

City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Southwest Deltona Community Redevelopment Agency

Member S. Avila
Member M. Avila-Vazquez
Member S. Colwell
Member D. Heriot
Member D. Howington
Member C. Nabicht
Member E. Santiago

Monday, July 20, 2026

5:15 PM

Deltona Commission Chambers

1. CALL TO ORDER:

2. ROLL CALL

3. **PUBLIC FORUM:** Public comments shall be limited to items on the agenda and shall not exceed three minutes. Please be courteous and respectful of the views of others. Personal attacks on Committee/Board members, City staff or members of the public are not allowed and will be ruled out of order by the Chair.

4. ACTION ITEMS:

- A. [Public Hearing - Resolution No. 2026-49, Adopting the Community Redevelopment Agency \(CRA\) Annual Budget - Annual Budget for FY 2026/2027.](#)

Background:

State law requires that the Board hold a public hearing to adopt a budget by resolution each fiscal year.

This is a request for the Board to approve the Southwest Community Redevelopment Agency budget for Fiscal Year 2026-2027.

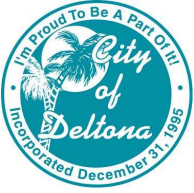
Upon approval of this item, authorizes all necessary actions, documents, or budget transfers to facilitate Commission approval and further authorizes the City Manager to sign any documents necessary to further Southwest Deltona Community Redevelopment Agency approval of this item.

5. BOARD/COMMITTEE MEMBERS COMMENTS:

6. ADJOURNMENT:

NOTE: If any person decides to appeal any decision made by the Board/Body 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.



Agenda Memo

AGENDA ITEM: A.

TO: SW Deltona Community Redevelopment Agency

AGENDA DATE: 7/20/2026

FROM: City Manager

AGENDA ITEM: 4 - A

SUBJECT:

Public Hearing - Resolution No. 2026-49, Adopting the Community Redevelopment Agency (CRA)
Annual Budget - Annual Budget for FY 2026/2027.

LOCATION:

Community Redevelopment Agency (CRA)

COST:

\$3,697,728

SOURCE OF FUNDS:

Fiscal Year 2026/2027 Community Redevelopment Agency (CRA) Fund Annual Budget

ORIGINATING DEPARTMENT:

Finance Department

POTENTIAL MOTION:

"I move to approve Resolution No. 2026-49 adopting the Community Redevelopment Agency (CRA)
Budget for Fiscal Year 2026/2027."

BACKGROUND:

State law requires that the Board hold a public hearing to adopt a budget by resolution each fiscal year.

This is a request for the Board to approve the Southwest Community Redevelopment Agenda budget for Fiscal Year 2026-2027.

Upon approval of this item, authorizes all necessary actions, documents, or budget transfers to facilitate Commission approval and further authorizes the City Manager to sign any documents necessary to further Southwest Deltona Community Redevelopment Agency approval of this item.

RESOLUTION NO. 2026-49

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DELTONA, FLORIDA; APPROVING THE COMMUNITY REDEVELOPMENT AGENCY BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027 AND DIRECTING THE CITY MANAGER OR DESIGNEE TO SUBMIT THE BUDGET TO VOLUSIA COUNTY AND THE CITY COMMISSION FOR THEIR RESPECTIVE APPROVAL; PROVIDING FOR IMPLEMENTATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Southwest Deltona Community Redevelopment Agency has a proposed budget for the fiscal year commencing on October 1, 2026, and ending on September 30, 2027 ("Fiscal Year 2026-2027") with \$3,722,728.00 in revenues and expenditures; and

WHEREAS, the Board of the Community Development Agency of the City of Deltona, Florida held a public hearing on July 20, 2026, as required by Section 189.016, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE SOUTHWEST DELTONA COMMUNITY REDEVELOPMENT AGENCY THAT:

Section 1. Budget Approved. That the proposed budget for Fiscal Year 2026-2027 of the Southwest Deltona Community Redevelopment Agency (the "CRA"), a copy of which is attached hereto as Exhibit "A," shall be tentatively adopted at \$3,722,728.00 in revenues and expenditures (the "CRA Budget") and, that the expenditures in the Southwest Deltona Community Redevelopment Agency under the adopted Fiscal Year 2026-2027 CRA Budget are allowable under the CRA's Redevelopment Plan, Interlocal Cooperation Agreement with Volusia County, and Chapter 163, Part III, Florida Statutes.

Section 2. Modification Permitted. That in the event that the Volusia County Council modifies the Volusia County millage rate and/or the City of Deltona City Commission modifies the City of Deltona millage rate such that the tax increment contribution to the CRA shall be increased or decreased, the City Manager or designee

is hereby instructed to adjust the CRA Budget prior to its final adoption by the City of Deltona City Commission (the "Commission"). The City Manager or designee is authorized to adjust the revenue line item reflecting the Volusia County tax increment contribution and any expenditure item necessary to achieve an accurate and balanced budget.

Section 3. Implementation. That the City Manager or designee is hereby directed to forward the CRA Budget to the Commission and Volusia County Council for their respective approvals and that the City Manager or designee is authorized to take any additional action as may be required to fulfill the intent of this Resolution.

Section 4. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

Section 5. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED BY THE BOARD OF THE SOUTHWEST DELTONA COMMUNITY REDEVELOPMENT AGENCY, THIS ____th DAY OF _____, 2026.

BY: _____

Santiago Avila, Jr., MAYOR

ATTEST:

Joyce Raftery, CMC, MMC, CITY CLERK

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

Approved as to form and legality
for use and reliance of the City of
Deltona, Florida

TG Law PLLC, CITY ATTORNEY

**Proposed Budget Fiscal Year October 1, 2026 - September 30, 2027**

Time: 2016 -2036

Board: City Commission

Parcels 515

Registered Agent: John Cox, CRA / Economic Development Director

<https://www.deltonafl.gov/>

Current Year Taxable Value	\$124,681,571
Less Base Year Tax Value	\$51,486,555
Equals Increment Value	\$73,195,016

Revenues:			
GL Line Code	Description	Amount	Notes:
335121	County TIF (Millage 3.2007) 95% of 95%	\$223,482	
311000	City TIF (Millage 6.75) X 95%	\$477,735	
361100	Interest on Investments	\$25,000	
389900	Appropriated Fund Equity	\$2,996,511	Balance Forward
	Total Revenues	\$3,722,728	
Expenses:			
Redevelopment Assistance & Grants			
Line Code #	Description	Amount	Comprehensive Plan Goals, Objectives and Policies
523101	CRA Master Plan Update	\$110,000	Plan required to be completed every five years; this will be our first update
523101	Annual Audit Services	\$6,700	
524001	FRA Conference	\$1,000	
525400	FRA Annual Dues	\$500	
525400	CRA Annual Registration, State of FL	\$200	
581301	Appropriated Fund Equity	\$2,996,511	Land Acquisition
524907	Property Improvement Grant Program	\$145,165	Assists business/commercial property owners with exterior improvements
525500	Bank/Merchant Fees	\$9,752	
581303	Transfer out to 303	\$452,900	CIP: Painting, milling, paving, striping, ADA compliance, wayfinding/signage, lighting enhancements including agreement with Duke Energy
	Total Expenses	\$3,722,728	



Volusia County Community Redevelopment Area (CRA)

Deltona - Southwest Volusia

Established by Resolution 2016-39

CRA ID

Year Began: 2016

Year End: 2036

Prop.Appr Code:

104

CRA's Tax Base Information

	2025 Final Post VAB	2026 Preliminary Tax Roll	Change Over Prior Year	
			Change	% Change
CRA's Current Year Taxable Value	124,681,571	128,852,500	4,170,929	3.3%
- CRA's Base Year Taxable Value	<u>51,486,555</u>	<u>51,486,555</u>		
= CRA's Taxable Value or Incremental Value	73,195,016	77,365,945	4,170,929	5.7%
County Taxable @ Increment Factor of: 95% of 95%	66,058,502	69,822,765	3,764,263	5.7%
City Taxable @ Increment Factor of: 95%	69,535,265	73,497,648	3,962,383	5.7%
City's Total Taxable Value	5,671,480,375	5,920,885,741	249,405,366	4.4%
% CRA of City's Total Taxable Value	2.20%	2.18%		
CRA's New Construction Taxable Value	13,069	6,271	(6,798)	-52.0%
% of City's New Construction Taxable Value	0.01%	0.02%		
Parcel Count	515	514	(1)	

Breakdown of CRA Payments by Authority

	2025 Final Post VAB		2026 Preliminary Tax Roll		Change Over Prior Year	
	2025 Adopted Millage Rate	CRA Payment	2025 Final Millage Rate	CRA Payment	\$ Change	% Change
Volusia County Portion						
Volusia County - General Fund	3.2007	211,433	3.2007	223,482	12,049	
Per Deltona Res., Volusia County funds shall be "at a millage rate which does not exceed that of the city millage rate"						
Volusia County Fund Totals	3.2007	211,433	3.2007	223,482	12,049	
Hospital Portion						
City Portion						
Deltona - Operating	6.7000	465,886	6.7000	492,434	26,548	
Total CRA						
CRA Millage Rate	9.9007	677,319	9.9007	715,916	38,597	5.7%