



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

MINUTES

CALL TO ORDER

INVOCATION- Pastor Mark Schrade, City Sanctuary Church

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Richard Paiva, Commissioner; Jessica Davis, Vice Mayor-Commissioner; Dan Reed, Commissioner; Kevin Reid, Commissioner; Christopher M. Cloudman, Mayor-Commissioner; Griffin, Mayor of the Day.

Absent:

ALSO PRESENT: Michael Pleus, City Manager; Darren J. Elkind, City Attorney; Julia M. Hewitt, Interim City Clerk-Auditor; Michael Grebosz, Assistant City Manager; Jason Umberger, Police Chief; Todd Allen, Fire Chief; Jeremy Wiggins, Human Resources Director; Rick Werbiskis, Community Development Director; Jim Ailes, Deputy Public Service/Utilities Director; Rick Hall, Parks and Recreation Director; Ray Underwood, Public Works Director; Chris Carson, Planner; Kendall Story, Senior Planner; Debi Glick, Land Development Manager; Emily Kunkel, Planner II; Mariellen Calabro, Deputy Public Works Director; Adam Kisthardt, Deputy Chief; members of the public and press.

PRESENTATIONS

1. City of DeLand, Super Star Students of the Month.

RESULT:	PRESENTED
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2. Presentation re Hometown Heros.

RESULT:	PRESENTED
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3. Proclamation, Hispanic Heritage Month.

RESULT:	PRESENTED
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4. Proclamation, Fire Prevention Week.

RESULT:	PRESENTED
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5. Proclamation, National Community Planning Month.

RESULT:	PRESENTED
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6. Employee Years of Service Awards.

RESULT:	PRESENTED
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7. Promotion Ceremony: Dylan Scott, Officer to Corporal.

RESULT:	PRESENTED
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CONSENT AGENDA

RESULT:	APPROVED, ITEMS 1-6
MOVER:	Kevin Reid, Commissioner
SECONDER:	Richard Paiva, Commissioner
AYES:	Richard Paiva, Commissioner; Jessica Davis, Vice Mayor-Commissioner; Dan Reed, Commissioner; Kevin Reid, Commissioner; Christopher M. Cloudman, Mayor-Commissioner
NAYS:	None

1. Consideration re Managed Services Agreement for Gray Quarter.
2. Consideration re State Revolving Fund Amendment #2 to Loan Agreement WW641120 for Wastewater Treatment Facility Construction.
3. Consideration re Contract Renewal for the ePermitHub Subscription Service.
4. Consideration re Utility Service Agreement and Fair Share Agreement for Rich Fern Village Subdivision.
5. Consideration re Grant of Easement to Duke Energy, DeLand Airport T-Hangar Electrical Site at 1500 Flightline Boulevard.
6. Consideration re Acceptance of Sidewalk Easement Located Along West Volusia Avenue.

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).

RESULT:	CONT'D
MOVER:	Richard Paiva, Commissioner
SECONDER:	Kevin Reid, Commissioner
AYES:	Richard Paiva, Commissioner; Jessica Davis, Vice Mayor-Commissioner; Dan Reed, Commissioner; Kevin Reid, Commissioner; Christopher M. Cloudman, Mayor-Commissioner

NAYS:	None
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NEW BUSINESS

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

RESULT:	APPROVED
MOVER:	Kevin Reid, Commissioner
SECONDER:	Richard Paiva, Commissioner
VOTE:	Yes-Richard Paiva, Commissioner Yes-Jessica Davis, Vice Mayor-Commissioner Yes-Dan Reed, Commissioner Yes-Kevin Reid, Commissioner Yes-Christopher M. Cloudman-Mayor-Commissioner
NAYS:	None

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.

RESULT:	APPROVED
MOVER:	Richard Paiva, Commissioner
SECONDER:	Dan Reed, Commissioner
VOTE:	Yes-Richard Paiva, Commissioner Yes-Jessica Davis, Vice Mayor-Commissioner Yes-Dan Reed, Commissioner Yes-Kevin Reid, Commissioner Yes-Christopher M. Cloudman-Mayor-Commissioner
NAYS:	None

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).

RESULT:	APPROVED
MOVER:	Dan Reed, Commissioner
SECONDER:	Kevin Reid, Commissioner
VOTE:	Yes-Richard Paiva, Commissioner Yes-Jessica Davis, Vice Mayor-Commissioner Yes-Dan Reed, Commissioner Yes-Kevin Reid, Commissioner Yes-Christopher M. Cloudman-Mayor-Commissioner
NAYS:	None

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).

RESULT:	APPROVED
MOVER:	Dan Reed, Commissioner
SECONDER:	Richard Paiva, Commissioner

VOTE:	Yes-Richard Paiva, Commissioner Yes-Jessica Davis, Vice Mayor-Commissioner Yes-Dan Reed, Commissioner Yes-Kevin Reid, Commissioner Yes-Christopher M. Cloudman-Mayor-Commissioner
NAYS:	None

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).

RESULT:	APPROVED
MOVER:	Richard Paiva, Commissioner
SECONDER:	Jessica Davis, Vice Mayor-Commissioner
VOTE:	Yes-Richard Paiva, Commissioner Yes-Jessica Davis, Vice Mayor-Commissioner Yes-Dan Reed, Commissioner Yes-Kevin Reid, Commissioner Yes-Christopher M. Cloudman-Mayor-Commissioner
NAYS:	None

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

RESULT:	APPROVED
MOVER:	Jessica Davis, Vice-Mayor-Commissioner
SECONDER:	Richard Paiva, Commissioner
VOTE:	Yes-Richard Paiva, Commissioner Yes-Jessica Davis, Vice Mayor-Commissioner Yes-Dan Reed, Commissioner Yes-Kevin Reid, Commissioner Yes-Christopher M. Cloudman-Mayor-Commissioner
NAYS:	None

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).

RESULT:	APPROVED
MOVER:	Jessica Davis, Vice Mayor-Commissioner
SECONDER:	Dan Reed, Commissioner
VOTE:	Yes-Richard Paiva, Commissioner Yes-Jessica Davis, Vice Mayor-Commissioner Yes-Dan Reed, Commissioner Yes-Kevin Reid, Commissioner Yes-Christopher M. Cloudman-Mayor-Commissioner
NAYS:	None

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).

RESULT:	APPROVED
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MOVER:	Jessica Davis, Vice Mayor-Commissioner
SECONDER:	Dan Reed, Commissioner
VOTE:	Yes-Richard Paiva, Commissioner Yes-Jessica Davis, Vice Mayor-Commissioner Yes-Dan Reed, Commissioner Yes-Kevin Reid, Commissioner Yes-Christopher M. Cloudman-Mayor-Commissioner
NAYS:	None

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

RESULT:	APPROVED
MOVER:	Richard Paiva, Commissioner
SECONDER:	Dan Reed, Commissioner
VOTE:	Yes-Richard Paiva, Commissioner Yes-Jessica Davis, Vice Mayor-Commissioner Yes-Dan Reed, Commissioner Yes-Kevin Reid, Commissioner Yes-Christopher M. Cloudman-Mayor-Commissioner
NAYS:	None

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).

RESULT:	APPROVED
MOVER:	Dan Reed, Commissioner
SECONDER:	Richard Paiva, Commissioner
VOTE:	Yes-Richard Paiva, Commissioner Yes-Jessica Davis, Vice Mayor-Commissioner Yes-Dan Reed, Commissioner Yes-Kevin Reid, Commissioner Yes-Christopher M. Cloudman-Mayor-Commissioner
NAYS:	None

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).

RESULT:	APPROVED
MOVER:	Richard Paiva, Commissioner
SECONDER:	Dan Reed, Commissioner
VOTE:	Yes-Richard Paiva, Commissioner Yes-Jessica Davis, Vice Mayor-Commissioner Yes-Dan Reed, Commissioner Yes-Kevin Reid, Commissioner Yes-Christopher M. Cloudman-Mayor-Commissioner
NAYS:	None

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

RESULT:	ADOPTED
MOVER:	Kevin Reed, Commissioner
SECONDER:	Dan Reed, Commissioner
AYES:	Richard Paiva, Commissioner; Jessica Davis, Vice Mayor-Commissioner; Dan Reed, Commissioner; Kevin Reid, Commissioner; Christopher M. Cloudman, Mayor-Commissioner
NAYS:	None

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

RESULT:	APPROVED
MOVER:	Dan Reed, Commissioner
SECONDER:	Jessica Davis, Vice Mayor-Commissioner
AYES:	Richard Paiva, Commissioner; Jessica Davis, Vice Mayor-Commissioner; Dan Reed, Commissioner; Kevin Reid, Commissioner; Christopher M. Cloudman, Mayor-Commissioner
NAYS:	None

CITY COMMISSION REPORTS

1. Report re Elected Officials Round Table.
Reported
2. Report re Volusia-Flagler TPO.
Reported
3. Report re River of Lakes Heritage Corridor.
No Report

CITY MANAGER REPORT

Report Given

CITY ATTORNEY REPORT

No Report

CITY CLERK REPORT

No Report

CITY COMMISSION

Reports Given

ADJOURNMENT

11:17 P.M.