



CITY OF DELAND
REGULAR MEETING OF THE CITY COMMISSION
NOVEMBER 17, 2025 AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

MINUTES

CALL TO ORDER

INVOCATION-Pastor Mike Carroll (Retired Pastor) Senior Chaplain Volusia Sheriff's Office

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

Absent:

ALSO PRESENT: Michael Pleus, City Manager; Darren J. Elkind, City Attorney; Julie Hennessy, City Clerk-Auditor; Michael Grebosz, Assistant City Manager; Adam Kisthardt, Deputy Police Chief; Todd Allen, Fire Chief; Jeremy Wiggins, Human Resources Director; Dan Stauffer, Finance 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; Emily Kunkel, Planner; Kendall Story, Senior Planner; Destiny Wiggins, Community Information Specialist; Belinda Williams-Collins, Senior Planner; members of the public and press.

PRESENTATIONS

1. Resolution No. 2025-86, Honoring the Retirement Roger Olson.

RESULT:	PRESENTED
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2. Introduction of Three (3) New Police Officers: Regina Lopez, Stephen Simonton, Benji Adame.

RESULT:	PRESENTED
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CONSENT AGENDA

RESULT:	APPROVED, ITEMS 1-3
MOVER:	Richard Paiva, Commissioner
SECONDER:	Jessica Davis, Commissioner
AYES:	Richard Paiva, Commissioner; Jessica Davis, Vice Mayor-Commissioner; Dan Reed, Commissioner; Kevin Reid, Commissioner; Christopher M. Cloudman, Mayor-Commissioner
NAYS:	None

1. Resolution Approving Final Budget Amendment FY 2024-2025.
2. Consideration re Task Order for, 2026 FY Water Distribution Services.
3. Consideration re Lease Agreement with Representative Webster Barnaby for Office Space.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

5 public speaking cards.

BOARD APPOINTMENT

1. Consideration re Appointments to the Historic Preservation Board.
Appointments made.
2. Consideration re Beresford Reserve Brownfield Advisory Committee Appointments.
Appointments made.

OLD BUSINESS

1. Second Reading of Ordinance No. 2025-19, Annexing Approximately 20.13 Acres of Property Located at 210 North Ridgewood Avenue (DeLand Reserve). First Reading held on October 6, 2025.

RESULT:	ADOPTED
MOVER:	Dan Reed, Commissioner
SECONDER:	Jesica Davis, 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. Second Reading of Ordinance No. 2025-20, Changing the Land Use for ±20.13 Acres of Property, Located at 210 North Ridgewood Avenue, from Volusia County Rural to City of DeLand Medium-Density Residential (MDR). First Reading held on October 6, 2025.

RESULT:	ADOPTED
MOVER:	Dan Reed, Commissioner
SECONDER:	Jesica Davis, 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. Second Reading of Ordinance No.2025-21, 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 held on October 6, 2025.

RESULT:	ADOPTED
MOVER:	Dan Reed, Commissioner
SECONDER:	Jesica Davis, 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. Second Reading of Ordinance No. 2025-22, Annexing ±41.41 Acres of Property, Located North of SR 472 and East of South Blue Lake Avenue. First Reading held on October 6, 2025.

RESULT:	ADOPTED
MOVER:	Kevin Reid, 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

5. Second Reading of Ordinance No. 2025-23, 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). First Reading held on October 6, 2025.

RESULT:	ADOPTED
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

6. Second Reading of Ordinance No. 2025-24, 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). First Reading held on October 6, 2025.

RESULT:	ADOPTED
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

7. Second Reading of Ordinance No. 2025-25, 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). First Reading held on October 6, 2025.

RESULT:	ADOPTED
MOVER:	Richard Paiva, 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

8. Second Reading of Ordinance No. 2025-26, 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). First Reading held on October 6, 2025.

RESULT:	ADOPTED
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

9. First Reading of Ordinance Changing the Zoning for Approximately 7.35 Acres of Property, Located on South Woodland Boulevard from Mainstreet Townhomes PD to C-2 (General Commercial). First Reading Continued on October 6, 2025.

RESULT:	ADOPTED
MOVER:	Richard Paiva, Commissioner
SECONDER:	Dan Reed, Commissioner
VOTE:	Yes—Richard Paiva, Commissioner Yes—Jessica Davis, Vice Mayor-Commissioner Yes—Dan Reed, Commissioner Yes—Christopher M. Cloudman-Mayor-Commissioner
NAYS:	No—Kevin Reid, Commissioner

NEW BUSINESS

1. Consideration re Addition of Solar to the City Hall Roof Project.

RESULT:	APPROVED
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MOVER:	Jessica Davis, 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

CITY MANAGER REPORT

Apgar ribbon cutting Wed. at 4:00 P.M.

CITY ATTORNEY REPORT

None

CITY CLERK REPORT

None

CITY COMMISSION

ADJOURNMENT

9:00 P.M.