

**RESOLUTION NO. 2026-11**

**A RESOLUTION OF CITY OF DELTONA, FLORIDA;  
AUTHORIZING THE CITY ATTORNEY TO PROCEED WITH  
FORECLOSURE OF OUTSTANDING MUNICIPAL LIENS  
AT 779 TULIP STREET, DELTONA, FLORIDA;  
AUTHORIZING REPRESENTATION THROUGH CITY  
ATTORNEY'S OFFICE AND OUTSIDE LEGAL COUNSEL;  
PROVIDING FOR IMPLEMENTATION AND AN EFFECTIVE  
DATE.**

---

**WHEREAS**, as of January 27, 2026, the City of Deltona, Florida (the "City") has levied municipal code liens totaling one hundred twenty-five thousand three hundred dollars (\$125,300.00) (the "Code Liens") against the property located at 779 Tulip Street, Deltona, Florida (the "Property"); and

**WHEREAS**, on August 15, 2025, the Special Magistrate, Kristin N. Eick, entered an Order Authorizing Foreclosure of Code Enforcement Liens recorded in the Volusia County Official Records Book 6735 Page 2404, Book 7032 Page 1531, Book 8278 Page 1968, Book 8272 Page 1235, and Book 8272 Page 1237 finding that the Property is not in compliance, the fines have not been paid, and the liens have not been satisfied; and

**WHEREAS**, the City Commission desires to move forward with foreclosure proceedings for the Code Liens against the Property (the "Litigation"); and

**WHEREAS**, the City Commission desires to engage Tessitore Mari Scott, PLLC as Outside Counsel to represent City in the Litigation in accordance with the terms of the proposal attached hereto as Exhibit "A"; and

**WHEREAS**, the City Commission also desires to authorize the City Attorney, TG Law PLLC ("TG Law"), to represent the City in the Litigation and supervise the City's Outside Counsel in accordance with the terms of TG Law's contract dated November 2, 2024.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA:**

**Section 1. Recitals Adopted.** That each of the above recitals are hereby adopted, confirmed, and incorporated herein.

**Section 2. Litigation Authorized.** That participation in foreclosure proceedings for the municipal code liens levied against 779 Tulip Street, Deltona, Florida is authorized hereby authorized.

**Section 3. Representation Authorized.** That Tessitore Mari Scott, PLLC and TG Law, PLLC are each duly authorized to represent the City of Deltona pursuant to their respective Proposals and Contracts.

**Section 4. Implementation.** That the City Manager or his designee is hereby authorized to take any action which is necessary to implement this Resolution.

**Section 5. Effective Date.** That this Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF  
DELTONA, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

BY: \_\_\_\_\_  
Santiago Avila, Jr., MAYOR

ATTEST:

\_\_\_\_\_  
Joyce Raftery, CMC, MMC, CITY CLERK

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

\_\_\_\_\_  
TG Law, PLLC, CITY ATTORNEY

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