive architectural and site design standards for non-residential development. The purpose is to promote high quality, aesthetically appealing, and context-sensitive development that enhances Deltona's visual character and supports long-term economic vitality. The standards address building articulation, massing, scale and define four distinct architectural styles: Old Florida/Florida Vernacular, Mediterranean, Modern, and Traditional. Additionally, the amendment includes site design elements that promote pedestrian connectivity, enhanced landscaping, and offer flexibility through alternative compliance options. The Planning and Zoning Board unanimously recommended approval, and the City Commission unanimously approved Ordinance No. 24-2025 on first reading.

9. ACTION ITEMS:

- A. [Request for approval of Resolution No. 2025-99, to approve the purchase of fire equipment, supplies, and services from Bennett Fire Products Company, Inc. pursuant to a piggyback agreement from Lake County contract no. 22-730B.](#)

Background:

At the start of the fiscal year, the Fire Department received Commission approval to spend up to \$84,000 with Bennett Fire for the purchase of bunker gear and related safety equipment.

Over the course of the year, operational needs developed beyond initial projections. A series of unplanned personnel changes, including the early retirement of a division chief, the unexpected departure of a lieutenant, and the promotion of another lieutenant into an administrative position, led to a cascade of internal promotions and new hires. These staffing shifts required outfitting additional operational personnel with new sets of bunker gear and associated equipment, which was not accounted for in the original budget.

While expenditures beyond the original \$84,000 were made under the purchasing policy in place at the time, the Commission's recent decision to reinstate the \$25,000 approval requirement now necessitates approval to revise the total expenditure authority. We are therefore requesting that the Commission authorize an increase to a not-to-exceed amount of \$109,000 with Bennet Fire for the current fiscal year. No additional funding outside the approved Fire Department budget is being requested. These funds are from an internal budget transfer of \$6,000 between fire department accounts.

This adjustment will ensure the Fire Department is able to finish outfitting personnel that has not yet received the totality of their secondary equipment such as protective hoods, gloves, helmets, and other items related to firefighter bunker gear.

B. [Amendments to Article IV - Stormwater Management of the Land Development Code.](#)

Background:

At the January 21, 2025 City Commission meeting, staff was directed to bring back the Zoning in Progress item related to stormwater management that had been tabled at the December 9, 2024 meeting. Subsequently, on February 3, 2025, the City Commission approved Resolution No. 2024-71, declaring Zoning in Progress for proposed amendments to Article IV - Stormwater Management of the Land Development Code. To allow for continued work, the City Commission approved Resolution No. 2025-63 on June 16, 2025, extending the Zoning in Progress.

In Order to complete the required amendments, staff is requesting authorization to allocate \$30,000 from the General Fund. This funding will be included in the Third Quarter Budget Adjustment, which is scheduled for the August 4, 2025 City Commission meeting.

C. [Request to approve the reduction in fine request by the respondent.](#)

Background:

On May 28, 2025, Property representative Mr. John Herin, appeared before the Special Magistrate to request a recommendation to reduce the fines. The request of fine reduction for fines that accrued over 472 days at \$25 per day for a total of \$11,800 is supported by the City as City cost accrued are \$1,155.04. The Magistrate supports the City's recommendation to reduce the fines to 10% of the original amount for a total of \$1,180.00.

Ms. Eick stated she was in favor of a reduction in this case.

10. CITY ATTORNEY COMMENTS:

11. CITY MANAGER COMMENTS:

12. CITY COMMISSION COMMENTS, REQUESTS & REPORTS:

13. ADJOURNMENT:

CONTINUATION OF PUBLIC FORUM

**This is only for individuals who submitted a request to speak form during the 6:00*

p.m. Public Forum and were not afforded the opportunity to speak.

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 FORUM: Public Forum will begin at 6:00 PM at the start of each regular meeting and will conclude after 30 minutes. Comments during Public Forum are limited to items of City business that are listed on the Agenda and/or items that are not listed on the Agenda. Comments regarding listed Agenda items will take place after discussion of each item. Please be courteous and respectful of the views of others. In order to address the Commission, citizens must fill out a public participation slip and give it to the Deputy City Clerk. All citizen comments are limited to 4 minutes and shall be addressed to the Mayor or the Commission as a whole. Members of the City Commission shall not enter into discussion or respond to a citizen's comments other than to give directions or to ask for clarification. However, individual Commissioners may choose to respond under the "City Commissioner Comments" portion of the meeting.

CONSENT AGENDA: The Consent Agenda contains items that have been determined to be routine and non-controversial. If discussion is desired by any member of the City Commission, that item must be removed from the Consent Agenda and considered separately. All other matters included under the Consent Agenda will be approved by one motion. Citizens with concerns should address those concerns by filling out a public participation slip and giving it to the Deputy City Clerk prior to Consent Agenda items being pulled.