



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Regular Commission Meeting

City Commission

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

Monday, October 20, 2025

6:30 PM

Deltona Commission Chambers

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 6 Commissioner: Fire Dept. Chaplain Anthony Alvarez](#)
[Honoring Veteran: Andrew Joseph Walters - Senior Airman - United States Air Force](#)

4. ADDITIONS AND DELETIONS:

5. DELTONA COMMUNITY EVENTS:

6. PRESENTATIONS/AWARDS/REPORTS:

- A. [Super Star Student Awards for the first grading period of school year 2025/2026.](#)

Background:

Super Star Certificates will be presented to selected students for the first grading period of the 2025/2026 school year.

- B. [City Attorney - An update to SB180 Litigation](#)

Background:

N/A

7. CONSENT AGENDA:

- A. [Request for approval of minutes of the Regular Commission Meeting of October 6, 2025, as presented.](#)

Background: N/A

- B. [Request for approval of Resolution No. 2025-140 Adopting the Master Fee Schedule for FY 2025 - 2026.](#)

Background: This is a request for the City Commission to approve the Master Fee Schedule for Fiscal Year 2025 - 2026.

Resolution No. 2025-140 includes Exhibit "A", which lists the existing fees and all updates. Fees included in Exhibit "A" are part of the adopted budget. City fees are actual pass-through costs for various City services, programs, development applications, permits, etc.

City staff conducted research regarding various fees charged for similar services by other municipalities including but not limited to building permits and inspections, fire permits and inspections, customer service and utility services, event permits, parks and recreations services, the center, planning, code enforcement, animal control, and development review services; and

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 now requires updating to ensure all fees are accurately capturing the cost to provide any specific service provided.

- C. [Request for approval of Resolution No. 2025-152 to join the American Flood Coalition at no cost to the City.](#)

Background: The American Flood Coalition's (AFC) mission is driving transformational adaptation to protect communities from higher seas, stronger storms, and more frequent flooding. The AFC empowers a diverse coalition of leaders advancing flood solutions at the local, state, and federal levels by driving meaningful, lasting, and transformational change. They work with cities, towns, and counties; elected officials; and military, business, and civic leaders to build and advance solutions that help keep their communities safe.

8. ORDINANCES AND PUBLIC HEARINGS:

- A. [Quasi-judicial Hearing - Ordinance No. 32-2025, A request to amend the](#)

Official Zoning map to rezone ±7.93 acres of land located along the East Howland Boulevard Corridor north of Pine Ridge High School from Commercial (C-1) to Mixed-Use Planned Unit Development (MPUD), at first reading.

Background:

The applicant is requesting to rezone approximately 7.93 acres at 930 Howland Boulevard from Retail Commercial (C-1) to Mixed-Use Planned Unit Development (MPUD) to allow a two phase development consisting of a self storage facility with office space on Lot 1 and future commercial development on Lot 2. The MPUD allows a range of commercial uses while prohibiting incompatible uses such as discount retail, large format stores, car washes, and certain automotive uses. The project incorporates enhanced landscaping, buffers, pedestrian connections, and stormwater management, and a Traffic Impact Analysis confirms that the development will maintain acceptable levels of service on Howland Boulevard. The proposal is consistent with the City's Comprehensive Plan goals for mixed use development along major corridors, supports economic growth, and meets all applicable Land Development Code standards. Staff recommends the City Commission conduct a public hearing on Ordinance No. 32-2025, noting that the Planning and Zoning Board voted 4-3 to deny the request due to neighborhood compatibility and traffic concerns.

- B. Public Hearing - Ordinance No. 34-2025, amending Section 110-319, "PUD, Planned Unit Development," of Article III, "Establishment of Classifications and Official Zoning Map," of Chapter 110, "Zoning," to reduce the minimum parcel size required to establish Planned Unit Developments and Table 1,"Permitted Use Table" of Article III , "Establishment of Classifications and Official Zoning Map," of Chapter 110, "Zoning," to update uses in Planned Unit Developments, at second and final reading.

Background:

On April 7, 2025, the City Commission adopted Ordinance No. 05-2025, increasing the minimum lot size for Planned Unit Developments (PUDs) from one acre to five acres. Staff is now recommending returning to the original one acre minimum to provide greater flexibility for site design, particularly on smaller parcels and for infill or redevelopment opportunities. This change allows for a wider range of development options while ensuring all projects continue to follow the PUD process and meet City standards for quality and design. The amendment clarifies the allowed uses within PUD districts by updating the Permitted Use Table. At first reading, the Commission voted 4-2 in favor of these amendments. Staff recommends approval of Ordinance No. 34-2025 at second and final reading.

9. ACTION ITEMS:

A. [Consideration of an alternate appointment to the Planning and Zoning Board.](#)**Background:**

On September 15, 2025, Commissioner Howington appointed Larry French to the Planning and Zoning Board which left an opening for an alternate member with a term to expire March 15, 2028.

The City has received applications from the following individuals:
Elizabeth Chavez, Kimberly Eddins, Brandon Hart, Robert Hasson and Christian O'Brien.

B. [Request approval of Resolution No. 2025-145, amending the Deltona City Commission Operating Guidelines & Meeting Rules and Procedures.](#)**Background:**

At the Commission Workshop held on Monday, August 11, 2025, the Commission reviewed the Deltona City Commission Operating Guidelines & Meeting Rules and Procedures.

The attachments include two options: The current Operating Guidelines with minor changes discussed at the City Commission Workshop and a fully updated Operating Guidelines Policy.

C. [Request approval of Resolution No. 2025-151, the Deltona City Commission Travel Policy.](#)**Background:**

The Commission requested the Deltona City Commission Travel Policy be added to a Workshop for discussion which took place on July 28, 2025.

The attachments include two options: The current 2013 Travel Policy with changes discussed at the City Commission Workshop and a fully updated Travel Policy including the same changes.

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 4 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.