



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Special City Commission Meeting

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

Saturday, March 29, 2025

9:00 AM

Deltona Commission Chambers

1. CALL TO ORDER:

2. ROLL CALL – CITY CLERK:

3. PLEDGE TO THE FLAG:

4. ACTION ITEMS:

- A.** [Resolution No. 2025-48, Declaring Zoning in Progress to establish the “Keep Deltona Wild Overlay District” to encourage low impact residential development, protect environmentally sensitive lands, preserve biodiversity, preserve and encourage agrarian communities, and promote ecotourism and agritourism activities within certain unique areas of the City of Deltona, and determining that applications for Development Orders and Development Agreements shall be subject to the zoning in progress.](#)

Background:

At the March 3, 2025, City Commission requested staff to work with Legal to create a “Keep Deltona Wild District Overlay”. Zoning in progress is a legal status that is created when a change to a local government’s zoning code is proposed. The purpose of zoning in progress is to prohibit development that will not conform to the proposed changes. Because this status does not require final legislative action by the governing body of the local government, it either expires upon the failure of the governing body to adopt the proposed legislation or becomes law upon adoption of the changes.

The local government announces its intention of changing the zoning code. At that time, the proposed changes are enforceable against new zoning applications not yet filed with the local government. All existing applications continue to be governed by the law in effect at the time the application was originally filed.

- B. [Resolution No. 2025-49, Declaring Zoning in Progress to study and amend the activity center overlay permitted uses, mix of uses, density/intensity and architectural design to establish a walkable, mixed-used environment have includes a diverse mix of retail, dining, lodging and housing options, and determining that applications for Development Orders and Development Agreements shall be subject to the zoning in progress.](#)

Background:

At the March 18, 2025, City Commission requested staff to work with Legal to study and amend the Activity Center Overlay". Zoning in progress is a legal status that is created when a change to a local government's zoning code is proposed. The purpose of zoning in progress is to prohibit development that will not conform to the proposed changes. Because this status does not require final legislative action by the governing body of the local government, it either expires upon the failure of the governing body to adopt the proposed legislation or becomes law upon adoption of the changes.

The local government announces its intention of changing the zoning code. At that time, the proposed changes are enforceable against new zoning applications not yet filed with the local government. All existing applications continue to be governed by the law in effect at the time the application was originally filed.

- C. [Resolution No. 2025-50, Approving the Settlement Agreement for the Espejo Litigation.](#)

Background:

On or about September 25, 2022, L.G., a minor, visited a playground located at Dewey O. Boster Sports Complex, 1200 Saxon Blvd, Deltona, FL 32725 and fell from a ladder. It is alleged that L.G. suffered personal injuries and incurred medical expenses as a result of the Accident.

As a result of the Accident, Crystal Espejo, as the natural parent and legal guardian of L.G., a minor ("Espejo"), filed a lawsuit against the City of Deltona ("City") in Florida's 7th Judicial Circuit in and for Volusia County, styled as *Crystal Espejo, as natural parent and legal guardian of L.G., a minor v. City of Deltona* and identified by Case Number 2023-10521-CIDL.

Espejo is willing to execute a General Release extinguishing any and all claims including all past, present, and future claims for damages arising from the Accident for the total amount of one hundred thousand dollars (\$100,000.00), including all costs and attorney's fees.

The City's insurance carrier at the time of the Accident and Litigation,

PGCS, will cover the cost of the Settlement Amount after payment of the City's deductible cost of one thousand dollars (\$1,000.00).

Staff recommends the City Commission approve Resolution No. 2025-50 approving the settlement agreement for the Espejo case matter.

5. PUBLIC COMMENTS: (2 minutes maximum length per speaker)

6. CITY MANAGER COMMENTS:

7. 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 COMMENTS: Time permitted, public comments shall be limited to items on the agenda and shall not exceed two minutes. 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.