



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Regular Commission Meeting

City Commission

*Mayor Avila
Vice Mayor Avila-Vazquez
Commissioner Colwell
Commissioner Heriot
Commissioner Howington
Commissioner Nabicht
Commissioner Santiago*

Tuesday, January 20, 2026

6:30 PM

Deltona Commission Chambers

REVISED 1-16-2026

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

BUSINESS MEETING - 6:30 PM

1. CALL TO ORDER:

2. ROLL CALL – CITY CLERK:

3. INVOCATION AND PLEDGE TO THE FLAG:

A. Invocation Presented by District 4 Commissioner.

4. ADDITIONS AND DELETIONS:

5. PRESENTATIONS/AWARDS/REPORTS:

A. Presentation - Check Presentation from the Volusia County Hispanic Association.

B. Recognition of holiday parade winners.

C. Presentation - Deltona History by former Commissioner Tom Burbank.

6. DELTONA COMMUNITY EVENTS:

7. CONSENT AGENDA:

A. Request for approval of minutes of the Regular Commission Meeting of December 15, 2025, as presented.

B. Request for approval of the Fourth Quarter 2025 Reports of City Advisory Boards/Committees.

Background: October through December 2025 Quarterly Reports of City Advisory Boards/Committees:

1. Affordable Housing Advisory Committee
2. Firefighter Pension Board
3. Planning and Zoning Board
4. Team Volusia
5. William S. Harvey Deltona Scholarship Advisory Committee

C. Request for approval of Resolution No. 2026-02 for the purchase and full outfitting of a replacement ambulance.

Background: Fire Department staff is requesting approval for the expenditure of \$680,500 for the purchase and full outfitting of a replacement ambulance. Due to recent changes in the City's vehicle replacement schedule, this unit was not originally included in the FY26 budget. However, extended ambulance build times and the current condition of the fleet require that we proceed with replacement now. The unit being replaced is a 2016 reserve transport unit that has exceeded its service life as defined in the City's replacement criteria (10 years, 160,000 miles, or 10,500 hours). It currently has 215,423 miles and is approaching 11 years of service. This acquisition qualifies under the City's emergency purchasing provisions as a critical replacement of capital equipment necessary to maintain reliable emergency response capabilities.

We received Estimate #Q4615-1 from Frazer for a 2025 International ambulance in the amount of \$506,833, with pricing secured under HGACBuy contract #AM10-23, valid through September 30, 2027. The current build time is estimated at up to 12 to 15 months from the time of order. If we were to delay this purchase until the FY26 budget cycle in October 2026, delivery of the ambulance would likely be pushed into late 2027 or early 2028, making the current unit 12 years old by the time of replacement.

The remaining \$173,667 of budgeted funds will be used to purchase essential equipment required to place the ambulance into full service, including stretchers, radios, medical supplies, stair chair, Technomount system, and other necessary components.

Attached are the quotes for the ambulance and core components as well as the HGACBuy contract.

D. Request for approval of Resolution No. 2025-153, Investment Policy.

Background:

The purpose of the Investment Policy is to set forth the investment objectives and parameters for the management of the funds of the City of Deltona. This policy is designed to ensure the prudent management of public funds, the availability of operating and capital funds when needed, and an investment return competitive with comparable funds and financial market indices. This policy complies with Section 218.415, Florida Statutes, and applies to all cash and investments held or controlled by the City, except for the City's Pension Funds and funds related to the issuance of debt where there are other existing policies or indentures in effect.

In addition, this policy focused on compliance with Florida State Statutes that govern the investment of public funds, as well as on inclusion of current best practices as recommended by the Government Finance Officers Association (GFOA) and the Association of Public Treasurers of the United States and Canada (APT US&C). Controls and safeguards that have historically been in place remain.

Recommendations were designed to improve and increase the clarity of the policy. As such, the Operating investment policy has been broken out from the Deferred Compensation Plans investment policy, and both now stand on their own. This also incorporates comments provided by the Commission on December 15, 2025.

The revisions presented in this policy have been fully reviewed and recommended for approval by Chandler Asset Management, LLC. They are the city's investment advisors related to the city's investment portfolio.

E. Request for approval of Resolution No. 2026-07, Agreement with the Volusia County Tax Collector for the Utilization of the Uniform Method of Collection of the Non-Ad Valorem Assessments.

Background:

The City Commission on May 17, 2021, approved a similar agreement with the Volusia County Property Appraiser. This is when the Volusia County Property Appraiser was responsible for handling assessments on the tax bills. Now that the County has a constitutional Tax Collector, the agreement needs to be updated to reflect the proper parties.

There are no changes with the Volusia County Property Appraiser for the Utilization of the Uniform Method of Collection of the Non-Ad

Valorem Assessments. This agreement is basic in nature and outlines the responsibilities of the Tax Collector in handling our Non-Ad Valorem Assessments. The cost per assessment unit charged by the Tax collector is fifty-five cents (\$.55).

F. Request for approval of Resolution No. 2026-08 Ratification of waiver of late fees and water shutoff due to the Utility Billing Online Payment Portal Outage.

Background:

The City's Online Payment Portal suffered an Outage from Monday, December 29, 2025, through Wednesday, January 7 due to a required software patch to our ERP system that caused a conflict and rendered the application unusable; thereby affecting all aspects of the application including the online payment portal.

As a result of our customers' inability to make payments through the online payment portal and for 1,500 customers that were on autopay, the City Manager authorized the waiver of late fees and shut offs from Friday, December 26 through Friday, January 9 to give our customers additional time to pay any outstanding amounts in person or via our automated phone system. To be fair to all residents and provide the same fee waiver, staff is requesting that we extend the waiver of late fees to the 5,600 average delinquent accounts through Friday, January 23.

G. Request authorization for the sale of a portion of Tract N - (0.023 acres +/- or 1,006.03 square feet) found in the Deltona Lakes Unit 20 plat. The overall acreage of Tract N is 11.23 acres. The appraised value of the property is \$800.

Background:

The property owner of 658 Copper Beech Boulevard, Lot 42 in the Twin Lakes At Deltona Unit 1 Subdivision has inquired about purchasing approximately 0.023 acres of Tract N, Deltona Lakes Unit 20 to combine with their property. Tract N is not impacted by wetlands or FEMA Flood Zone.

658 Copper Beech Boulevard was not platted as a typical lot in the subdivision and has a peculiar lot layout. This lot layout leaves little usable property in the rear of the lot.

The property owner of 658 Copper Beech Boulevard has requested consideration of purchasing a small portion of Tract N to combine with their property creating a more rectangular property layout.

H. Request authorization for the sale of a property in Pine View Estates - (0.126 acres +/- or 5,488.56 square feet). The appraised value of the property is \$9,900.

Background: The City of Deltona owns a 0.126 acre parcel in the Pine View Estates area (Parcel ID 811801420450, Lots 45 & 46, Block 42). The property is landlocked, unimproved, and does not provide a significant public benefit for stormwater drainage, open space, or other municipal purposes. Staff had evaluated the property and determined that it is no longer needed for public use. An independent appraisal has established the fair market value of the property at \$9,900. Staff recommends that the property be declared surplus and sold to BNGA, LLC through negotiation in accordance with the City Code of Ordinances.

I. Request for recognition(s) for the month of January.

The following recognition(s) has been requested:

Proclamation - National CRNA Week: January 18th - 24th, 2026

Background: N/A

8. ORDINANCES AND PUBLIC HEARINGS:

A. Public Hearing - Ordinance No. 02-2026 Amending Chapter 66 "Traffic and Vehicles" establishing regulation regarding Micromobility devices at first reading.

Background: During the 2025 Legislative Session, State Legislature adopted SB 462, codified in Chapter 2025-149, Laws of Florida, which allows local governments to establish regulations regarding micromobility devices, defined as a "motorized transportation device designed for individual use which is typically 20 to 36 inches in width and 50 pounds or less in weight and which operates at a speed of typically less than 15 miles per hour but no more than 28 miles per hour. This term includes both a human-powered and a nonhuman-powered device such as a bicycle, electric bicycle, motorized scooter, or any other device that is owned by an individual or part of a shared fleet." At August 18, 2025, Regular City Commission Meeting, the City Commission provided direction to adopt an ordinance regulating micromobility devices pursuant to the authorization in Florida Statutes.

B. Public Hearing - Ordinance No. 36-2025, Amending Section 110-814 "Additional Regulations for Certain Permitted Principal Uses and Structures." Of Chapter 110, "Zoning" and Chapter 74, "Administration" of the Land Development Code, at first reading.

Background: Ordinance No. 36-2025 updates the City's Land Development Code to comply with state and federal law regarding certified recovery

residences, including the requirements of Senate Bill 954 (2025), which amends Section 297.487, Florida Statutes. SB 954 requires municipalities to adopt, by January 1, 2026, an ordinance establishing procedures for the review and approval of certified recovery residences, including a reasonable accommodation process, submission of a written application, review timelines, and a final written documentation within 60 days, with deemed approval if no determination is issued. Local ordinances must be consistent with the Fair Housing Act and the Americans with Disabilities Act and may include revocation provisions for cause.

The ordinance also updates development and operational standards - such as occupancy limits, spacing, parking, operational rules, and neighborhood compatibility, while recognizing certified recovery residences as residential uses protected under fair housing laws. Certified recovery residences must comply with all applicable laws, building codes, and fire codes, and City inspections are permitted to ensure compliance. The amendments are procedural in nature, do not change land use or density, are consistent with the Comprehensive Plan, received a unanimous recommendation from the Planning and Zoning Board, and are recommended for approval at first reading.

9. ACTION ITEMS:

A. [Request for approval of Resolution No. 2025-169 Adopting the updated Master Fee Schedule for FY 2025 - 2026 that incorporates the Utility Rate Study for Water and Wastewater \(W/WW\).](#)

Background:

This is a request for the City Commission to approve the Master Fee Schedule for Fiscal Year 2025 - 2026 that incorporates the Water and Wastewater Utility Rate Study.

Resolution No. 2025-169 includes Exhibit "A", which lists the existing fees and all updates. Fees included in Exhibit "A" are part of the adopted budget. This revision updates the water and sewer fees of the City. These City fees are actual pass-through costs for various City services to include water, sewer, reclaimed and irrigation, etc.

City staff conducted a rate study to make sure that we are capturing the cost that the city is incurring to provide these services.

The City uses a "Master Fee" Schedule to establish fees for a variety of services. With the adoption of the final budget by Resolution No. 2025-134, the Master Fee Schedule that was adopted by Resolution No. 2025-140 on October 20, 2025, did not include the fees incorporated into this resolution as the rate study had not been completed.

The Water and Wastewater Rate Study by GovRates has been completed and is attached.

B. Request for Consideration of all reappointments/appointments to the Affordable Housing Advisory Committee.

Background:

The terms of all eleven (11) members of the Affordable Housing Advisory Committee expired December 30, 2025. Staff has heard from the following members who wish to be re-appointed, Rachel Amoroso, Jean Armstrong, Jodi Pena-Castaldi, Sylvia Hayes and Michelle Wallace-Chin. Staff has received applications from the following individuals who wish to be appointed, Joseph Cerrato, Timothy Griffin, Janice Hayes, Ashley Hill, Beth Dalton Justice, Carmen Ledesma, Deneida Malave, Christopher Martin, Grace Mojica, John Morris, Maria Pizarro, Lorraine Robles, Angel Rodriguez, Manny Rodriguez, Joseph Somerville, Joshua Taveras, and Brandi Weeden. Staff received incomplete applications from Elizabeth Chavez, Brandon Hart, and Marimar Quinones.

The City has posted the openings on the City's web page.

The SHIP Act and Rule requirement has been reinstated per SHIP statute (F.S. 420.907676 and Rule 67-37.010) that in order to continue to qualify for funding, the local government must appoint an Affordable Housing Advisory Committee.

The proposed Housing and Community Development staff recommendations and the eleven (11) member Committee shall include:

- (a) One citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- (b) One citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing. (Sylvia Hayes currently serving)
- (c) One citizen who is representative of those areas of labor actively engaged in home building in connection with affordable housing. (Michelle Wallace-Chin currently serving)
- (d) One citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (e) One citizen who is actively engaged as a for-profit provider of affordable housing.

- (f) One citizen who is actively engaged as a not-for-profit provider of affordable housing. (Jodi Pena-Castaldi currently serving)
- (g) One citizen who is actively engaged as a real estate professional in connection with affordable housing.
- (h) One citizen who actively serves on the local planning agency pursuant to § 163.3174. (Rachel Amoroso currently serving)
- (i) One citizen who resides within the City of Deltona.
- (j) One citizen who represents employers within the City of Deltona. (Jean Armstrong is currently serving)
- (k) One citizen who represents essential services personnel, as defined in the local housing assistance plan.

If, due to reasonable factors, a citizen actively engaged in these activities in connection with affordable housing is not available for appointment to the Committee, a citizen engaged in the activity without regard to affordable housing may be appointed.

The AHAC Committee shall evaluate and report to the City Commission on established policies, procedures, ordinances, land development regulations, and review the comprehensive plan; to include recommended changes as established in Section 420.9076, F.A.C.

C. Request for discussion - Rhode Island Avenue Extension - City Led vs. County Led Project.

Background:

The City is considering whether to develop the Rhode Island Extension as a City-led project or in coordination with Volusia County as a County-led project. A City-led project gives the City full control over design, schedule, and maintenance but relies primarily on City funding. A County-led project could provide additional funding and shift long term maintenance responsibility to the County, but the City would have less control over design and timing. Commission direction will guide staff on which approach to pursue.

D. Request for approval of Resolution No. 2026-05 recognizing Ordinance No. 29-2025 as void ab initio pursuant to SB 180.

Background:

The City of Deltona adopted Ordinance No. 29-2025 imposing a temporary moratorium on June 30, 2025. On November 4, 2025, the

attorney for Howland Holdings Group LLC sent correspondence to the City alleging that the City's moratorium is prohibited pursuant to SB 180. The City Attorney's Office is seeking direction from the City Commission if action is required.

E. Request for approval of Resolution No. 2026-06 Howland Station Condo Developers LLC Settlement.

Background:

The City of Deltona, Florida (the "City") is currently involved in litigation in Florida's 7th Judicial Circuit in and for Volusia County, styled as *Howland Station Condo Developers LLC v. City of Deltona* and identified by Case Number 2025-10821-CIDL (the "Litigation"), which is the result of a dispute between the City and Howland Station Condo Developers, LLC ("Howland Station") related to an application for development (the "Application") upon property located on Martin Luther King Jr. Boulevard and Howland Boulevard in the City of Deltona, Florida, which is identified as tax parcels 810807000020 and 810807000030 and is approximately 5.5 acres (the "Property"). Subsequent to filing the Litigation, Howland Station also issued a Presentation of Claim pursuant to Section 70.001, Florida Statutes, the Bert J. Harris Private Property Rights Protection Act (the "Bert Harris Claim").

On January 6, 2026, the City and Howland Station participated in court-ordered mediation for the Litigation. After eight hours of negotiation, a mediated settlement that requires the approval of the City Commission (the "Settlement") was reached in which Howland Station will execute a General Release extinguishing any and all claims including all past, present, and future claims for damages arising from the Dispute, including the Bert Harris Claim, and will convey the Property to the City. Howland Station will also bear their own attorney's fees and costs. To effectuate the settlement, the City will pay Howland Station three million one hundred and twenty five thousand dollars and zero cents (\$3,125,000.00) (the "Settlement Amount"). As a further condition of the Settlement, the City will ratify the transaction in which Howland Station obtained the Church Property (the "Church Property Transaction").

10. CITY ATTORNEY COMMENTS:

11. CITY MANAGER COMMENTS:

12. CITY COMMISSION COMMENTS, REQUESTS & REPORTS:

13. ADJOURNMENT:

CONTINUATION OF PUBLIC FORUM

**This is only for individuals who submitted a request to speak form during the 6:00 p.m. Public Forum and were not afforded the opportunity to speak.*

NOTE: If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Manager in writing at CityManager@deltonafl.gov or to Deltona City Hall, 2345 Providence Blvd., Deltona, FL 32725 at least 48 hours prior to the meeting at which the person wishes to attend. The City is not permitted to provide the use of human physical assistance to physically handicapped persons in lieu of the construction or use of ramps or other mechanical devices in order to comply with Florida law. If proper accommodations for handicapped access cannot be made at a particular public meeting venue pursuant to a timely written request under Section 286.26 F.S., the City Manager shall change the venue of that meeting to a location where those accommodations can be provided.

DECORUM POLICY: The City of Deltona has a significant interest in conducting orderly and efficient public meetings, which includes preventing disruption, promoting civility, and preserving decorum. To that end, behavior which disrupts or impedes the efficient and orderly conduct of any public meeting, as determined by the Mayor, or presiding officer, or a majority of the City Commission, is not permitted. The Mayor, or presiding officer, or a majority of the City Commission, may interrupt, warn, or terminate a speaker's statement when that statement is too lengthy, personally directed, abusive, obscene, irrelevant, or otherwise reasonably perceived to be a disruption to the fair and orderly progress of the discussion at hand. The Mayor, or presiding officer, or a majority of the City Commission, may also interrupt any part of the meeting to warn any individual that they are being disruptive or otherwise impeding the efficient and orderly conduct of the meeting. The Mayor, or presiding officer, or a majority of the City Commission, may require any individual to leave a public meeting for its duration if that individual is unable to observe this Policy after being warned. Should an individual be required to leave a meeting for violating this Policy, that person shall be escorted from Commission Chambers by a Volusia Sheriff's Deputy.

PUBLIC FORUM: Public Forum will begin at 6:00 PM at the start of each regular meeting and will conclude after 30 minutes. Comments during Public Forum are limited to items of City business that are listed on the Agenda and/or items that are not listed on the Agenda. Comments regarding listed Agenda items will take place after discussion of each item. Please be courteous and respectful of the views of others. In order to address the Commission, citizens must fill out a public participation slip and give it to the Deputy City Clerk. All citizen comments are limited to 3 minutes and shall be addressed to the Mayor or the Commission as a whole. Members of the City Commission shall not enter into discussion or respond to a citizen's comments other than to give directions or to ask for clarification. However, individual Commissioners may choose to respond under the "City Commissioner Comments" portion of the meeting.

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