

RESOLUTION NO. 2026-23

**A RESOLUTION OF CITY OF DELTONA, FLORIDA;
DECLARING AS SURPLUS A PORTION OF THE CITY-
OWNED REAL PROPERTY KNOWN AS TRACT N AND
GENERALLY LOCATED NORTH OF COPPER BEECH
BOULEVARD AND WEST OF LELAND DRIVE IN THE CITY
OF DELTONA, FLORIDA; 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 a portion of certain real property identified by Volusia County Parcel Identification Number 813020000140 and known as Tract N, which is generally located north of Copper Beech Boulevard and West of Leland Drive in the City of Deltona, Florida (“Tract N”); and

WHEREAS, Tract N is vacant land generally used by the City as open space and for stormwater drainage purposes; and

WHEREAS, the City has determined that 0.023 acres that is part of Tract N of vacant land, more particularly described in Exhibit “A,” attached hereto and incorporated herein (the “Property”), is no longer needed for public purposes because its size and shape do not provide significant stormwater drainage or open space contributions to the general public; 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 with the property owner at 658 Copper Beech Blvd, Deltona, FL 32725 (the “Buyer”); and

WHEREAS, pursuant to Section 2-191 of the Code of Ordinances, the sale to the Buyer shall be for fair market value in the amount of Eight Hundred Dollars (\$800.00), 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 the Fair Market Value, with all closing costs 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 0.023 acres that is part of Tract N , as more particularly described in Exhibit "A," attached hereto and incorporated herein, is no longer needed for public purposes because its size and shape do not provide significant stormwater drainage or open space contributions to the general public 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 Eight Hundred Dollars (\$800.00), as 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 the property owner at 658 Copper Beech Blvd, Deltona, FL 32725 (the "Buyer") and to execute any and all documents necessary to effectuate the sale of the Property to the Buyer for the Fair Market Value, with all closing costs 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

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

TG Law PLLC, CITY ATTORNEY

EXHIBIT “A” – LEGAL DESCRIPTION

EXHIBIT “B” – FAIR MARKET VALUE