



**CITY OF DELAND**  
**REGULAR MEETING OF THE CITY COMMISSION**  
**JUNE 16, 2025 AT 7:00 PM**  
**CITY HALL, COMMISSION CHAMBERS**  
**120 SOUTH FLORIDA AVENUE**

**MINUTES**

**CALL TO ORDER**

**INVOCATION-Pastor Mark Britner, First Church DeLand**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Present:** Richard Paiva, Commissioner; Jessica Davis, Vice Mayor-Commissioner; Kevin Reid, Commissioner; Christopher M. Cloudman, Mayor-Commissioner

**Absent:** Dan Reed, Commissioner

**ALSO PRESENT:** Darren J. Elkind, City Attorney; Julie Hennessy, City Clerk-Auditor; Michael Grebosz, Acting City Manager; Jason Umberger, Police Chief; Todd Allen, Fire Chief; Jeremy Wiggins, Human Resources Director; Heidi VanEtten, Assistant Finance Director; Rick Werbiskis, Community Development Director; Jim Ailes, Deputy Public Service/Utilities Director; Ray Bahrami, City Engineer; Rick Hall, Parks and Recreation Director; Ray Underwood, Public Works Director; Carol Kuhn, Planning Director; Chris Graham, Community Information Manager; Debi Glick, Land Development Manager; Kendall Story, Senior Planner; Alberto Cirelli, I.T. Director; Jeremy Wiggins; H.R. Director, Mariellen Calabro, Deputy Public Works Director; members of the public and press.

**PRESENTATIONS**

1. Resolution No. 2025-37, Honoring the Retirement Ken Nycum.

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| <b>RESULT:</b>   | <b>PRESENTED/ADOPTED</b>                                                                                                                   |
| <b>MOVER:</b>    | Jessica Davis, Vice Mayor-Commissioner                                                                                                     |
| <b>SECONDER:</b> | Richard Paiva, Commissioner                                                                                                                |
| <b>AYES:</b>     | Richard Paiva, Commissioner; Jessica Davis, Vice Mayor-Commissioner; Kevin Reid, Commissioner; Christopher M. Cloudman, Mayor-Commissioner |
| <b>NAYS:</b>     | None                                                                                                                                       |
| <b>ABSENT:</b>   | Dan Reed, Commissioner                                                                                                                     |

2. Presentation re DeLand Citizens Academy.

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| <b>RESULT:</b> | <b>PRESENTED</b> |
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**CONSENT AGENDA**

|                |                               |
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| <b>RESULT:</b> | <b>APPROVED, ITEMS 1-5, 7</b> |
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| <b>MOVER:</b>    | Richard Paiva, Commissioner                                                                                                                       |
| <b>SECONDER:</b> | Jessica Davis, Vice Mayor-Commissioner                                                                                                            |
| <b>AYES:</b>     | Richard Paiva, Commissioner; Jessica Davis, Vice Mayor-Commissioner;<br>Kevin Reid, Commissioner; Christopher M. Cloudman, Mayor-<br>Commissioner |
| <b>NAYS:</b>     | None                                                                                                                                              |

**ABSENT:** Dan Reed, Commissioner

1. Resolution Approving the Demolition of a Residential Accessory Structure Built Prior to 1950, Located at 403 East Rich Avenue.
2. Resolution Approving FY 2024-2025 Budget Amendment.
3. Resolution Approving Revised Building Permit Fee Schedule.
4. Consideration re Summit Place Proportionate Fair Share Agreement (PFSA).
5. Consideration re Right of First Refusal Agreement Between Aerodyne Research and the City of DeLand.
6. Consideration re Award of Bid for Lift Station Generator #16 to Mid-Florida Diesel, Inc.

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| <b>RESULT:</b>   | <b>APPROVED, ITEM 6</b>                                                                                                                           |
| <b>MOVER:</b>    | Kevin Reid, Commissioner                                                                                                                          |
| <b>SECONDER:</b> | Jessica Davis, Vice Mayor-Commissioner                                                                                                            |
| <b>AYES:</b>     | Richard Paiva, Commissioner; Jessica Davis, Vice Mayor-Commissioner;<br>Kevin Reid, Commissioner; Christopher M. Cloudman, Mayor-<br>Commissioner |
| <b>NAYS:</b>     | None                                                                                                                                              |

**ABSENT:** Dan Reed, Commissioner

7. Consideration re Florida Gas Transmission Encroachment Agreement.
8. Consideration re Request to Schedule Budget Workshops for FY 2025 - 2026.

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| <b>RESULT:</b>   | <b>APPROVED, ITEMS 8</b>                                                                              |
| <b>MOVER:</b>    | Kevin Reid, Commissioner                                                                              |
| <b>SECONDER:</b> | Richard Paiva, Commissioner                                                                           |
| <b>AYES:</b>     | Richard Paiva, Commissioner; Kevin Reid, Commissioner; Christopher M.<br>Cloudman, Mayor-Commissioner |
| <b>NAYS:</b>     | Jessica Davis, Vice Mayor-Commissioner;                                                               |

**ABSENT:** Dan Reed, Commissioner

## PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

## NEW BUSINESS

1. Resolution Approving the Removal of 62 Historic Trees, Located at the Southeastern Corner of Cassadaga Road and Dr. Martin Luther King Jr. Boulevard for The DeLand Tech Park Project.

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

2. Resolution Approving the Removal of One Historic Tree Located at 800 West Rich Avenue.

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

3. Request to Continue the First Reading of Ordinance Annexing ±10.64 Acres of Property, Located at 1290 West Plymouth Avenue (Delaney Trinity Reserve).

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| <b>RESULT:</b>   | CONT'D                                                                                                                                     |
| <b>MOVER:</b>    | Jessica Davis, Vice-Mayor-Commissioner                                                                                                     |
| <b>SECONDER:</b> | Richard Paiva, Commissioner                                                                                                                |
| <b>AYES:</b>     | Richard Paiva, Commissioner; Jessica Davis, Vice Mayor-Commissioner; Kevin Reid, Commissioner; Christopher M. Cloudman, Mayor-Commissioner |
| <b>NAYS:</b>     | None                                                                                                                                       |
| <b>ABSENT:</b>   | Dan Reed, Commissioner                                                                                                                     |

4. Request to Continue the First Reading of Ordinance Changing the Land Use for Approximately ±10.14 Acres of Property, Located at 1290 West Plymouth Avenue, from Volusia County Urban Low Intensity (ULI) to City of DeLand Medium Density Residential (MDR).

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| <b>RESULT:</b>   | CONT'D                                                                                                                                     |
| <b>MOVER:</b>    | Richard Paiva, Commissioner                                                                                                                |
| <b>SECONDER:</b> | Jessica Davis, Vice-Mayor Commissioner                                                                                                     |
| <b>AYES:</b>     | Richard Paiva, Commissioner; Jessica Davis, Vice Mayor-Commissioner; Kevin Reid, Commissioner; Christopher M. Cloudman, Mayor-Commissioner |
| <b>NAYS:</b>     | None                                                                                                                                       |

**ABSENT:** Dan Reed, Commissioner

5. Request to Continue the First Reading of Ordinance Changing the Zoning for ±10.14 Acres of Property, Located at 1290 West Plymouth Avenue, from Volusia County A-3 and A-3A to City of DeLand Planned Development (Delaney Trinity Reserve Planned Development).

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| <b>RESULT:</b>   | CONT'D                                                                                                                                            |
| <b>MOVER:</b>    | Richard Paiva, Commissioner                                                                                                                       |
| <b>SECONDER:</b> | Jessica Davis, Vice Mayor-Commissioner                                                                                                            |
| <b>AYES:</b>     | Richard Paiva, Commissioner; Jessica Davis, Vice Mayor-Commissioner;<br>Kevin Reid, Commissioner; Christopher M. Cloudman, Mayor-<br>Commissioner |
| <b>NAYS:</b>     | None                                                                                                                                              |

**ABSENT:** Dan Reed, Commissioner

6. First Reading of Ordinance Amending Taylor Ridge PD, Located at 1298 South Blue Lake Avenue, Amended to Modify the Tree Mitigation Language.

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| <b>RESULT:</b>   | <b>APPROVED</b>                                                                                                                                                 |
| <b>MOVER:</b>    | Richard Paiva, Commissioner                                                                                                                                     |
| <b>SECONDER:</b> | Jessica Davis, Vice Mayor-Commissioner                                                                                                                          |
| <b>VOTE:</b>     | Yes-Richard Paiva, Commissioner<br>Yes-Jessica Davis, Vice Mayor-Commissioner<br>Yes-Kevin Reid, Commissioner<br>Yes-Christopher M. Cloudman-Mayor-Commissioner |
| <b>NAYS:</b>     | None                                                                                                                                                            |

**ABSENT:** Dan Reed, Commissioner

7. First Reading of Ordinance Changing the Land Use for Approximately 6.36 Acres of Property, Located at 1100 South Garfield Avenue, from Volusia County Urban Medium Intensity (UMI) to City of DeLand Low Density Residential (LDR).

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| <b>RESULT:</b>   | <b>APPROVED</b>                                                                                                                                                 |
| <b>MOVER:</b>    | Richard Paiva, Commissioner                                                                                                                                     |
| <b>SECONDER:</b> | Kevin Reid, Commissioner                                                                                                                                        |
| <b>VOTE:</b>     | Yes-Richard Paiva, Commissioner<br>Yes-Jessica Davis, Vice Mayor-Commissioner<br>Yes-Kevin Reid, Commissioner<br>Yes-Christopher M. Cloudman-Mayor-Commissioner |
| <b>NAYS:</b>     | None                                                                                                                                                            |

**ABSENT:** Dan Reed, Commissioner

8. First Reading of Ordinance to Add the Institutional Overlay to ±49.37 Acres of Property, Located at 1200 South Garfield Avenue.

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| <b>RESULT:</b>   | <b>APPROVED</b>                                                                                               |
| <b>MOVER:</b>    | Richard Paiva, Commissioner                                                                                   |
| <b>SECONDER:</b> | Kevin Reid, Commissioner                                                                                      |
| <b>VOTE:</b>     | Yes-Richard Paiva, Commissioner<br>Yes-Jessica Davis, Vice Mayor-Commissioner<br>Yes-Kevin Reid, Commissioner |

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|                | Yes-Christopher M. Cloudman-Mayor-Commissioner |
| <b>NAYS:</b>   | None                                           |
| <b>ABSENT:</b> | Dan Reed, Commissioner                         |

9. First Reading of Ordinance Changing the Zoning for ±46.97 Acres of Property, Located at 1101 South Amelia Avenue, from Volusia County R-4 (Urban Single Family) and City of DeLand R-1 (Single-Family Residential) to City of DeLand Single-Family Residential (R-1B) for the City's Public Services Campus.

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| <b>RESULT:</b>   | <b>APPROVED</b>                                                                                                                                                 |
| <b>MOVER:</b>    | Richard Paiva, Commissioner                                                                                                                                     |
| <b>SECONDER:</b> | Jessica Davia, Vice-Mayor Commissioner                                                                                                                          |
| <b>VOTE:</b>     | Yes-Richard Paiva, Commissioner<br>Yes-Jessica Davis, Vice Mayor-Commissioner<br>Yes-Kevin Reid, Commissioner<br>Yes-Christopher M. Cloudman-Mayor-Commissioner |
| <b>NAYS:</b>     | None                                                                                                                                                            |
| <b>ABSENT:</b>   | Dan Reed, Commissioner                                                                                                                                          |

10. Consideration re Purchase of Property Adjacent to Utility Campus Located at 1265 Aquarius Avenue.

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| <b>RESULT:</b>   | <b>APPROVED</b>                                                                                                                               |
| <b>MOVER:</b>    | Richard Paiva, Commissioner                                                                                                                   |
| <b>SECONDER:</b> | Jessica Davis, Vice Mayor-Commissioner                                                                                                        |
| <b>AYES:</b>     | Richard Paiva, Commissioner; Jessica Davis, Vice Mayor-Commissioner;<br>Kevin Reid, Commissioner; Christopher M. Cloudman, Mayor-Commissioner |
| <b>NAYS:</b>     | None                                                                                                                                          |
| <b>ABSENT:</b>   | Dan Reed, Commissioner                                                                                                                        |

11. Consideration re Letter of Support for Family Renew Community CDBG Application.

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| <b>RESULT:</b>   | <b>APPROVED</b>                                                                                                                               |
| <b>MOVER:</b>    | Richard Paiva, Commissioner                                                                                                                   |
| <b>SECONDER:</b> | Jessica Davis, Vice-Mayor Commissioner                                                                                                        |
| <b>AYES:</b>     | Richard Paiva, Commissioner; Jessica Davis, Vice Mayor-Commissioner;<br>Kevin Reid, Commissioner; Christopher M. Cloudman, Mayor-Commissioner |
| <b>NAYS:</b>     | None                                                                                                                                          |
| <b>ABSENT:</b>   | Dan Reed, Commissioner                                                                                                                        |

## **CITY MANAGER REPORT**

Report Given

## **CITY ATTORNEY REPORT**

No Report

## **CITY CLERK REPORT**

No Report

## **CITY COMMISSION**

No Report Given

**ADJOURNMENT**

9:00 P.M.