



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### City Commission

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Monday, April 19, 2021

6:30 PM

Deltona Commission Chambers

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**A. In an effort to reduce the possibility of exposure of residents to the COVID-19 (Coronavirus) we have limited public seating inside the Commission Chambers and are practicing social distancing with the City Commission, staff and residents.**

**1. CALL TO ORDER:**

The meeting was called to order at 6:30 p.m.

**2. ROLL CALL – CITY CLERK:**

**Present:** 9 - Commissioner Avila-Vazquez  
Commissioner King  
Commissioner McCool  
Commissioner Ramos  
Commissioner Sosa  
Vice Mayor Bradford  
Mayor Herzberg  
Acting City Manager  
City Attorney

**3. INVOCATION AND PLEDGE TO THE FLAG:**

**A. Invocation Presented by Commissioner Ramos.**

Commissioner Ramos introduced Nick Pizza with Pizza Ministries who led everyone in the invocation and the pledge to the flag.

The National Anthem was sung by Yaelis Santos a 6th Grade student at Trinity Christian Academy.

**4. APPROVAL OF MINUTES & AGENDA:**

None.

**5. PRESENTATIONS/AWARDS/REPORTS:**

**A. Proclamation - PowerTalk 21® Day**

The Mayor and Commission presented a Proclamation for PowerTalk 21 Day.

Mayor Herzberg passed the gavel to the Vice Mayor Bradford and she left the meeting at 6:25 p.m.

**B. Proclamation - National Boringueens Day - April 13, 2021**

The Mayor and Commission presented a Proclamation for National Boringueens Day, April 13, 2021.

**C. Proclamation - National Volunteer Appreciation Week - April 18-24, 2021**

Mayor Herzberg returned to the meeting at 6:43 p.m. and Vice Mayor Bradford passed the gavel.

The Mayor and Commission presented a Proclamation for National Volunteer Appreciation Week, April 18-24, 2021.

**D. Volusia County Tax Collector Update**

Volusia County Tax Collector Will Roberts provided an update to the Mayor and Commission to include an overview of tonight's presentation, the tax collector role, how the tax collector is funded, tax collector services, coming soon, three pillars, three priorities underway, and further down the road.

**6. ORDINANCES AND PUBLIC HEARINGS:**

**A. Public Hearing - Ordinance No. 06-2020, rezoning request (RZ20-0003) for a +110.43 acre tract from County Prime Agriculture (A-1) to City of Deltona Residential Planned Unit Development (RPUD), at second and final reading**  
**- Ron A. Paradise, Director, Planning and Development Services, (386) 878-8610.**

**Strategic Goal: Economic Development - Create more diversified & high-quality housing opportunities to provide for all market demands.**

Mayor Herzberg explained the process for a quasi-judicial hearing. City Attorney Segal-George asked everyone who would be offering testimony on this item to please stand, raise their right hand and she swore them in.

Each Commissioner provided their ex parte communications.

Planning and Development Services Director Ron Paradise gave a brief explanation of the item.

The Commission, Acting City Manager and staff discussed the number of traffic accidents, the TIA (Traffic Impact Analysis), characteristics of the roadway, the CUP (Consumptive

Use Permit), emergency resources and the cost to increase them, and placing the item on hold until a new traffic study can be done.

Attorney Mark Watts, representative for the applicant, Cobb Cole, 231 N. Woodland Blvd., DeLand, introduced Keith Trace who is the representative of the landowner and Dave Holden the project engineer. He gave a presentation to include the history of the property, when the property was annexed, the density cap, the approval of the LDR (Low Density Residential) classification, the Osteen JPA (Joint Planning Agreement) footprint, transitional use, units per acre, Osteen Commercial Village, commercial intensity, buffering, traffic, preservation, elimination of lots, wetlands, the TIA, intense land uses, and conservation and rural areas. He also gave a brief explanation of the TIA, the traffic accidents in the area and the demands on public safety.

The Commission, Attorney Watts and Mr. Holden discussed impact fees, traffic signals, houses per acre, the Code's net density definition, required open space, the JPA, commercial, the county's ruling, special design, open space, cost per house, other property owned by applicant, and the stub out.

Attorney Shepard with Shepard, Smith, Kohlmyer & Hand, P.A., 2300 Maitland Center Parkway, #100, Maitland, stated he is representing opposed citizens with standing. He asked several questions of Mr. Paradise and he went over the questions that he addressed in his letter which was provided to the Commission. He gave a presentation to include the criteria for rezoning approval, staff supported reasons for denial, additional reasons to deny, this project is textbook sprawl, inconsistency with the Comprehensive Plan, Vision Deltona 2026, and it is the Commission's time to decide.

Attorney Shepard presented his expert Mr. James Smith who has been a planning consultant for 40 years and he provided his background. Attorney Shepard asked questions of Mr. Smith on his previous titles, whether the rezoning is consistent with all the criteria, whether he agrees or disagrees with items in the staff report, burden of proof, whether the City is required to deny the rezoning, that Mr. Smith was confused about the consistency, and the stub out.

**The Commission concurred to provide Attorney Shepard an additional four minutes for his evidence presenter.**

Mr. Smith continued discussing the future land use designation, MUV (Mixed Use Village) Zoning, the issue of compatibility, and allowable density.

Commissioner McCool left the meeting at 8:16 p.m. and returned at 8:17 p.m.

The Commission, Attorney Shepard and staff discussed the surrounding agricultural properties and what they are engaged in.

Commissioner Sosa left the meeting at 8:20 p.m. and returned at 8:22 p.m.

The Commission, Attorney Shepard and staff discussed Mr. Smith's title.

Commissioner Ramos left the meeting at 8:22 p.m. and returned at 8:22 p.m.

The Commission, Attorney Shepard and staff discussed Cove Estates' zoning or classification, Cove Estates' being auto dependent, the flood plain map, agricultural zoning parameters and conservation, the horse farm having a lot of open space, requirement to conserve trees or habitat, protecting lands & environment, City vs. County, the characteristics of the current area, lateral density, the landowner's request and having due process rights, the history of the property, the number of agricultural properties and their designation, Federal regulations, staff's consistency, what automobile dependent means, the Planning & Zoning Board decision, the Activity Center, diversity, and the developments that are in process.

Mayor Herzberg stated if a person wishes to participate in public participation and have been sworn in by the City Attorney please feel free to come forward to speak. If someone has not been sworn in and have filled out a form, that person will need to be sworn in.

The Deputy City Clerk and the Commission discussed how to proceed with the public forum which is made up of 44 requests to speak and 31 emails. Mayor Herzberg asked if the Commission was okay with entering the emails into the record and Commissioner Sosa replied no, he wanted every email read into the record at the residents' request.

Mayor Herzberg opened the public hearing.

Deputy City Clerk read two emails into the record from the following residents Patricia Northey and Joann Reed.

Commissioner McCool suggested allowing the resident who are present to speak first and then read the emails.

Elbert Bryan, Deltona, asked if the emails could be read into the record without the residents being sworn in. Mayor Herzberg asked the City Attorney for advise and City Attorney Segal-George replied historically the process has been to take written letters that are submitted and make them a part of the record, but not read them into the record which prevents the issue.

Vice Mayor Bradford left the meeting at 8:53 p.m. and returned at 8:55 p.m.

**Motion by Commissioner Avila-Vazquez, to add all the emails to the record and give the residents present the opportunity to speak. The motion died for lack of a second.**

After discussion, Mayor Herzberg stated the residents that are present could speak first and then staff would read in the additional emails.

Adam Meissner, 41 S. Courtland Blvd., Deltona, spoke about wildlife, kids, parks, crime, and money prevailing.

Commissioner McCool left the meeting at 9:04 p.m. and returned at 9:05 p.m.

Richard Bellach, Deltona, spoke about being escorted out of chambers, the project's revenue, residents, switching vote, God, suing the Mayor, free speech, and helping the residents.

Theresa Konash Luise, 2410 Lush Court, Deltona, spoke about Commissioner King's comments, denying the request, surrounding area, infrastructure, traffic accidents, Section 8, level of service, schools, the residents' interest and she thanked several Commissioners.

William Sell, 42 Seminole Drive, DeBary, spoke about development, not being over a barrel, car shopping, election promises, DeBary development, easy decision, and to deny the request.

Lorrie Shue, 2590 Enterprise Osteen Road, Osteen, spoke about Hickory Lakes, home placement, wetlands, flood plains, 39 buildable acres, reality, adjoining property, natural disasters, Courtland Park, turn lanes, site compatibility, comprehensive plan, and to deny the project.

Ed Sullivan, 165 Oaklea Drive, Enterprise, spoke about imposing a cap, number of units, the JPA, barriers, developers rights, the quasi-judicial process, changing the law, rights of neighbors, and reasons for the Commission's decision.

Christine Peacock, 1190 July Circle, Deltona, spoke about good employers, upgrading the community, development, downgrading the community, Section 8, satellite picture, environment, wildlife, larger acre lots, conservation, high end property, and to deny the request.

Joanne Bradow, 201 Sheryl Drive, Deltona, spoke about rural area, Doyle Road, number of homes, farm animals, infrastructure, and to deny the request.

Janis Graves, 500 Lemon Bluff Road, Osteen, spoke about reasons to deny the request, need for more homes, comprehensive plan, P&Z Board decision, surplus of homes, over allocation of 24%, Courtland Park, Vineland project, Acting City Manager's letter, relocating the project, and to deny the request.

Carl Hopf, Enterprise, spoke about the study, roads, water, polluting a lake, overloading everything, traffic accidents, and considering the residents.

Sue Burks, 8 Pine Drive, Osteen, spoke about wildlife, Commissioners' educating themselves, RV park, no growth, affect to residents, affect to nature, destroying the lake,

destruction of the community, negative affects, schools, sewer and roads.

Henry Hardy, 215 Rabbit Run, Osteen, spoke about acknowledged the Commission, informed choices, wildlife, fishing, conservation area, development, his property, zero lot lines, initial development, property costs, dividing property, and a park.

John Lenius, 51 Eagle Point North, Osteen, spoke about his family, Enterprise Road, FEMA map, flood zones,

Betty McKee, 81 S, Courtland Blvd., spoke about denying the request.

Jeff Brower, 310 Dawson Brown Road, DeLeon Springs, spoke about knowing Vice Mayor and her husband, the Commission's struggle, growth not paying for itself, roads, saving the City, maintenance costs, water, raising the CUP, toilet to tap water, building, environment, voting for Volusia County, farm land, and stopping development.

Commissioner Avila-Vazquez left the meeting at 9:48 p.m. and returned at 9:51 p.m.

Lee Giddens, 470 Giddens Lane, Osteen, spoke about development, neighbors, Osteen residents, low density housing, crime, change zoning to acreage lots, opposing the request, rural life, residents being scared, and to deny the request.

Tom Kleinknight, 2469 Reed Ellis Road, Osteen, spoke about road washouts, Enterprise Road, Cove Estates, City's code, water shed, cropped map, traffic issues, road rage, acreage lots, preserve, and recreation.

Glenda Ross, 80 Bethel Loop Circle, Enterprise, spoke about roads, safety, signs, traffic, soft shoulders, accidents and fatalities, and to deny the request.

Wanda Van Dam, 932 Indian Hammock Drive, Osteen, spoke about Enterprise Road, road curves, speed limits, capacity and safety, public safety, compatibility, and taking public safety into consideration.

Alicia Gordon, 67 Pelly Lane, Enterprise, spoke about children and families, roads and safety, not wanting change, agricultural lands, tax dollars, homestead vs. agricultural benefits, zero lot lines, the invocation, elections, development and this not being the place for it.

Barby Shrachman, 2490 Enterprise Osteen Road, spoke about Green Springs and manatees, wildlife, Hickory Preserve, zoo biologist, traffic accident, protected wildlife, horse farm, sensitive property, Lake Monroe Preserve, flood zone, wetlands, Gemini Springs, toilet water, and to preserve the wilderness.

Janet Deyette, 2451 Timbercrest Drive, Deltona, spoke about JPA, commercial and high density uses, rural areas, neighbors, doing the right thing, River of Lakes Heritage Corridor,

saying no, reasons for denial, commercial zoning, soils map, uplands, P&Z Board, and to deny the request.

Lelia, Deltona, spoke about Wall Street Journal article, new homes, individual buyers, economic growth, first time buyers, foreign governments, investors, renters, tax base, influx of homes, running the community in the ground, listening to the residents, reasons to say yes, and interest in the development.

Bob Sayre, 1840 Turtle Hill Road, Enterprise, spoke about Volusia Forever, equity, conservation, Blue Springs, zero lot lines, right to develop, acreage lots, being great and recommendations, and voting the request down.

Gordan Crowhurst, 101 S. Courtland Blvd., spoke about development, the environment, roads, infrastructure, wildlife, his kids, volunteer fire departments, stepping back, 30 year resident, Courtland Blvd., repaving roads, housing developments, 1,000 new homes, no commercial, Kissimmee, children's future, looking elsewhere for property, and voting no.

Laura Finn, 431 Sheryl Drive, Deltona, spoke about neighbors, roads, home development, and reasons for living here.

Carole Kraw, 2555 Enterprise Osteen Road, Osteen, spoke about being from Winter Park, growing up, Disney, camps, her grandchildren, wildlife, animal habitat, voting no, thanked several Commissioners, and voting no because of the residents.

Allan Dayton, 926 Blue Heron Blvd., Osteen, spoke about wildlife, Kove Estates, water and stormwater, sewer system, Little Lake, hurricanes, not having resources, voting no, developer and City planner, Kove Estates zoning, and voting no.

Commissioner McCool left the meeting at 10:25 p.m. and returned at 10:27 p.m.

**Motion by Commissioner King, seconded by Commissioner McCool, to extend the meeting to Midnight. The motion carried by the following vote:**

**For:** 7 - Commissioner Avila-Vazquez, Commissioner King, Commissioner McCool, Commissioner Ramos, Commissioner Sosa, Vice Mayor Bradford, and Mayor Herzberg

Commissioner Avila-Vazquez left the meeting at 10:28 p.m. and returned at 10:29 p.m.

Megan Forte, 41 S. Courtland Blvd., spoke about the residents and its interest, protection of habitats, 4 to 3 favor ability, every resident saying no, traffic accidents, infrastructure, racing, the future, wildlife, flooding, representing the residents, residents not being in favor of the request, thanked several Commissioners, quality of life, wetlands, nature, Commissioner's oath, resources, and financial gain.

Marion Dale Carraher, 697 River Run Road, spoke about fertilizer, wetlands, and opposing the request.

Chris Anderson, 2716 Ancho Court, Deltona, spoke about new developments, roads, not understanding and voting no.

Yorelis Navas, spoke about organizational chart, traffic, elementary schools, Fisher Plant, water, public safety, resident input, permit, buyer's rezoning property, 2022 election, and representatives for the people.

Carol Lawrence, 522 Newhall Lane, DeBary, spoke about being a realtor, opposing the development, gateway development, fleeing Broward County, project not surprising her, not anti growth, needing vertical growth, rural areas, community history, ecologically sensitive, old Florida disappearing, trees, and to deny the request.

Donald Freeman, 2929 Nobleton Street, Deltona, spoke about residents' saying no, voting the right way, crime, learning from mistakes, flood areas, the future, wetlands, vacant land, wildlife, City of Maitland, zero lot lines, land being valuable, development, water conservation, toilet water, and doing the right thing, vote no.

Elbert Bryan, Deltona, spoke about infrastructure, proposed project, diversity, environmentally sensitive lands, wetlands, mitigation, smart growth, existing neighborhoods, distance from retail, voting no, respecting the community, reuse material, one evacuation route, and Dollar Stores.

Ingeborg Montalvo, 2650 Doyle Road, Deltona, spoke about development, number of homes, car dependent, Doyle Road, lakes and wildlife, street racing, environment, Section 8, not attracting families, rentals, what will be destroyed, doing more for the residents, City Center, commercial, no amenities, and voting no.

Executive Assistant Bridgette Lodwig read 27 emails into the record that will be attached to the adopted minutes of this meeting. The emails were from the following individuals: Deborah Nader, Georgia Smith, Debey Von, Laura & Jeremy Jordan, Carmino A. Petracca Jr., Julie Maring, Tom Burbank, Jamie Goodrich, Karyn Kingston, Linda White, Myra Snell, Phil Baughman, Jean Treusch, Susan Hopf, Ken Brauman, Patricia Arnold, Jessica Scolaro, Christy & Dennis Jefferson, Casmera Norwich, Richard Tracey, Larry French, Sharon Harper, Jessica, Cheryl Lataille, Laura Evans, Jennifer Chasteen, and Cathy Robertson.

Commissioner Sosa left the meeting at 10:54 p.m. and returned at 10:56 p.m.

Commissioner Ramos left the meeting at 10:56 p.m. and returned at 11:05 p.m.

Mayor Herzberg left the meeting at 10:57 p.m. and returned at 11:02 p.m.

Mayor Herzberg left the meeting at 11:04 p.m. and returned at 11:09 p.m.

Commissioner McCool left the meeting at 11:06 p.m. and returned at 11:08 p.m.

Commissioner King left the meeting at 11:09 p.m. and returned at 11:13 p.m.

Mayor Herzberg closed the public hearing.

Attorney Watts spoke about flood plains, density, flood elevation, quasi judicial hearings, the staff report, staff's recommendation, the JPA, agricultural zoning, Kove Estates, walkability, mixed use, preservation, transition and comprehensive plan.

**Motion by Commissioner King, seconded by Commissioner McCool, to deny Ordinance No. 06-2020 to rezone a 110.43 acre property at second and final reading from the County Prime Agriculture classification to Residential Planned Unit Development.**

Commissioner Bradford asked if she needed to recuse herself from the vote because she owns a business in the City and City Attorney Segal-George replied the law is clear and she would have to have a financial interest in the project.

**The motion failed by the following vote:**

**For:** 3 - Commissioner King, Commissioner McCool, and Commissioner Sosa

**Against:** 4 - Commissioner Avila-Vazquez, Commissioner Ramos, Vice Mayor Bradford, and Mayor Herzberg

Commissioner McCool called for a point of order and she asked if the Commission needed to state their reasons for voting the way they did. Mayor Herzberg replied no and City Attorney Segal-George replied three of the Commissioners already spoke with regards to their denial. Commissioner McCool asked the four Commissioners who voted against the motion to state their reasons for voting the way they did.

**Motion by Vice Mayor Bradford, seconded by Mayor Herzberg, to adopt Ordinance No. 06-2020 to rezone a 110.43 acre property at second and final reading from the County Prime Agriculture classification to Residential Planned Unit Development featuring no more than 189 units; with all proposed changes to the written development agreement, based on the following:**

- a) There is adequate infrastructure to support the development including roadway, school, and utility capacity;**
- b) Environmental resources like wetlands, waterbodies and floodplains will be safeguarded;**

- c) Based on a preponderance of urban entitlements allocated to the area by both the County and the City, including but not limited to, the Osteen Local Plan, the rezoning request is compatible with the envisioned urban development of the area;**
- d) Significant buffers will be afforded to protect scenic vistas, adjacent agricultural uses and abutting conservation land; and**
- e) The requested RPUD is consistent with the Comprehensive Plan.**

**The Acting City Manager has the authority to make corrections of scrivener's errors and the like.**

The Commission discussed the residents, reasons for voting for or against, accountability, Kove Estates, the Commission's requirement, mobile homes, having a roll call vote, fish camp, representing the people, PUD, exemption for agricultural use, the space overlay district, future land use map, planning and development disasters, infill lots, making the same mistakes, Lake Baton Estates, the character of the area, the message to residents, and the developers contribution to the community.

**Motion by Vice Mayor Bradford, seconded by Commissioner Ramos, to extend the meeting to 1:00 a.m. The motion carried by the following vote:**

**For:** 7 - Commissioner Avila-Vazquez, Commissioner King, Commissioner McCool, Commissioner Ramos, Commissioner Sosa, Vice Mayor Bradford, and Mayor Herzberg

The City Attorney read the title of Ordinance No. 06-2020 for the record.

AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, AMENDING THE OFFICIAL ZONING MAP TO REZONE +/-13.06 ACRES OF LAND LOCATED WEST SIDE OF HOWLAND BLVD. ACROSS FROM PINE RIDGE HIGH SCHOOL FROM CITY OF DELTONA RESIDENTIAL ESTATE ONE (RE-1) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD); PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

**The motion carried by the following vote:**

**For:** 4 - Commissioner Avila-Vazquez, Commissioner Ramos, Vice Mayor Bradford, and Mayor Herzberg

**Against:** 3 - Commissioner King, Commissioner McCool, and Commissioner Sosa

Ordinance No. 06-2020 was approved at 12:17 p.m.

Mayor Herzberg called for a recess at 12:17 p.m and reconvened at 12:23 p.m.

**B. Public Hearing - Acceptance of Final Plat SD20-0018, Courtland Park Phase I - Ron A. Paradise, Director of Planning and Development Services, (386) 878-8610.**

**Strategic Goal: Create more diversified and high-quality housing opportunities.**

Planning and Development Services Director Ron Paradise gave a brief explanation of the item.

Vice Mayor Bradford, Mr. Paradise and Candice Hawks (Developer Consultant) with Poulos & Bennett discussed the number of units per phase, ownership changes since the rezoning, no material changes, no changes to the approved PUD (Planned Unit Development) and the changes made.

Mayor Herzberg opened and closed the public comments as there were none.

**Motion by Vice Mayor Bradford, seconded by Mayor Herzberg, to accept Final Plat SD20-0018, Courtland Park Phase I and approve the Mayor to sign the Plat. The Acting City Manager has the authority to make corrections of scrivener's errors and the like. The motion carried by the following vote:**

**For:** 5 - Commissioner Avila-Vazquez, Commissioner Ramos, Commissioner Sosa, Vice Mayor Bradford, and Mayor Herzberg

**Against:** 2 - Commissioner King, and Commissioner McCool

**7. OLD BUSINESS:**

None.

**8. NEW BUSINESS:**

**A. Discussion re: City Manager's Evaluation - John A. Peters, III, P.E., Acting City Manager, (386) 878-8858.**

**Strategic Goal: Internal and External Communication**

Mayor Herzberg gave a brief explanation of the item.

Vice Mayor Bradford stated that she read the comments in the City Managers reviews and was happy to see the diverse amount of positive comments and thanked the Acting City Manager for his hard work.

Mayor Herzberg thanked the Commission for moving forward with this type of evaluation and that this forces the Commission to look at the performance of the Acting City Manager and their own performance.

Mayor Herzberg opened the public comments.

Elbert Bryan, Deltona, spoke about the agenda, the last vote, the residents and taking the job seriously.

Mayor Herzberg closed the public comments.

**9. PUBLIC FORUM: Citizen comments are limited to issues and concerns not on the agenda and comments on items listed on the agenda will take place after discussion of each item. Please be courteous and respectful of the views of others. Members of the City Commission shall not enter into discussion or respond to individuals' comments during the public forum other than to give directions or to ask for clarification. 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.**

Elbert Bryan, Deltona, spoke about earth week, suggested motion, smart growth, the final plat, property taxes, mobile homes, and densities.

Wanda Van Dam, 932 Indian Hammock Drive, Deltona, spoke about Cove Estates, ignoring surrounding property, planned for development, rural categories, traffic, down zoning, dense and intense development, the Commissions time and efforts and the vote on Item 6-A.

**10. COMMENTS ON CONSENT ITEMS: Citizen comments are limited to issues and concerns on the Consent Agenda item(s). Please complete a public participation slip and indicate in the subject line the issue you wish to address. Members of the City Commission shall not enter into discussion or respond to individuals' comments during the public forum other than to give directions or to ask for clarification. 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.**

None.

**11. 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.**

Mayor Herzberg requested to pull Consent Agenda Item 10 - C and Commissioner McCool

requested to pull Consent Agenda Item 10-D for discussion.

**Motion by Commissioner Ramos, seconded by Vice Mayor Bradford, to approve Consent Agenda Items 11-A, 11-B, 11-E and 11-F. The motion carried by the following vote:**

**For: 7 - Commissioner Avila-Vazquez, Commissioner King, Commissioner McCool, Commissioner Ramos, Commissioner Sosa, Vice Mayor Bradford, and Mayor Herzberg**

**A. Request approval of the Task Authorization with Rocha Controls for the IP Video System Improvement projects at 11 Water Treatment Plant Sites, in accordance with their Agreement with the City of Deltona and RFQ# PW 18-04 for Supervisory Control and Data Acquisition (SADA) System Upgrades and Maintenance. - Steven Danskine, Public Works/Deltona Water (386) 878-8998.**

**Strategic Goal: Public Safety and Security**

Approved by Consent - to approve the Task Authorization with Rocha Controls for the IP Video System Improvements projects at 11 Water Treatment Plant Sites, in the amount of \$322,045.00. The Acting City Manager has the authority to make corrections of scrivener's errors and the like.

**B. Request approval of the Task Authorization with Dewberry Engineers for the Post Design Services for the Elkcam Paved Shoulders-Segment 1 project, in accordance with their Agreement with the City of Deltona and RFQ# PW 17-06 for On-Call Civil Engineering Services - Steven Danskine, Public Works/Deltona Water (386) 878-8998.**

**Strategic Goal: Infrastructure/Transportation**

Approved by Consent - to approve the Task Authorization with Dewberry Engineers to provide Post Design Services for the Elkcam Paved Shoulders - Segment 1 project, in the amount of \$36,400. The Acting City Manager has the authority to make corrections of scrivener's errors and the like.

**C. Request approval of the Task Authorization with Mead & Hunt, Inc. for the procurement of Elevation Certificates for properties constructed since 2014 with a Special Flood Hazard designation attached to the property, in**

**accordance with their Agreement with the City of Deltona and RFQ# PW 2020-08 for On-Call Stormwater Engineering Services - Steven Danskine, Public Works/Deltona Water (386) 878-8998.**

**Strategic Goal: Public Safety**

Mayor Herzberg stated this item was mentioned in the last commentary for the rezoning. She asked why this item is on the Consent Agenda and why is this being done. Acting City Manager Peters stated that there was a recent review of the Community Rating System and that there were elevation certificates missing which are required as part of the building permit process.

The Commission and Acting City Manager Peters discussed the missing elevation certificates, future prevention, the City's compliance status, any other issues found, the City's accreditation and the number of houses in the floodplain. Also discussed was what triggers the need for elevation certificates and the mortgage companies' requirements for flood insurance.

**Motion by Commissioner Ramos, seconded by Vice Mayor Bradford, to approve the Task Authorization with Mead & Hunt, Inc. for the procurement of Elevation Certificates for properties constructed since 2014 with a Special Flood Hazard designation attached to the property, in accordance with their Agreement with the City of Deltona and RFQ# PW 2020-08 for On-Call Stormwater Engineering Services in the amount of \$34,949.00. The Acting City Manager has the authority to make corrections of scrivener's errors and the like. The motion carried by the following vote:**

**For: 7 - Commissioner Avila-Vazquez, Commissioner King, Commissioner McCool, Commissioner Ramos, Commissioner Sosa, Vice Mayor Bradford, and Mayor Herzberg**

**D. Request approval to award Bid# PW 2020-12 to P&S Paving, Inc. in the amount of \$1,062,300.62 for the construction of the Elkcam Paved Shoulders Segment 1 from Sylvia Dr. to Ft Smith Blvd project. - Steven Danskine, Public Works/Deltona Water (386) 878-8998.**

**Strategic Goal: Infrastructure/Transportation**

Commissioner McCool requested the number of bids that were received and she asked if staff always takes the lowest bid. Acting City Manager Peters explained the bid process and that the bid accepted was the low bid and DOT (Department of Transportation) also agreed.

**Motion by Commissioner Avila-Vazquez, seconded by Vice Mayor Bradford, to approve the award of Bid# PW 2020-12 to P&S Paving, Inc. in the amount of \$1,062,300.62 for the construction of the Elkcam Paved Shoulders Segment 1 from Sylvia Dr. to Ft Smith Blvd project. The Acting City Manager has the authority to make corrections of scrivener's errors and the like. The motion carried by the following vote:**

**For: 7 - Commissioner Avila-Vazquez, Commissioner King, Commissioner McCool, Commissioner Ramos, Commissioner Sosa, Vice Mayor Bradford, and Mayor Herzberg**

**E. Request approval to award Bid# PW 2021-04, Lawn and Landscaping Services to McMaster Lawn and Pest Services to provide Citywide Lawn and Landscaping Services for the various Stormwater, Water and Wastewater Plants and Parks and Recreation locations. - Steven Danskine, Public Works/Deltona Water (386) 878-8998.**

**Strategic Goal: Infrastructure**

Approved by Consent - to approve the award of Bid# PW 2021-04 to McMaster Lawn and Pest Services to provide Lawn and Landscaping Services in the amount of \$188,200.00 and as approved by the City Commission up to the approved budget amounts for each fiscal year. Award shall be for an initial period of three (3) years with the option to renew for two (2) additional one (1) year terms upon mutual agreement of both parties. The Acting City Manager has the authority to make corrections of scrivener's errors and the like.

**F. Request for approval to purchase computers and accessories for the Mobile Computer Upgrade project. - Bill Snyder, Fire Department, (386) 575-6902.**

**Strategic Goal: Public Safety/Internal & External Communication**

Approved by Consent - to approve the purchase of the computers and accessories for the Mobile Computer upgrade project. The Acting City Manager has the authority to make corrections of scrivener's errors and the like.

**12. CITY COMMISSION SPECIAL REPORTS AND REQUESTS:**

Commissioner McCool requested the manager start constructing the different stages of density and how it applies to the project that was just passed as far as their vested rights interest goes.

**The Commission concurred to have the Acting City Manager look at the different definitions of density.**

Acting City Manager Peters asked for clarification on looking at vs. doing vs. bringing back and Commissioner McCool replied doing and bringing back.

Commissioner McCool requested that a motion to deny be added to the staff report. Mr. Paradise suggested putting on a workshop the future land use map and future land use designations to include any legal ramifications, vesting and Burt J. Harris, Jr. Act. Acting City Manager Peters stated he will likely recommend bringing in a consultant to do the majority of the work and staff will oversee and advise.

Commissioner King requested putting a pause on residential development until the Strategic Plan and Comprehensive Plan are worked out.

Commissioner Avila-Vazquez requested a list for District #3 of all the approved projects started and on hold.

Vice Mayor Bradford requested staff look at Universal Home Inspectors for inspections and look into other firms to do the work because she has been receiving complaints. Acting City Manager Peters replied staff is looking into it and there are a number of firms that do this type work. One of the struggles is the private sector is paying very competitive salaries and the City is struggling to keep staff, but it is something that needs to be looked at.

### **13. CITY ATTORNEY COMMENTS:**

None.

### **14. CITY MANAGER COMMENTS:**

Acting City Manager Peters reminded everyone that this Wednesday at 8:00-8:30 a.m. at The Center is the Annual Ethics Training by the League of Cities and it is open to all local municipalities.

### **15. CITY COMMISSION COMMENTS:**

Commissioner Avila-Vazquez stated the people who played in the tournament on Saturday loved The Center and they could not believe how beautiful it is inside.

Commissioner Ramos reminded everyone that tomorrow is the District 5 Code Enforcement Town Hall at Wes Crile Park. There is a blood drive Thursday from 9:00 a.m. to 2:00 p.m. at Halifax UF Health - Medical Center of Deltona. He thanked the manager and Parks & Recreation, he thinks there was pretty good success with Family Health Source with the vaccine. There was a last minute change, but they serviced 234 individuals with the

vaccine and they will be using the site again for individuals to get their second shot.

Commissioner McCool stated she will be out of town Wednesday and she asked if she could take the ethics training online again, it has been within six months since she had it. Mayor Herzberg replied to look at the Florida League of Cities who should have something available online.

Vice Mayor Bradford apologized for not turning in the manager's evaluation on time. She was having a problem printing it out, but that is no excuse. She is very sorry and she thanked Mr. Bryan for pointing it out.

Mayor Herzberg stated she did a State of the Region in Seminole County last Friday and the gentleman went completely off script and he stated he was not going to follow whatever they were told. He stated he knew something about each one of the attendees cities and the thing he pointed out about Deltona was The Center. She thought that it was cool that he picked The Center and he called it "an architectural marvel". He talked to her about getting The Center more business from the whole region.

#### **16. ADJOURNMENT:**

There being no further business, the meeting adjourned at 1:20 p.m.

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Heidi K. Herzberg, MAYOR

ATTEST:

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Joyce Raftery, CMC, MMC, CITY CLERK

**Public Hearing - Ordinance No. 06-2020, rezoning request (RZ20-0003) for a  
+110.43 acre tract from County Prime Agriculture (A-1) to City of Deltona  
Residential Planned Unit Development (RPUD), at second and final reading**

4/19/2021

Dear Mayor and City Commissioners,

I am requesting that my letter be entered into the record in opposition to the rezoning known as Hickory Lakes Preserve.

As a former County Council member, I spent 20 years representing the citizens of this wonderful city, along with the rural communities of Enterprise and Osteen. There was always tension between the City and the rural communities and we on the council attempted, with some success, to mitigate it with the both the Enterprise Overlay District and the Osteen JPA.

Tonight, April 19<sup>th</sup>, you will take a final vote on a rezoning that is especially egregious and will have a lasting impact on the character of both Deltona, and the rural communities that abut the boundaries. The rezoning request will increase the housing units from a maximum of 34 (current zoning) to 189 units in the middle of a rural residential neighborhood of homes nestled on 10-acre home sites.

I currently serve on the Deltona Planning and Zoning Board. On February 17, 2021, we heard the Hickory Lakes Preserve RPUD rezoning request. The Planning and Zoning Board voted five (5) to two (2) to forward this ordinance to the City Commission with a recommendation to deny the RPUD rezoning request. The reason cited by the Board for the recommendation of denial was the proposed project at the density proposed was not compatible with the rural character (larger, acreage-oriented lots and some bona fide agriculture uses) of the surrounding area.

I ask that, like the P&Z Board, you deny the project for the following reasons:

1. The proposal to entitle the property for suburban densities is not compatible with the surrounding development pattern because:

- 1) Much of the lot sizes in the area are acreage-oriented lots (one acre or larger)
- 2) At least two abutting parcels are engaged in bona fide, commercial agriculture.
- 3) The property abuts conservation-oriented land.
- 4) The property does have environmental resources like wetlands, floodplain areas.

2. The project represents a suburban scale development that could be considered incompatible with the neighborhood in the immediate vicinity.

By denying this request the area will remain unchanged. There will be less traffic in the area, and the rural state of mind in the vicinity will be reinforced. Our very own scenic corridor with its winding road and breathtaking beauty will remain unchanged as well.

The rezoning, if approved will forever change this corner of the city that bumps up to Osteen. It will also degrade our nationally designated scenic road that connects Enterprise to Osteen as it winds through parts of the incorporated boundaries of Deltona. And your commitment to ecotourism and sustainability that you tout as central to your economic development efforts will forever be noted as just a bunch of 21<sup>st</sup> century talking points with little meaning.

I spent much of my political career protecting green spaces in our county. I appreciate how hard you might think this is. It's really not. Just say no! Vote to deny.

Submitted for the record by Patricia Northey

*Patricia Northey*

2310 Carson Lane  
Deltona, FL 32738  
3867170505

## **Elizabeth Keys**

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**From:** Joann Reed <joann@cse-fl.com>  
**Sent:** Thursday, March 25, 2021 4:26 PM  
**To:** ABradford@deltonafl.gov  
**Subject:** Hickory Lakes Preserves vote.

**Importance:** High

Anita, I am very disturbed with your vote for the planned development along Enterprise Osteen Road in Osteen. This land supports a very fragile ecosystem and should remain undeveloped. We need our wetlands and our agricultural zoned areas to remain as such to support the ecosystem that has worked so well for many years. Overdevelopment creates a multitude of problems for the area's landowners. Residents purchased their properties in these areas and were assured at the time that these areas would remain zoned for wetlands and agriculture. This development produces traffic, noise, lighting, and flooding issues all which do not abide well in a rural setting.

I would urge you to seriously consider all the factors before allowing this development to proceed. The residents of this area and of Deltona are strongly against this type of development. You need to hear the voices of your constituents. If you vote against what the public wants, then we will have no choice than to vote you out in the next election cycle. Please do what is right for our city.

Thank you

Joann Reed

## Elizabeth Keys

---

**From:** Deltona FL via Deltona FL <cmsmailer@civicplus.com>  
**Sent:** Sunday, April 11, 2021 9:25 AM  
**To:** commissioners@deltonafl.gov  
**Subject:** Form submission from: Contact the Commissioners

Submitted on Sunday, April 11, 2021 - 9:24am

Submitted by anonymous user: 2600:1700:e710:a10:78a4:4cf8:19a6:5691

Submitted values are:

Commissioners: All

Your Name: Deborah Nader

Your e-mail address: mtded@aol.com

Subject: Vote NO to rezone Enterprise/Osteen Rd

Message: When I was much younger I was lucky enough to live in Deltona in a lovely area, I unfortunately had to move away but recently read about a development that wished to put a large community of houses off of Enterprise/ Osteen Road, although I am not a citizen of Deltona anymore I hope that you can see your way to vote No to rezone the road. You are in a unique position to do a very good thing for the environment and the citizens in the area, please consider the environment and your constituents.

The results of this submission may be viewed at:

<https://www.deltonafl.gov/node/2606/submit> /70276

## Joyce Raftery

---

**From:** Heidi K. Herzberg  
**Sent:** Monday, April 12, 2021 9:26 PM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: Stop the Development!

FYI

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** Georgia Smith <georgiasmithd@att.net>  
**Date:** April 12, 2021 at 6:22:45 PM EDT  
**To:** Commissioners <Commissioners@deltonafl.gov>  
**Subject: Stop the Development!**

Most of you there at the City as well as my commissioner should already know my position on all this new development as I have already written or spoke with many of you against this and about the nightmare I have and am still currently experiencing due to it.

Enough is enough, any further developments in our rural areas and the negative impacts that come along with it has got to stop!

Georgia Smith  
125 S Courtland Blvd  
Deltona, FL 32738

Sent from my iPhone

## Joyce Raftery

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**From:** Heidi K. Herzberg  
**Sent:** Friday, April 16, 2021 8:52 PM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: Form submission from: Contact the Commissioners

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** Deltona FL via Deltona FL <cmsmailer@civicplus.com>  
**Date:** April 16, 2021 at 8:40:14 PM EDT  
**To:** Commissioners <Commissioners@deltonafl.gov>  
**Subject: Form submission from: Contact the Commissioners**  
**Reply-To:** Deltona FL <cmsmailer@civicplus.com>

Submitted on Friday, April 16, 2021 - 8:40pm  
Submitted by anonymous user: 2603:9001:4d01:7780:415c:303f:e474:a14e  
Submitted values are:

Commissioners: All

Your Name: Debey Von

Your e-mail address: debeyvon@gmail.com

Subject: Potential Rezoning of Hickory Lakes Preserve

Message:

My husband and I moved to Enterprise in 2013, finding the relaxing beauty and charm of West Volusia County to be the perfect fit as we looked to begin our retirement soon. As the nature trails have expanded, so has our love of the seeming value of the balance of nature being preserved and expanded for the residents to enjoy.

Already the expansion of housing in the area has spoiled the pristine nature of the trails. My dismay grew as I've seen signs about the rezoning of the Hickory Lakes Preserve. Even the name with "preserve" suggests that this area is worth keeping in its natural state. The additional traffic will further impede crossing the 415. Enterprise Osteen Road and 415 already needs a traffic light to cross with any feeling of safety. I hope you will closely consider the negative impacts this rezoning would have on this rural community. There are already too many developments in progress to last a few decades. Enough is enough. Thank you for your consideration.

The results of this submission may be viewed at:  
<https://www.deltonafl.gov/node/2606/submit>

## **Joyce Raftery**

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**From:** Heidi K. Herzberg  
**Sent:** Thursday, April 15, 2021 8:56 AM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: Enterprise Osteen West

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** "Laura W. Jordan" <lwilson213@gmail.com>  
**Date:** April 15, 2021 at 8:44:06 AM EDT  
**To:** "Heidi K. Herzberg" <HHerzberg@deltonafl.gov>, Anita Bradford <ABradford@deltonafl.gov>  
**Subject:** Enterprise Osteen West

I am unable to attend the meeting on Monday, but as a concerned Deltona resident I wanted to ensure that my voice is heard. Please do not approve this rezone. Please consider the wildlife, as every single vacant lot is being bulldozed & developed, we are pushing our wildlife out. Please consider them & where they live. This area is home to many species of endemic plants, eagles, gopher tortoises, cranes just to name a few.

Additionally, I do not like what Deltona is becoming. I moved here to get away from the hustle & bustle and have a nice "place in the country" type feel, and it's quickly becoming the opposite. Overpopulation and overcrowding is not what we want. I hope you listen to your residents & our concerns and stop this and future development.

Laura & Jeremy Jordan  
3236 Sky St  
Deltona 32738

--

Laura Jordan  
772.332.1920  
sent from my iPhone

## **Joyce Raftery**

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**From:** Heidi K. Herzberg  
**Sent:** Thursday, April 15, 2021 2:36 PM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: Enterprise Osteen West development

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** "capjr tilewoodcarpet.com" <capjr@tilewoodcarpet.com>  
**Date:** April 15, 2021 at 11:54:03 AM EDT  
**To:** "Heidi K. Herzberg" <HHerzberg@deltonafl.gov>, "Victor M. Ramos" <VRamos@deltonafl.gov>, Loren King <LKing@deltonafl.gov>, Anita Bradford <ABradford@deltonafl.gov>, Maritza AvilaVazquez <MAvilaVazquez@deltonafl.gov>, Dana McCool <DMcCool@deltonafl.gov>, flowry@volusia.org, jbrower@volusia.org, bjohnson@volusia.org, drobins@volusia.org  
**Cc:** Terry Konash Luise <doyleneighbors@yahoo.com>, "melissa tilewoodcarpet.com" <melissa@tilewoodcarpet.com>, Angelo Petracca <apetracca@hotmail.com>, Dominic Petracca <dominicpetracca@gmail.com>, "capjr tilewoodcarpet.com" <capjr@tilewoodcarpet.com>  
**Subject:** Enterprise Osteen West development

Good Morning,

To all concerned; I have lived at 425 Sheryl Drive, Deltona Fl 32738 since 1971. I have seen many changes over those fifty plus years. I graduated High School from Deland HS 1973. Of course we were Osteen before Deltona annexed us into the city.

My true concerns are the flood plains. During the hurricanes we had massive flooding and the Saint Johns Water Management District had to step in and stop the county from draining the lakes.

With the current development going on Doyle Road I don't see how this development can be helpful to the wet lands and I would expect massive flooding if we ever got the hurricanes like the past.

I am opposed to this development and feel that we are saturated currently. Please look at the history of these flood areas and know that it will be a huge mess for roads and transportation.

I thank you for listening to my concerns and pray you will look deeply into them.

My vote would be no to this development.

Sincerely,

Carmino A Petracca Jr

425 Sheryl Drive Deltona Fl 32738

You can contact me at this email or call/text 407-782-6126



LIKE US ON FACE BOOK / C A Petracca JR INC

[www.tilewoodcarpet.com](http://www.tilewoodcarpet.com)

407-321-9696

Carmino A Petracca Jr

President

C A Petracca Jr Inc

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## **Joyce Raftery**

---

**From:** Heidi K. Herzberg  
**Sent:** Thursday, April 15, 2021 6:42 PM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: Osteen Enterprise Road- 189 houses on 29 Acres

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** julie maring <julieamarling@gmail.com>  
**Date:** April 15, 2021 at 3:49:28 PM EDT  
**To:** drobling@deltonafl.gov, "Heidi K. Herzberg" <HHerzberg@deltonafl.gov>, bgirtman@deltona.gov, "Victor M. Ramos" <VRamos@deltonafl.gov>, Loren King <LKing@deltonafl.gov>, Anita Bradford <ABradford@deltonafl.gov>, Maritza AvilaVazquez <MAvilaVazquez@deltonafl.gov>, Dana McCool <DMCool@deltonafl.gov>, jbower@deltonafl.gov, Fred Lowry <FLowry@volusia.org>, bwheeler@deltonafl.gov, bjohnson@deltonafl.gov  
**Subject:** Osteen Enterprise Road- 189 houses on 29 Acres

Good afternoon; I own property in Osteen and actually two separate locations. I am writing you in regards to the Development of the proposed 189 houses on 29 Acres which is totally ridiculous in my opinion. I am also aware that over 800 petitions have been signed opposing this.. I have been reviewing all the information and fully aware of what is taking place. I am letting you know that on behalf of my neighbors at Underhill Branch Rd, Osteen we are opposed to this ridiculous idea and will be at your meeting on Monday to voice our concerns. And please understand we are not renters, we are land owners.

With that being said, I would like to also mention that there is already traffic issues and among deaths on 415 because of the OVERGROWN area. Has anyone reached out to do a traffic study? or deaths perhaps? or do any of the council live or travel this road? I bet not. I feel that by bringing this to the table you should ALL hear and listen to the residents that live here. The traffic alone has tripled and especially down Maytown Road. When you see law enforcement parked not even ten feet apart and the speeders go past them of course slowing down it isn't ten minutes and they are back to doing the usual. Unless you live where we do and experience the already said issues, you seriously have NO idea.

Among that comes the new bike trail, money spent and I am sure thousands on a BIKE trail but we can't maintain the road or ditches. Tracking back on that I have emailed and called since August 2020 to have the main road way sweep ed and grass off of the roadside that holds water enough to meet on the yellow line and again SAFETY issues and then there is the ditches that are not cleaned or dug out on Lake Harney? Do you or have you experience this? having to drive in water where the ditches are overflowing so bad that a car can not go down this road? of course not. And like I said I have documentation and voice mails saved regarding that issue. So lets concentrate on the issues starting with the traffic on 415

and our road ways before we even think about redeveloping land for more structures, especially when you can't even get a ditch cleaned out but we can spend thousands on a trail. Makes no sense.

Last and foremost, you are driving the animals and habitat away.

Take in consideration the voice of the people who live here and listen to them.

Thank you and look forward to attending the meeting..

Julie

## Joyce Raftery

---

**From:** Heidi K. Herzberg  
**Sent:** Sunday, April 18, 2021 7:00 AM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: Setback

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** Tom Burbank <tcburb1950@gmail.com>  
**Date:** April 18, 2021 at 6:35:10 AM EDT  
**To:** Commissioners <Commissioners@deltonafl.gov>  
**Subject:** Fwd: Setback

----- Forwarded message -----

**From:** Tom Burbank <[tcburb1950@gmail.com](mailto:tcburb1950@gmail.com)>  
**Date:** Sun, Apr 18, 2021 at 6:17 AM  
**Subject:** Setback  
**To:** Tom Burbank <[tcburb1950@gmail.com](mailto:tcburb1950@gmail.com)>

Aside from the clear fact that 50 foot wide lots do not fit the characterer of Deltona please consider this; the image you see is of a small lot, with a home and an AC unit and pad on the side. In order to mow the lawn the homeowner on the right is requirded to physically trespass on the property of the homeowner on the left.

Sent from my iPhone

Tom Burbank



## **Joyce Raftery**

---

**From:** Heidi K. Herzberg  
**Sent:** Sunday, April 18, 2021 8:09 AM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: Developing

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** Jamie Goodrich <jgglass3@yahoo.com>  
**Date:** April 17, 2021 at 4:02:50 PM EDT  
**To:** Commissioners <Commissioners@deltonafl.gov>  
**Subject: Developing**

Rural development Doyle in the Courtland dourdney and Vineland. I'm against this I object to this. There is already too much traffic in this area as it is already want to put 189 houses in this little bit area that is ridiculous we will not stand for that

Sent from my iPhone

Item 6-A  
4-19-2021

Karyn Kingston 3869568632

My name is Karyn Kingston I lived on enterprise Osteen road for 40 years. There is a rural road, scenic road, two lanes ditches on both sides usually filled with water. It's soft and mucky on both sides. You can't pull to the side of the road, if you break down you are stuck on the road with no place to go. The road now is becoming a speed way. They are going 40-50 miles per hour in a 30-mile zone and after where I live it goes down to 20 miles per hour. The road can defiantly not handle the impact of 1900 cars per day. We still need green space, wetlands, agriculture, and at this point why do we need more houses. I mean really, we have enough. Thank you for your consideration for voting against additional homes.

## Joyce Raftery

---

**From:** Heidi K. Herzberg  
**Sent:** Monday, April 19, 2021 9:16 AM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: Hickory Lakes Preserve ..

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** "Linda S. White" <whitel@cfl.rr.com>  
**Date:** April 19, 2021 at 8:50:45 AM EDT  
**To:** "Heidi K. Herzberg" <HHerzberg@deltonafl.gov>, "Victor M. Ramos" <VRamos@deltonafl.gov>, Julio David Sosa <JSosa@deltonafl.gov>, Dana McCool <DMcCool@deltonafl.gov>, Loren King <LKing@deltonafl.gov>, Anita Bradford <ABradford@deltonafl.gov>, Maritza AvilaVazquez <MAvilaVazquez@deltonafl.gov>  
**Subject:** Hickory Lakes Preserve ..

Dear Mayor and Commission ,

I feel compelled to share my comments on the Hickory Lakes Preserve Project - although I doubt my words or the words of so many others from this community will make a difference in the outcome .

I find myself - as do so many others - filled with an unanswered question of why .. Why do a majority of you support this project ..

I know most of you personally and I know you care deeply about this community and the people here .

I know that you want to be good stewards of the environment .

I know that you don't want to negatively impact the communities that surround us

I know that you never wanted Deltona to be known as a greedy bully , insensitive to the needs of people , of neighborhoods , of the environment .

And I know you know that you have every legal right to DENY this project .

I know you know it drastically changes the character of the neighborhood and I know that you know it changes the hopes and dreams of that impacted community and the people who bought land there as it was zoned .

I know you know that the area is fragile and that intense development will most likely cause flooding to the surrounding areas .

I know you know that this community - Your Deltona residents- are already suffering from congested traffic , roads that are in disrepair , poorly lit , unsafe for pedestrian and bicycle traffic .

And that this community wants and needs and deserves relief, not more congestion .

I know you know that you have already built enough rooftops to satisfy the future need for housing . And that our social and physical infrastructure for the already 100,000 people we have here is woefully inadequate .

And I know that you know this proposed project is unremarkable .

It's rooftops on postage stamp lots in a pan environmentally fragile .

It is Definitely not the thing that brings long term tax base ..

Or any type of creative vision or creates a sense of place for our community .

So my question is Why ?

The Commission Approval of unbridled growth is certain to become a Fatal Attraction for this community.

Please do not approve this unremarkable project known as Hickory Lakes Preserve which is a zero sum game where the only winners are the developers

..

Sincerely ,  
Linda White

## **Joyce Raftery**

---

**From:** Heidi K. Herzberg  
**Sent:** Monday, April 19, 2021 9:20 AM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: Enterprise Osteen Development

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** Myra Snell <mksnell@bellsouth.net>  
**Date:** April 19, 2021 at 8:47:57 AM EDT  
**To:** Commissioners <Commissioners@deltonafl.gov>  
**Subject:** Enterprise Osteen Development

Please please Stop and do not approve the over growth of development on this Southeast section of the city! You have already approved the huge development on the corner of Courtland and Doyle. To continue with more development in such a small area is really excessive growth within one small area. Now is the time to hault it before it is a ruination of this historical area!

Thank you, Myra Snell  
Florida certified teacher 25 years.

Sent from my iPhone

## Joyce Raftery

---

**From:** Heidi K. Herzberg  
**Sent:** Monday, April 19, 2021 9:58 AM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: Hickory Lakes preserve project

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** Phil Baughman <gridlok87@yahoo.com>  
**Date:** April 19, 2021 at 9:31:08 AM EDT  
**To:** Commissioners <Commissioners@deltonafl.gov>  
**Subject:** Hickory Lakes preserve project  
**Reply-To:** Phil Baughman <gridlok87@yahoo.com>

I'd like this email to be read into record, even though I'm sure of what the outcome is going to be, I still feel I should voice my opinion.

I am 100% against this from passing, I'd like for you for one second to step back and look at this in a different view, what if this was happening next to you? Take a ride down the scenic road and just take in nature for a minute. Do we really want more congestion on roadways that can barely handle the traffic now?

I ask all of you to take a step back, breathe, clear your mind, and think about this, for many reasons, this should not pass, but if your being closed and narrow minded and this does pass, I feel bad for this city, it's citizens, the people of Osteen, and the nature that you will destroy

Sincerely,  
Gridlok87

Sent from Yahoo Mail on Android

## Joyce Raftery

---

**From:** Heidi K. Herzberg  
**Sent:** Saturday, April 17, 2021 12:26 PM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: Rural Deltona Development

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** Jean Treusch <jtreusch@aol.com>  
**Date:** April 17, 2021 at 10:41:05 AM EDT  
**To:** Commissioners <Commissioners@deltonafl.gov>  
**Subject:** Rural Deltona Development  
**Reply-To:** Jean Treusch <jtreusch@aol.com>

I am very opposed to the proposed development in Enterprise Osteen Rd. It is completely out of character for the area and incompatible with surrounding properties. I live off of Doyle Rd, which is becoming a major roadway with all the new homes being built. People bought their property with acreage to be in a rural area, never expecting to have homes built in their backyard. Please do not allow this overdevelopment to happen.

Sent from the all new AOL app for Android

## Joyce Raftery

---

**From:** Heidi K. Herzberg  
**Sent:** Monday, April 19, 2021 10:51 AM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: Form submission from: Contact the Commissioners

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** Deltona FL via Deltona FL <cmsmailer@civicplus.com>  
**Date:** April 19, 2021 at 10:32:09 AM EDT  
**To:** Commissioners <Commissioners@deltonafl.gov>  
**Subject:** Form submission from: Contact the Commissioners  
**Reply-To:** Deltona FL <cmsmailer@civicplus.com>

Submitted on Monday, April 19, 2021 - 10:32am

Submitted by anonymous user: 97.103.7.14

Submitted values are:

Commissioners: All

Your Name: Susan Hopf

Your e-mail address: Sjhopf@msn.com

Subject: Deltona rezoning hearing

Message:

Although my input as well as other affected citizens will not be considered, I feel compelled to address my concerns. The construction of a housing development on Enterprise Osteen road is unnecessary. There are currently over 800 homes scheduled for construction on Doyle road. The additional house construction is not in character with the surrounding area. I currently must go to the end of my driveway, roll down the windows, turn off the radio in an attempt to get on to Enterprise Osteen without being hit. Do not look at traffic projections for this area and base them on an outdated study. Go to the area, see for yourselves the incompatibility of the project and base your decisions on facts and logic not projected revenue. If this developer is really concerned with the environment the project would be self sustaining, not dependent on Deltona.

The results of this submission may be viewed at:

<https://www.deltonafl.gov/node/2606/submit>

## Joyce Raftery

---

**From:** Heidi K. Herzberg  
**Sent:** Monday, April 19, 2021 10:53 AM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: Planned Development

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** KEN BRAUMAN <kenbrauman@aol.com>  
**Date:** April 19, 2021 at 10:07:40 AM EDT  
**To:** Commissioners <Commissioners@deltonafl.gov>  
**Subject:** Planned Development

Commissioners: This email is to speak against the planned development of 110 acres along Enterprise-Osteen Road.

1. Those of us to live in the area chose to do so because of the quality of life it gives us. Lakes, nature, quiet. If we had wanted congestion and noise, we would have built elsewhere!
2. Regardless of what your “experts” say, those of us who live in the area know the roads, the wetlands, and the schools cannot handle the influx of the proposed development along with those already in construction in the immediate area.
3. I am sure the 4 of you in favor of it don’t live in this area.
4. I am also sure you 4 are thinking only of impact fees and additional taxes.  
We, on the other hand are thinking of the quality of life this pristine area has brought us!

VOTE NO!

Ken Brauman  
29 S Courtland Blvd.  
Deltona. 32738

Sent from my iPad

## Joyce Raftery

---

**From:** Heidi K. Herzberg  
**Sent:** Monday, April 19, 2021 12:27 PM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: Deny rezoning for Hickory Lakes Preserve

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** Patricia Arnold <nicawapa@aol.com>  
**Date:** April 19, 2021 at 12:06:10 PM EDT  
**To:** Commissioners <Commissioners@deltonafl.gov>  
**Subject:** Deny rezoning for Hickory Lakes Preserve  
**Reply-To:** Patricia Arnold <nicawapa@aol.com>

Dear Mayor and Commissioners:

My name is Patricia Arnold at 620 Enterprise Osteen Road. I purchased the house and land before it was annexed into Deltona and have lived here for over 20 years. Before that, I owned a house on Piedmont Drive in Deltona. I made the change because I wanted to live in the less dense, rural environment.

Approving this rezoning application will change this area irrevocably and unnecessarily. Others have testified that the 3 developments under construction along Doyle Road (less than 2 miles away) are sufficient to satisfy the 10 year population projections. Therefore, these 189 homes are not needed.

The negative effect on the 100-year flood plain has already been acknowledged because the initial size of the project was reduced, but there is no guarantee that this will prevent negative outcomes. Would the city be liable?

Finally, Enterprise Osteen Road is a nationally certified Scenic Highway. Traffic analysis indicates an increase in daily trips of 1900. Also, there has been mention at a commission meeting that Enterprise Osteen Road will be made 4 lanes in the future.

For these reasons, please, do as a supermajority of your own zoning board recommended and deny this disruptive, unnecessary, and incompatible project.

On a personal and now ironic note, I actively campaigned for the four who voted yes.

Sincerely,

Patricia Arnold

## **Joyce Raftery**

---

**From:** Heidi K. Herzberg  
**Sent:** Monday, April 19, 2021 12:28 PM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: No more development

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** Jessica Scolaro <jessicascolaro@me.com>  
**Date:** April 19, 2021 at 12:09:08 PM EDT  
**To:** Commissioners <Commissioners@deltonafl.gov>  
**Subject: No more development**

I have lived in Deltona/Osteen area, Doyle Rd/Courtland Blvd/415/Enterprise-Osteen Rd. Area since late 90s. I am raising my kids and farm animals. Please do not develop any more housing. Agriculture is already dying out. Please let this be a portion that is left alone. We moved here to be away from the nonsense.

Thank you.

Jessica Scolaro

## **Joyce Raftery**

---

**From:** Heidi K. Herzberg  
**Sent:** Monday, April 19, 2021 12:28 PM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: Vote AGAINST rezoning in Osteen

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** Christy <cjefferson3@cfl.rr.com>  
**Date:** April 19, 2021 at 12:16:50 PM EDT  
**To:** Commissioners <Commissioners@deltonafl.gov>  
**Subject:** Vote AGAINST rezoning in Osteen

Please, for all of us who make this area our home, do not vote to approve rezoning for this huge new development. When this land was purchased, the buyer knew the property had an agricultural exemption, surrounded by other agricultural properties, located on a narrow, substandard road and adjacent to conservation areas.

Local residents are making what seems to be a reasonable request: That this land be developed to be compatible with the surrounding properties. The requested development, with 189 homes on 50-foot-wide lots and houses that are literally 10 feet apart, is completely out of character with this area.

Do what is right and follow the recommendation of the Planning and Zoning Board and deny this request.

Christy and Dennis Jefferson  
Deltona

Every man's memory is his private literature. ~ Aldous Huxley

I have always imagined that Paradise will be a kind of library. ~ Jorge Luis Borges

Money can't buy happiness but it can buy books, which is kind of the same thing.

## **Joyce Raftery**

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**From:** Heidi K. Herzberg  
**Sent:** Monday, April 19, 2021 12:46 PM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: Form submission from: Contact the Commissioners

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona.

Begin forwarded message:

**From:** Deltona FL via Deltona FL <cmsmailer@civicplus.com>  
**Date:** April 19, 2021 at 12:34:39 PM EDT  
**To:** Commissioners <Commissioners@deltonafl.gov>  
**Subject:** Form submission from: Contact the Commissioners  
**Reply-To:** Deltona FL <cmsmailer@civicplus.com>

Submitted on Monday, April 19, 2021 - 12:34pm  
Submitted by anonymous user: 2603:9001:4c0f:7600:93c:f288:1fd8:2076  
Submitted values are:

Commissioners: All

Your Name: Casmera Norwich

Your e-mail address: cnor2050@aol.com

Subject: Doyle Housing proposal

Message:

So what if this housing development fits in with Deltona's long range plan? The long range plan is faulty. How in Heaven's name are you really going to "safeguard" the neighboring environment from fertilizer runoff from the artificially maintained lawns, the carbon monoxide from all the vehicles and the noise pollution from all the human residents? You CAN'T. People are reporting bobcats in their backyards along Doyle & Mitnik. Last month I saw a DEER as roadkill on Howland. It's going to get worse when you destroy the trees & wooded areas just because a developer wants you to. Make developers use existing blighted & abandoned areas that are ALREADY ZONED for business / homes instead of wasting precious natural resources.

Be sensible: Take the time NOW to be environmentally & publicly responsible to the Taxpayers: saying NO to this development will give Deltona much needed POSITIVE publicity (for a change). Don't bend over every time a developer flashes a wad of money. Please be on the Deltona Taxpayers'/ Homeowners' side for a change.

Sincerely,  
Caz Norwich

Deltona, FL  
386-259-5800

The results of this submission may be viewed at:  
<https://www.deltonafl.gov/node/2606/submit>

## Joyce Raftery

---

**From:** Heidi K. Herzberg  
**Sent:** Monday, April 19, 2021 2:07 PM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: Enterprise West RPUD Zoning application , second reading

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** Richard Tracey <rtracey1@att.net>  
**Date:** April 19, 2021 at 1:59:28 PM EDT  
**To:** Commissioners <Commissioners@deltonafl.gov>  
**Cc:** letters@news-jrnl.com  
**Subject:** Enterprise West RPUD Zoning application , second reading

Commissioners

You have coming before you the final chance to do the right thing and send this proposed development back to the drawing board. Send it back with a message that says bring something more compatible with the area, bring something that reflects the character of the surrounding lands, something that has less of an impact on both the land and the residents.

Consider these facts as you look at this project:

- This land was annexed into the City a long time back for the sole purpose of securing potential development entitlements (access to utilities) but for years sat with no true re-zoning, only listed in your comp plan as low density residential. Now comes a developer who wishes to use the development regulations to the maximum extent possible. Which is completely understandable. The average person is not aware that the Land Development Code when referring to "units per acre" does not delineate that any area of the development be excluded for the purpose of the density calculation. So the 30+ acres of this site which are either in the Lake or Wetlands still count in establishment of the total density. Understand this when you are pitched how the developer has made concessions and reduced the total number of units. There were no true concessions, they simply couldn't squeeze any more units in unless it went to a multi-family higher density zoning and thus the reason for the "tiny" lots. It isn't an urban trend as you are being told, it's simply profit margin.
- Your requirements for Public Notice on this property state that notices must be sent to anyone within a 300 foot radius of the development. For your own edification, have your director of planning show you what that 300 foot radius encompasses. Two things will come too light; one how few people / residents fall within that circle and two, exactly how little development there is around this parcel. In most municipalities the Director of Planning would have noted this and required the developer to expand that circle / change the contact area to include a cross section of people truly impacted by the proposed development.
- Your own Planning and Zoning Board has recommended denial of this project as it is incompatible with the surrounding area, yet Mr. Paradise tells you it is consistent with the comprehensive plan / future land use. That plan calls for low density residential which may be defined by up to "X" units per acre but is not intended to grant development rights to anything clearly at odds with the surrounding area, note that the language says "up to X units per acre." You have the authority, the right and the duty to say no, to say bring back a scaled down version that provides transition from Agricultural to urban residential. Has Mr Paradise explained how he justifies stating that the development of more homes along a short stretch of Enterprise road than there are currently in the entire 4 mile length of Enterprise road from Stone Island to SR 415? How can this be even remotely considered "compatible"? When each and every property that borders this is a multi-acre parcel, conservation lands or in the case of Cove Estates, a development that evolved long before the City was incorporated and was never a formally submitted development within the County. Please convince your constituents and neighbors that you are not blind.

Homes on 6000 square foot lots do not fit in an area where multi-acre horse farms are situated alongside Conservation land, simple homes on acreage parcels, and large estates. Sound development provides for a transition from agricultural to urban residential by slowly decreasing minimum lot sizes, not by jumping from multi-acre to less than 1/4 acre lots. It's absurd to even consider such a change consistent or compatible. 5 acre, 2 1/2 acre or even 1 acre lots are the correct way to transition.

- The average Deltona lot is 75x150 or 11,250 square feet this proposed development is utilizing 6000 square foot lots. Lots that are smaller than some of the homes along Enterprise Road. These lots are 40 to 50 feet wide, your view as you drive through will be dominated by Garage Doors, Consider that the smallest practical dimension for a two car garage is 21'-4", you have 19'-8" left, back out 5' per side for side yard setbacks and you have 9'-8" of "house". Ask your planning director or the developer to provide you with a perspective view of what the view will be as you drive the streets. If you have been sold on this being a development like Victoria Park / Victoria Commons or Baldwin Park well it's time to take your blinders off, there are no alleys in this atrocity for access to rear facing garages, the streets are not designed to support parking in an out of a traffic lane and the lots are smaller. It is nothing more than an intent by the developer to maximize the profitability of the land given how much of the overall development is in the water or in wetland areas, it is not the quality of development that anyone wants to see. This land was bought, at risk, in speculation of profiting off its development and there is nothing wrong with that but as a developer sometimes you don't reap the benefits you originally planned. I know, I've been in it all my professional career. Sometimes you have to change and move on or sell and cut your losses.
- The question was raised at the last meeting about where will people park and of course the response was they have two car garages and ample drive ways. Take a ride around your good City on any day and glance at the abundance of two car garages that are primarily warehouse space as happens with most. The cars then end up in the driveway and when the kids begin to drive one ends up in the yard, so much for your 9'-8" of "house" view. Street parking here will be a joke, the roads are not designed to provide street parking out of the main traffic area. I'm sure the sanitation trucks will be thrilled to bob and weave through the neighborhood as will first responders.
- You have been mislead by the applicant and his attorney stating that agricultural lands are not subject to regulation by The St Johns Water Management District when in fact PART VII – AGRICULTURAL SURFACE WATER MANAGEMENT SYSTEMS (CHAPTER 40C-44) specifically address such use. Yes, there are exemptions but a blanket statement that Agricultural land is exempt from compliance with water management regulations is false and misleading with the intent to make you feel this disaster will somehow be better for the land than if it were to remain Agricultural.
- You have been assured and reassured that there will be no impact to the conservation lands or building within the floodplain. You have bought into the concept of "Compensating storage" believing that there is enough land in this development to offset the impact. You have been assured that no homes will be built within the flood plain but have you asked about the roads? And when the roads flood who is going to respond? The concept of compensating storage is that the fill areas are offset by excavation to "balance", it would be to your benefit to have the applicant provide you a graphic of how this will look and an overview of how the development will fair in times of 100 year storm events or worse a storm reminiscent of Tropical storm Fay. If you know the area and were here during Fay you would know that the water was flowing over Enterprise Road.
- In a 2013 report issued by Volusia County (Volusia County Integrated Floodplain Management) the link to which is: <https://www.volusia.org/core/fileparse.php/4455/urll/Volusia-County-Floodplain-Management-Plan.pdf> this area falls within a Conservation area. I encourage you to look at the image on page 29 which clearly shows the area of this development being identified as conservation. While that designation does not prohibit development it does indicate that any such development should be of minimal impact, clearly this proposed development is not.
- Mr Paradise claims the City has utility service available to the development. Perhaps you have capacity but you do not have utilities at this property. I'd ask the Council and Mayor to look at your utility maps and ask who is paying to bring water and sewer to this development? Especially considering the comments made by the Mayor in this news article: <https://www.news-journalonline.com/news/20190603/special-report-deltonas-sewer-dilemma>. Since most people are aware that sewer needs to flow downhill and this development is downhill of any sewer there is going to need to be a lift station, is the City paying for it? Is the Developer paying for it? Who will maintain it?
- The last thing Deltona needs is more residential development, it needs more responsible commercial development to bring increased tax revenues to the City, revenue that supports growth, helps sustain infrastructure and keeps the community dollars in the community. Restaurants, retail centers and offices are taxed at a higher rate than residential and put less of a burden on your utility systems and roadways, both of which need substantial upgrades. Your utility rates are among the highest in the State / Nation because of poor prior maintenance and planning, yet somehow it seems like a good idea to burden the systems further. It is incomprehensible to think this is sustainable.

The City touts itself as being Eco-aware and has looked at the old community center / school house on Enterprise Road at the boat ramp as a potential Eco development, an opportunity to tie the City to the parks and bike trail that run along Enterprise road, to bring in Eco-tourism, camping, boat rentals etc. yet at the same time, on the same road you are set to approve a housing development that can in no way shape or form be considered an Eco-friendly development, the hypocrisy is astounding. You do have the opportunity to preserve the nature of Enterprise Road, to take advantage of all the beauty of the area in promoting a center that is geared towards recreational use of the land but you cannot see how a development of this magnitude will negatively impact that. The opportunity for a Public / Private partnership in the development of an Eco-resort is ripe for the picking but approving a development of this type sends a message that you really only consider "Eco" as a buzzword and not a practice. The developer has told you how shopping and dining is within walking distance in some bizarre attempt to sell this as an Eco-friendly development and you are buying it. Family Dollar and El Cheap-o Gas (where you can get a slice of Pizza and a six pack for the walk home) or the Fox Head Lounge for Entertainment hardly constitute "Shopping and Dining" in the opinion of most. I did not overlook the Osteen Diner but I doubt many walkers will tempt fate crossing 415 or hike the additional distance North to cross the Rails to Trails Bridge then head South again. Instead these

folks will hop in their cars and head to Publix or Orange City blasting through the rows of cyclists that congregate on this stretch of road on most weekends because this stretch of road is both scenic and safe for them. Only a few on this commission can see the profoundly negative impact this development (as proposed) will have. It is my hope that others will begin to re-think this and do the right thing, send it back, not to be brought forward again unless it reflects a design more in harmony with the surrounding area.

It seems that three Commissioners listen to the opinions of your P&Z Board and the opinions of those who will be directly impacted by this development while the remaining 4 choose to ignore the facts that lay before you. As elected officials you have a sworn duty to your constituents and those others impacted by your decisions; both future residents and neighbors. When all but one speaker at the various Commission meetings wherein this project was discussed are dead set against it in its current form, one can only wonder how much stock you put in the opinions / concerns of your Citizens. Allowing a development which is incompatible with its surrounding area and in a known floodplain / environmentally sensitive area is doing a disservice to all. Before allowing any further residential development it would be wise to look at cleaning up the current problems within the City as opposed to further burdening the City and subsequently the Citizens with a project that will become another maintenance nightmare. Many things work on paper, the drainage system in Glen Abbey and Debary County Club and numerous areas throughout the City of Deltona all "worked on paper" but the reality is these areas were known flood concerns prior to development. And all bore a significant cost to correct. Some of the "corrections" implemented by the City have had severe adverse impacts on lands outside the City. The routing of overflow retention and storm water runoff to Bethel Creek has profoundly impacted Lake Bethel during times of storm events. Water that one perked while sheet flowing over lands to the North (and yes swamping some Deltona home owners, now flows unabated and at a greater rate into Bethel Creek and has contributed to the highest water levels seen in that Lake in over the 30 Years that I have lived on it. But hey, we are collateral damage, not within the City, not a concern of yours. Just as we will be negatively impacted by this project. You are tasked with being good stewards of the lands within your City and approval of this project will send a message that you simply don't give a damn about what your residents or neighbors think. It isn't much wonder that the City is seemingly always at odds with surrounding communities and the County.

Do the right thing, vote no on this second reading, send it back.

Sincerely;

Richard Tracey  
150 Bethel Oaks Ln  
Deltona FL 32738

## Joyce Raftery

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**From:** Heidi K. Herzberg  
**Sent:** Monday, April 19, 2021 2:08 PM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: Form submission from: Contact the Commissioners

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** Deltona FL via Deltona FL <cmsmailer@civicplus.com>  
**Date:** April 19, 2021 at 1:33:08 PM EDT  
**To:** Commissioners <Commissioners@deltonafl.gov>  
**Subject: Form submission from: Contact the Commissioners**  
**Reply-To:** Deltona FL <cmsmailer@civicplus.com>

Submitted on Monday, April 19, 2021 - 1:32pm  
Submitted by anonymous user: 2603:9001:4d08:c00:1d9:6c83:c7d0:3cf4  
Submitted values are:

Commissioners: All

Your Name: Larry French

Your e-mail address: [scrivenerlf@cfl.rr.com](mailto:scrivenerlf@cfl.rr.com)

Subject: Hickory Lakes Preserve Project

Message:

I regret that your online access for Chat has closed for comment as I had hoped to make this a part of your meeting tonight. Well, here's what I wanted to express. I hope that it doesn't fall on deaf ears.

Dear Ladies and Gentlemen of the Deltona City Commission,

You are fellow residents of our fair city whose service to the community is appreciated. I like to think every motion that comes before you is carefully inspected circumspectly. That is why I am addressing you now.

There is nothing preserving about proposed Ordinance No. 06-2020 (Hickory Lakes Preserve). It may look like a splendid plan from the standpoint of a developer and as another source of revenue for the City, but everything about it is foundational unwise. Environmentally, culturally, and aesthetically, this is not something that will bring benefit to our community.

Let's begin with the number one indicator of why this project is not good environmentally. Water is an issue that cannot be ignored, even more so as our water supply becomes more stressed by demand. The Maps provided in the Ordinance package pretty much give you a visual reason for not doing this kind of development here, especially the satellite map which shows vegetation and contour features of the land. Careful examination of the land reveals Hydric or damp areas comprising most of the eastern half of the property. These areas are fringed with hardwoods, a natural feature rarely found left standing in any completed development here in Deltona. The remaining stands of trees are pines that border the wetter soils leaving very little truly appropriate land for residential construction sustainable for septic tanks.

The commonly allowed style of residential development visually provided conveniently east of the intersection of Courtland and Doyle Roads gives us an idea of how this naturally existing property the Hickory Lakes Preserve is proposed for. The natural water system of this land will be altered. Hydric Soils of Florida ([https://faess.org/wp-content/uploads/2020/02/HydricSoilsHandbook\\_4thEd.pdf](https://faess.org/wp-content/uploads/2020/02/HydricSoilsHandbook_4thEd.pdf)) page 5, identifies the majority soil type of this area as Sodosols, which is common to pine flatwood areas and its composition lends to seasonal pooling of water. The soil research findings of this document should be fully read and followed by our City in development considerations such as Hickory Lakes Preserve. There will likely be future issues created from the runoff that will occur and the manmade patterns of water flow. Issues of flooding similar to what Deltona dealt with in '88-'89 because of poorly implemented land use development are possible.

Culturally and aesthetically the Hickory Lakes Preserve promises to bring Deltona and Osteen Residents more disappointments and challenges than any revenue from it can provide. Building out instead of infilling is sprawl no matter how you look at it. Until the accepted building practices that are allowed to go on here in Deltona where every green living thing is bulldozed way, the pristine acreage proposed to be Hickory Lakes Preserved will be erased forever like so many other natural settings.

Current building development ethics here have not changed in decades. Our city hasn't yet employed sustainable land development practices. Why? Is it because it's always been done this way or is all about money and not building a real sense of place? It doesn't take a rocket scientist to realize green spaces and natural barriers preserve the enhance the ambiance and aesthetics of a community. While P&R is striving to provide us with nice outdoor recreational use areas, our Planning and Development Services destroys everything that would attract people to live and work in Deltona. Why aren't we using more modern and sustainable guidelines and requirements in the residential development taking place here so that what is built is appealing and naturally attractive to the eye? Let me tell you there are scores of studies and examples that I have provided in the past that outline how other cities and communities are doing their development so much better. We don't have to re-invent the wheel with respect to our Planning and Development. All we need to do is follow the lead of those who are doing right and better.

Going with that last point, what kind of guidance and recommendations did the Zoning Board give on the Hickory Lakes Preserve development? Was their decision useful? Did this volunteer Board try to advise you on what to do? Make sure you are making informed decisions that work to benefit our community and not line the pockets of those who don't live and work here.

Listen to what your residents say. Do everything you can to bring us all forward positively. Make Deltona a better place to be. Do not approve development of the Hickory Lakes Preserve. It preserves nothing for us and benefits mainly those who exploit us.

I'll leave with this parting quote of an Old Chinese Proverb:  
"I hear, I forget,  
I see and hear, I remember,  
I see, hear, and do, I understand."

Respectfully,  
Larry French  
2520 Arslan St.  
Deltona, FL 32738  
scrivenerlf@cfl.rr.com

The results of this submission may be viewed at:  
<https://www.deltonafl.gov/node/2606/submit>

## **Joyce Raftery**

---

**From:** Heidi K. Herzberg  
**Sent:** Monday, April 19, 2021 2:08 PM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: Enterprise Osteen West Development

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** Sharon Harper <sharonbharper@gmail.com>  
**Date:** April 19, 2021 at 1:24:21 PM EDT  
**To:** "Heidi K. Herzberg" <HHerzberg@deltonafl.gov>  
**Subject:** Enterprise Osteen West Development

I am not in favor of approval for the Enterprise Osteen West Development. I live at 2556 Enterprise Osteen Road. This development would be located just down the road from my property. This area is a very rural area. The size of this development does not fit in with our community. I am quite concerned about the damage to the wetlands and the displacement of the wildlife that lives in this area. I am also concerned about changes this development could generate by creating additional water runoff onto Enterprise Osteen. The road is not designed well already.

Many of us purchased homes in this area for the rural lifestyle. This development does not fit with the size of the other properties in this area. Enterprise Osteen is a small winding road. We do not need the additional traffic generated from all those homes. I don't see a win for anyone with this development.

Sincerely,

Sharon Harper

## Joyce Raftery

---

**From:** Heidi K. Herzberg  
**Sent:** Monday, April 19, 2021 2:08 PM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: Hickory Lakes Preserve -- Enterprise Osteen West

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** jpalacios1130 <jpalacios1130@gmail.com>  
**Date:** April 19, 2021 at 1:39:31 PM EDT  
**To:** Commissioners <Commissioners@deltonafl.gov>  
**Subject:** Hickory Lakes Preserve -- Enterprise Osteen West

Good afternoon all,

This email is to inform you that I **OPPOSE** this project. Please see the below reasons:

How is Deltona preserving or helping

1. Wetlands
2. Conservation land
3. Endangered species (ex. gopher tortoise)
4. Environmental concerns
5. Overflowing lakes
6. Evacuation routes (none) of roadways
7. Last but not least **Traffic**

**My question to you is:**

**Doesn't our voice count. I moved to this area to get away from a crowded city and all that is included. I love the peace, quietness, farm animals and especially the acreage of land.**

Please listen and take in account the residents that have lived generations here and **Vote NO** for this project.

Thank you in advance,

Jessica  
Deltona resident

## **Joyce Raftery**

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**From:** Heidi K. Herzberg  
**Sent:** Monday, April 19, 2021 2:10 PM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: very concerned

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** Cheryl Lataille <calataille@yahoo.com>  
**Date:** April 19, 2021 at 1:06:52 PM EDT  
**To:** Julio David Sosa <JSosa@deltonafl.gov>, Commissioners <Commissioners@deltonafl.gov>  
**Subject:** Re: very concerned

Good afternoon,

Thank you for your reply. Unfortunately, due to Covid-19 and my at risk status, I will not be able to attend tonight's meeting. However, my voice should still be heard. Enterprise-Osteen Road is the only truly scenic area of Deltona and depicts "old" Florida. Deltona does not have a historic area like Sanford and DeLand. This is the only area we have that comes close - which is why it has been designated as a scenic highway. I hope that every Commissioner has taken the time to travel this road and see it's beauty. I feel confident in saying that there is no way that, after traveling this road, anyone would feel that a housing development would be compatible to these surroundings. I also feel that if there is any Commissioner that has not done their due diligence in traveling this route should not vote on this until they do so.

This development is so out of character for this area and will destroy the only section of Deltona that maintains true natural beauty. Please vote NO.

Please feel free to share my comments at tonight's meeting.

Thank you,  
Cheryl Lataille  
On Tuesday, April 13, 2021, 04:02:30 PM EDT, Julio David Sosa <jsosa@deltonafl.gov> wrote:

Good afternoon Mrs Lataille,

Thank you for your feedback and addressing your concerns for the Hickory Oaks development. I hope you can attend the April 19th meeting regarding this issue.

David Sosa  
City of Deltona  
City Commissioner District 6

Item 6 - A

Phone Call on Monday, April 19, 2021 at 3:24 p.m. from Laura Evans:

I can't make it to the meeting and I don't know who to call and I am going to send out emails, but I did not know if I could just put it on record that you had one more phone call against all of this development. I'm sure it is not going to make a difference. It is getting out of control and out of hand. It's just sometimes life has to not be about the all mighty dollar and we got to slow this down. We live in Osteen for a reason and that is not to live on top of one another. We gotta leave some rural areas, we gotta leave some space and not even to mention every time you guys build on that side of the road, us on the other side of the road pay the price with flooding and drainage and every other thing that's never considered about what's happening on the east side of 415. It is getting old and we feel really run over out here and I know it is not going to help, but I'm gonna send emails too.

## **Joyce Raftery**

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**From:** Heidi K. Herzberg  
**Sent:** Monday, April 19, 2021 4:22 PM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd: Monday, April, 19, 2021 meeting

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** Jennifer Chasteen <jennchasteen@gmail.com>  
**Date:** April 19, 2021 at 3:37:58 PM EDT  
**To:** Commissioners <Commissioners@deltonafl.gov>  
**Subject:** Monday, April, 19, 2021 meeting

Good afternoon all,

I am writing regarding the agenda item re:the rezoning for yet another development (Hickory Lakes Preserve). I know that when you all vote that it is made clear that you have to vote based on how this fits (or in this case doesn't fit) into our comprehensive plan. This is not the first time I've reached out re: so many developments being approved and how city staff has admitted the amount approved already exceeds the anticipated growth needs.

I would like to approach this project a bit differently. I would like to know what measures are being taken to fulfill the social responsibilities of those already in the area. I would like to know what you (as the city) have in place in terms of plans to take care of those who live in Cove Estates, who will flood to a greater degree after this project has begun. Tell me how we as a city consider adding so many housing developments, with half width lot size (compared to our standard "postage stamp lots") is adding diversity to the community because all of the recent developments have been proposed this way. I do understand this project is proposed a tad bit different but not much in terms of lot size. The developer touts dog parks when their attorney comes up to speak as a benefit to the area. What benefit is that to me? I won't be living in that subdivision. I live a couple miles up the road. I find it hard to believe residents who will be paying HOA fees will be eager to just let every Tom, Dick and Harry in with their dogs.

Aside from that let's talk wildlife. I understand if certain wildlife is in the area they have to be relocated. My question is where? The city is allowing overdevelopment to occur. Where will there be any space for the wildlife? Once we pave over this land we can't go back in time and reverse it. I've had the pleasure of riding my bike in this area and it has been so wonderful to see the deer and wild rabbits in the early morning and late evening. We won't see them once we tear down all the trees in the name of development. Where will they go? They will die, we are destroying their homes and affecting the ecosystem.

What about the sewage system? Adding more people to the sewage billing rolls isn't fixing our aging system. I've heard about how adding people will add more funds for improvement but that's never immediate. Mr. Peters own expert admitting it wouldn't bring down the cost to those already paying a lot to be on the system. So when we increase demand on the system, which already is not up to par per the state, what is going to happen. Please don't say raise rates and borrow more money.

You are elected to be representatives of the community. The community has spoken quite loudly on why they don't feel this is a good decision yet here we are at a final reading. The developer expects this to go through, as have all but 1 of the recent projects. The developer will continue to come before you for rezoning because they continue to get a yes vote. Guess what happens when you say no...they will go buy elsewhere. Now that probably has some gasping for air, how could we let that happen...but really you may want to question how you could consider voting time and time again to stock piling our community with homes. I asked before and didn't get a response from 5, but what is going to happen after all these homes are built and people end up moving away because they are no longer working from home and that commute on the deadliest highway in the country gets too exhausting to travel? What's going to happen when the houses don't appraise for such a high value in a few years because there are so many vacant homes? It's an ebb and flow, I get it but for people like me who have been here 28 years I would like to see you spend time considering what this is doing to the community. The look, the feel, the quality of life...

Can we please consider the responsibilities you have to us??? There's a lot of catering going on to potential residents but not much to those of us who made this our home, those of us who raised our families here. I'm not suggesting no development ever but you've approved so much residential expansion lately. This is not only unnecessary it's irresponsible.

On another topic, thank you to those who completed and submitted your reviews of the Acting City Manager. I read each comment and saw the number ratings. Overall, I'm pretty impressed with how seriously you took this and how honest you were in your ratings. Thank you for that.

I'm sure tonight is going to be a long meeting. I beg of you, please consider us as you vote. Consider the actual comprehensive plan and recognize that this is not in line.

I apologize for sending this at the so called 11th hour. I contemplated not sending it but how can I ask others to be involved if I am not willing to speak up, even if I do feel extremely defeated?

Respectfully,

Jennifer Chasteen

## **Joyce Raftery**

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**From:** Heidi K. Herzberg  
**Sent:** Monday, April 19, 2021 4:27 PM  
**To:** John Peters; Joyce Raftery  
**Subject:** Fwd:

Thank You,

Heidi Herzberg  
Mayor  
City of Deltona

Begin forwarded message:

**From:** Cathy Robertson <robertsoncat05@gmail.com>  
**Date:** April 19, 2021 at 3:16:21 PM EDT  
**To:** Commissioners <Commissioners@deltonafl.gov>

I am opposed to the Hickory Lakes Preserve PUD as it is completely out of character for Enterprise Ostend Rd and is incompatible with the majority of the surrounding properties, not to mention the impact on the wildlife and traffic!

Sincerely, Cathy Robertson

Sent from my iPad