



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

Monday, June 30, 2025

6:30 PM

Deltona Commission Chambers

REVISED

1. CALL TO ORDER:
2. ROLL CALL – CITY CLERK:
3. PLEDGE TO THE FLAG:
4. ACTION ITEMS:
 - A. [Public Hearing - Ordinance No. 29-2025, Providing for imposition of a Temporary Moratorium on issuance of Development Orders and Permits and on the processing of Development Applications, City Code Text Amendments, Rezonings, Comprehensive Plan Text and Land Use Plan Amendments for development of residential dwelling units within the City; Exemption specified development; Providing for waivers; Providing for vested rights; Providing for appeals; Providing for exhaustion of administrative remedies; Providing for a term not to exceed nine \(9\) months unless extended by the City Commission as provided by Law, at second reading.](#)

Background:

The proposed Ordinance No. 29-2025 establishes a temporary moratorium, not to exceed nine months, on the acceptance and issuance of development approvals for new residential dwelling units citywide. The moratorium is intended to give City staff time to analyze recent growth impacts, assess public infrastructure capacity, evaluate concurrency and impact fees, and recommend necessary updates to the Comprehensive Plan and Capital Improvements Element. The ordinance includes targeted exemptions for commercial, industrial, school, and vested projects to reduce legal exposure. At its June 23, 2025 meeting, the Planning and Zoning Board recommended approval

with three conditions - only the exemption of in-fill single family development was accepted by the Commission at first reading. The ordinance is scheduled for Second Reading on June 30, 2025. Additionally, Senate Bill 180, if signed by the Governor, could invalidate the moratorium and expose the City to litigation and attorney's fees.

B. [Request for approval of Resolution No. 2025-71 Designating the Planning and Development Service Director as the Administrative Official Responsible for the Administrative Approval of Plats and Replats.](#)

Background:

The Florida Legislature enacted Senate Bill 784 (2025), amending Section 177.071, Florida Statutes, to require that certain plats and replats be administratively approved by a designated official or employee of the local government. The City's Planning and Development Services Director, who is otherwise designated by the City Code to provide administrative approvals, shall be the administrative official responsible for receiving, reviewing, and administratively approving, approving with conditions, or denying plats and replats submitted within the City of Deltona.

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

6. CITY ATTORNEY COMMENTS:

7. ADJOURNMENT:

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.