



CITY OF DELAND
REGULAR MEETING OF THE CITY COMMISSION
OCTOBER 6, 2025 AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

AGENDA

CALL TO ORDER

INVOCATION- Pastor Mark Schrade, City Sanctuary Church

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

1. City of DeLand, Super Star Students of the Month.
2. Presentation re Hometown Heros.
3. Proclamation, Hispanic Heritage Month.
4. Proclamation, Fire Prevention Week.
5. Proclamation, National Community Planning Month.
6. Employee Years of Service Awards.
7. Promotion Ceremony: Dylan Scott, Officer to Corporal.

CONSENT AGENDA

1. Consideration re Managed Services Agreement for Gray Quarter.

It is recommended that the City Commission approve the managed services agreement with Gray Quarter.

2. Consideration re State Revolving Fund Amendment #2 to Loan Agreement WW641120 for Wastewater Treatment Facility Construction.

Staff recommends that the City Commission approve the Loan Agreement Amendment #2 Contract # WW641120 between the State of Florida Department of Environmental Protection and the City of DeLand's for the Wiley M. Nash Water Reclamation Plant project.

3. Consideration re Contract Renewal for the ePermitHub Subscription Service.

Consideration of a renewal of a contract for ePermitHub.

4. Consideration re Utility Service Agreement and Fair Share Agreement for Rich Fern Village Subdivision.

Staff recommends that the City Commission approve the Utility Service and Fair Share Agreements for the Rich Fern Village subdivision.

5. Consideration re Grant of Easement to Duke Energy, DeLand Airport T-Hangar Electrical Site at 1500 Flightline Boulevard.

Staff recommends that the City Commission approve the easement granting Duke Energy the right to install upgrade power service to the three T-Hangar units located at 1500 Flightline Boulevard.

6. Consideration re Acceptance of Sidewalk Easement Located Along West Volusia Avenue.

Consideration of agreement and easement for ingress and egress along West Volusia Avenue on property located at 742 South Sans Souci Avenue in DeLand.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

OLD BUSINESS

1. First Reading of Ordinance Changing the Zoning for ±7.35 Acres of Property, Located on South Woodland Boulevard from Mainstreet Townhomes PD to C-2 (General Commercial).

Request to rezone ±7.35 acres of property from Mainstreet Townhomes PD to C-2 (general commercial).

NEW BUSINESS

1. First Reading of Ordinance Amending Land Development Regulations, Sections 33-17, 33-19.15, and 33-12, Regarding Tiny Home Communities.

City-Initiated Land Development Regulations Text Amendments to modify Sections 33-17, 33-19.15, and 33-12, to clarify where Tiny Home Communities are permitted by conditional use and associated performance standards and definitions.

2. First Reading of Ordinance Amending Section 7-2, "Local Supplements to the Florida Building Code, Administration," Subsection 101.2.3(4), to Add Appendix Q.

First Reading of Ordinance Amending Chapter 7 - Building and Housing Codes.

3. First Reading of Ordinance Changing the Land Use for ±1.3 Acres of Property, Located at 955 West New York Avenue, from Mixed Office/Residential To Mixed Commercial (With Historic Core Overlay).

This request is to amend the Land Use designation for approximately ±1.3 acres of property, located at 955 West New York Avenue from Mixed Office/ Residential to Mixed Commercial (with Historic Core overlay).

4. First Reading of Ordinance Changing the Zoning for ±1.3 Acres of Property Located at 955 West New York Ave, from P-1 (Professional-Residential) to C-1 (Neighborhood Commercial).

The City Commission is requested to approve the rezoning of this parcel from P-1 (Professional Residential) to C-1 (Neighborhood Commercial).

5. First Reading of Ordinance Changing the Zoning for ±15.50 Acres of Property Located at the Northwest Corner of South Blue Lake Avenue and East Beresford Avenue, from Volusia County R-3 (Single-Family) to City of DeLand R-1A (Single-Family).

This is a request to rezone ±15.50 acres of property from VC R-3 to City of DeLand R-1A, for the future development of a single-family residential subdivision.

6. First Reading of Ordinance Annexing ±20.13 Acres of Property, Located at 210 North Ridgewood Avenue (DeLand Reserve).

This request is for approval to annex ±20.13 acres of property into the City of DeLand to develop a residential project with a subsequent land use amendment to Medium Density Residential and a rezone request to the DeLand Reserve Planned Development.

7. First Reading of Ordinance Changing the Land Use for ±20.13 Acres of Property, Located at 210 N Ridgewood Avenue, from Volusia County Rural to City of DeLand Medium-Density Residential (MDR).

This request is for approval to change the land use of the subject property from Volusia County Rural to City of DeLand Medium-Density Residential (MDR), on first reading, and direct staff to transmit the amendment to the Volusia Growth Management Commission. The second reading should be delayed until the application is reviewed by the Volusia Growth Management Commission.

8. First Reading of Ordinance Changing the Zoning for ±20.13 Acres of Property, Located at 210 North Ridgewood Avenue, from Volusia County A-3C (Transitional Agricultural with Thoroughfare Overlay Zone) to DeLand Reserve PD (Planned Development).

First Reading of Ordinance Changing the Zoning for ±20.13 Acres of Property, Located at 210 North Ridgewood Avenue, from Volusia County A-3C (Transitional Agricultural with Thoroughfare Overlay Zone) to DeLand Reserve PD (Planned Development).

9. First Reading of Ordinance Annexing ±41.41 Acres of Property, Located North of SR 472 and East of South Blue Lake Avenue.

This is a request for annexation of ± 41.41 acres of property into the City limits of DeLand.

10. First Reading of Ordinance Changing the Land Use for ±39.24 Acres of Property, Located North of SR 472 and East of South Blue Lake Avenue, from Volusia County Southwest Activity Center Community (SWAC Community) and Southwest Activity Center Commerce (SWAC Commerce) to City Of Deland Low Density Residential (LDR).

This is a request for changing the future land use for ±39.24 Acres of property.

11. First Reading of Ordinance Changing the Zoning for ±39.24 Acres of Property, Located North of SR 472 and East of South Blue Lake Avenue, from Volusia County Southwest Activity Center Community (SWR) and Volusia County Southwest Activity Center Commerce (SWC) to Canopy Preserve PD (Planned Development).

This is a request for changing the zoning for ±39.24 Acres of property.

12. Resolution Approving the Preliminary Plat for Taylor Ridge, Located at the Northwest Corner of South Blue Lake Avenue and East Taylor Avenue.

The applicant is seeking approval of a preliminary plat to develop a 63-lot single-family residential subdivision.

13. Request to Continue Resolution Approving a Special Exception for a Bed and Breakfast Homestay, Located at 302 South Hayden Avenue.

Request to Continue Resolution Approving a Special Exception for a Bed and Breakfast Homestay, located at 302 South Hayden Avenue.

CITY COMMISSION REPORTS

1. Report re Elected Officials Round Table.
2. Report re Volusia-Flagler TPO.
3. Report re River of Lakes Heritage Corridor.

CITY MANAGER REPORT

CITY ATTORNEY REPORT

CITY CLERK REPORT

CITY COMMISSION

ADJOURNMENT

The DeLand City Commission holds its regular meetings on the first and third Mondays of each month at 7:00 p.m. in the DeLand City Commission Chambers, 120 South Florida Avenue, DeLand. Notice of special meetings, workshops, changes in dates, times or locations are provided by separate Public Notices, which are posted at City Hall and on the City's web site.

The City of DeLand may take action on any matter during this meeting, including items that are not set forth within this agenda.

Public participation is encouraged on any matter on the agenda. If you desire to be recognized by the Mayor, please fill out a Speaker's Card and present it to the City Clerk.

Minutes of the DeLand City Commission meetings are not transcribed verbatim. If any person decides to appeal a decision made by the City Commission with respect to any matter considered at a public meeting or hearing, he/she will need a record of the proceedings including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made by a court reporter, at the person's own expense.

In accordance with the American Disabilities Act, persons needing a special accommodation in order to participate in the proceedings should notify the City Clerk's Office at least 48 hours in advance of the meeting: 626-7132.

Assisted Listening System receivers are available for the hearing impaired, and can be obtained from the City Clerk.

If you wish to obtain information regarding the City Commission's Agenda, please call the City Clerk's Office: 626-7132.

We respectfully request that all pagers and cell phones be turned OFF during City Commission meetings.

Electronic Information! City Commission agendas and short form minutes are now available on the City's web page: www.deland.org.