



**CITY OF DELAND**  
**REGULAR MEETING OF THE CITY COMMISSION**  
**APRIL 20, 2026 AT 7:00 PM**  
**CITY HALL, COMMISSION CHAMBERS**  
**120 SOUTH FLORIDA AVENUE**

**MINUTES**

**CALL TO ORDER**

Mayor Cloudman called the meeting to order at 7:02p.m.

**INVOCATION- Pastor Boris Diaz, Santuario Las Escrituras**

Pastor Boris Diaz could not attend the meeting. The Invocation was given by Pastor Don Jagers of LifePoint Community Church.

**PLEDGE OF ALLEGIANCE**

Mayor Cloudman lead the 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.

**Also Present:** Michael Pleus, City Manager; Darren J. Elkind, City Attorney; Dale Arrington, Interim City Clerk-Auditor; Michael Grebosz, Assistant City Manager; Jason Umberger, Police Chief; Todd Allen, Fire Chief; Jeremy Wiggins, Human Resources Director; Alberto Ceirelli, IT Director; Dan Stauffer, Finance Director; Rick Werbiskis, Community Development Director; Jim Ailes, Deputy Public Services/Utilities Director; Ray Bahrami, City Engineer; Ray Underwood, Public Works Director; Jeff Borden, Streets and Stormwater Superintendent; Carol Kuhn, Planning Director; Sara Lux, Community Information Manager; Emily Kunkle, Planner II, and members of the public and press.

**PUBLIC HEARING**

**PRESENTATIONS**

1. FCCMA recognition for 100 years of the Commission-Manager form of government.

Mayor Chris Cloudman explained how DeLand was celebrating 100 years of the Commission-Manager form of government and the governmental structure of that type of municipal government. City Manager Michael Pleus introduced Ken Parker from the International City Manager's Association to make the presentation as well as other managers in the room, including Ben Johnson, whose father was a City Manager of DeLand, and Mike Abels, the immediate prior City Manager.

Mr. Ken Parker gave a presentation focusing on the history of the Commission-Manager form of government in the State of Florida, Volusia County, and the City of DeLand. He presented a Certification of Appreciation recognizing 100 years of the Commission-Manager form of Government In DeLand.

Mayor Cloudman recognized former Mayor Bob Apgar and invited all past and present Commisisoners and Managers to join him in receiving the Certificate and taking a photograph.

2. Presentation of Home Rule Hero Awards by Nancy Miller, President, Volusia League of Cities.  
Mayor Cloudman introduced Nancy Miller, Mayor of Daytona Beach Shores and President of the Volusia League of Cities. Ms. Miller explained the purpose of the Home Rule Award Program and presented awards to City Manager Michael Pleus, Assistant City Manager Michael Grebosz and Mayor Chris Cloudman outlining each individual's work accomplishments and activities.

3. Introduction of four new Firefighters: Duke Hopper, Michael Sao-Pagan, Shaun Taylor and Tyler Walker.  
Fire Chief Todd Allen introduced four new firefighters to the City Commission and the public and provided a brief biographical description of Duke Hopper, Michael Sao-Pagan, Shaun Taylor, and Tyler Walker.

The City Commission extended a warm welcome to each Firefighter.

4. Badge pinning ceremony for end of probationary period for four Firefighters: Madison Alberts, Brandon Bermudez, Evyn Insalaco, Karlie Marini.  
Fire Chief Todd Allen explained the probationary process for Firefighters and the work accomplished by each of the firefighters being pinned tonight.  
Firefighter Madison Alberts was pinned by her father, Jeff Alberts, Deputy Fire Chief for Volusia County.  
Firefighter Brandon Bermudez was pinned by his father, Herra Bermudez.  
Firefighter Evyn Insalaco was pinned by Fire Chief Allen.  
Firefighter Karlie Marini was pinned by Tony Marini.

The City Commission extended their thanks and appreciation to each Firefighter.

5. Fire promotion to Engineer for Dejah Woods.  
Fire Chief Todd Allen outlined the work accomplishments contributing to Dejah Woods' promotion to Engineer.  
Tay Woods pinned the Badge on Engineer Dejah Woods.

6. Fire promotion to Lieutenant for Adam Bruce.  
Fire Chief Todd Allen outlined the work accomplishments contributing to Adam Bruce's promotion to Lieutenant. Retired DeLand Fire Department Lieutenant Roy Bruce pinned the Badge on Lieutenant Adam Bruce.

7. Presentation of Certificates of Appreciation to students of George Marks Elementary School for Participation in the City's Art in Public Places Program.  
Mayor Cloudman explained the Art in Public Places program. He called each of the following students and Vice Mayor Davis presented an Award to each student present:  
Paris Acosta  
Tyler Baker  
Ricardo Castaneda  
Aiden Chambers  
Ellery Chavara  
Libby Costa  
Aubrey Folan  
Natividad Garcia Vargas  
Madelyn Martinez  
Finn Matuszczak

Fernanda Medrano  
Jenesis Ocampo  
Ethan Tresierra  
Ava Woodard  
Matthew Zebelle

Mayor Cloudman expressed his appreciation to George Marks Elementary School administration and faculty.

8. Presentation of Employee Years of Service Awards.

Mayor Cloudman asked City Commissioners to assist in the presentation of the Employee Years of Service Awards.

Commissioner Kevin Reid presented a plaque to Paul Murray for 20 years of service.

Commissioner Dan Reed presented a plaque to Ken Ramkissoon for 15 years of service.

Vice Mayor Davis presented a plaque to Richard Cash for 10 years of service.

Commissioner Paiva presented a plaque to William Cooper for 10 years of service with the City.

## **CONSENT AGENDA**

1. Consideration for approval of an Interlocal Agreement for the Provision of Municipal Fleet Maintenance Services by County of Volusia to the City of DeLand.

2. Consideration, FDOT Public Transportation Grant Award 458236-1-94-01 for Airport Security Lighting on Central Apron Construction Project.

3. Consideration, FDOT Public Transportation Grant Award 438416-2-94-02 for Airport East Hangar Complex Phase 1b Construction Project.

4. Consideration re Approval of Professional Engineering Services - AVCON, Inc. for Central Apron Security Lighting.

5. Approval of Minutes for the Special Meeting held on March 28, 2026, the Special Meeting held on March 30, 2026 and the regular Meeting held on April 6, 2026.

Commissioner Paiva moved to approve consent agenda items 1 through 5. Commissioner Dan Reed seconded the motion. The motion was unanimously adopted.

## **PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT**

Randy Williams offered his opinion that the City of DeLand needed two parking decks to be constructed downtown. He expressed thanks to various businesses that helped him in times of need, and concluded with a prayer.

Mr. Benjamin Schultz explained that he and his family moved to DeLand in September and they

love the City. They begin each day with a walk along Church Street and they have noticed a large volume of trash along the street, largely composed of various liquor containers. He held up an example and stated that his family had collected 57 pounds of liquor containers. He stated that this trash comes from McCabe's, and that people are driving while drinking and they exceed the speed limit. He requested that the City Commission consider three requests: 1) please close the drive-through at McCabe's 2) if that cannot be accomplished, please place a curb and median on Church Street to force traffic onto Wisconsin; and 3) consider placing speed bumps on Church Avenue.

Mr. Jim Cameron, expressed thanks to various staff members for assistance with his property.

## **BOARD APPOINTMENT**

## **OLD BUSINESS**

1. Second Reading of Ordinance Changing the Zoning for ±1.47 Acres of Property, Located northeast of the intersection of South Amelia Avenue and East Howry Avenue, from C-2 (General Commercial) to Ace Hardware PD (Planned Development).

Darren Elkind read the title of the ordinance.

### **ORDINANCE NO. 2026 - 09**

**AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM C-2 GENERAL COMMERCIAL TO ACE HARDWARE PLANNED DEVELOPMENT (PD), ON PROPERTY LOCATED NORTHEAST OF THE INTERSECTION OF SOUTH AMELIA AVENUE AND EAST HOWRY AVENUE; APPROVING A PLANNED DEVELOPMENT PLAN CONSISTING OF APPROXIMATELY 1.47 ACRES OF PROPERTY; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

Mayor Cloudman opened the Public Hearing. Emily Kunkle presented the staff report outlining the reasons staff was recommending approval of this request. She went over the design elements of the proposed site plan including landscaping, historic trees, buffering, access and parking.

No one from the public spoke.

Mayor Cloudman closed the Public Hearing.

Upon motion by Commissioner Paiva, seconded by Commissioner Dan Reed, the ordinance rezoning the property to ACE Hardware PD was unanimously adopted on second reading.

2. Second reading of Ordinance Amending Sections 28-9, 28-10 and adding a new Section 28-10.1 regarding e-bikes, micromobility devices and bicycle operation on downtown sidewalks and use of helmets by riders 16-17 years of age.

City Attorney Darren Elkind read the title of the ordinance:

**ORDINANCE NO. 2026 - 08**

**AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING SECTION 28-9 “DEFINITION” AND SECTION 28-10 “OPERATION OF BICYCLES OR OTHER WHEELED DEVICES ON STREETS AND SIDEWALKS; PENALTIES” OF THE CODE OF ORDINANCES OF THE CITY OF DELAND TO INCLUDE THE TERM “MICROMOBILITY DEVICE” IN SECTIONS 28-9 AND 28-10 AND TO REVISE PENALTIES IN SECTION 28-10(b); AND ADDING AN NEW SECTION 28-10.1 REQUIRING THE USE OF HELMETS BY PERSONS AGE 16 – 17; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Elkind outlined the genesis and components of this legislation.

Vice Mayor Davis stated that she has been receiving many calls about both e-bikes and other motorized devices. Mr. Pleus explained the City was working on an educational campaign about the use of all motorized devices.

Commissioner Paiva asked Mr. Elkind about streets in the written description. Commissioner Paiva also questioned whether a larger fine would serve as a better deterrent to infractions, and questioned if a \$25.00 fine was too little.

Vice Mayor Davis expressed her viewpoint that education, not fines, needed to be the focus of an awareness campaign.

Commissioner Kevin Reid asked who receives the ticket in the case of a minor breaking the rules; the child or the parent or guardian? He also asked if the fines could be placed into a special fund to purchase helmets for distribution.

Commissioner Dan Reed indicated that he was indifferent about the amount of fine, but would support higher fines if helmets could be purchased.

Chief Umburger stated that citations are issued to the violator and in the instance the violator is a minor, his office would contact the parents. Chief Umberger also outlined the efforts his office is undertaking to find grant dollars for helmet purchase and distribution.

In response to questions, Darren Elkind stated that the State fine for not wearing a helmet is \$15.00.

Commissioner Paiva expressed his concern that low fines do not motivate helmet use. The need for education and helmets was discussed. Mr. Elkind stated that the City cannot change the State fine amount. Following discussion, the consensus of the majority of the Commission was that the City fine amounts should be in line with the state fine amounts.

Mayor Cloudman opened the Public Hearing.

One unidentified woman spoke voicing her concerns not only for the safety of bike riders but for the people who get in their way on public sidewalks, reminding the Commission that she had been knocked over on a sidewalk right in front of the Museum.

Mayor Cloudman closed the Public Hearing.

Commissioner Paiva moved that the Ordinance be adopted with a clarification of the boundary limits for Woodland Blvd. from Wisconsin to Voorhis Avenue, and for Voorhis Avenue from Alabama to Florida Avenues, be added to the written description; and that the fine amount be linked to the State of Florida fine amount. Vice Mayor Davis seconded the motion, which passed unanimously upon roll call vote.

3. Second Reading of Ordinance Amending Section 30-7(f) of the Code of Ordinances.  
Darren Elkind read the ordinance by title.

#### **ORDINANCE NO. 2026 - 10**

**AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING SECTION 30-7 “WATER AND SEWER SERVICE AVAILABILITY; REQUIREMENT FOR CONNECTION AND ANNEXATION” OF THE CODE OF ORDINANCES OF THE CITY OF DELAND BY REVISING THE REFERENCE TO THE UTILITY SERVICE AREA AGREEMENT BETWEEN THE CITY OF DELAND AND VOLUSIA COUNTY TO REFLECT THE AMENDMENT TO THAT AGREEMENT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

Mayor Cloudman opened the public hearing.

Mr. Elkind explained the proposed ordinance.

There were no speakers.

Mayor Cloudman closed the public hearing.

Upon motion by Commissioner Dan Reed, seconded by Commissioner Richard Paiva, the ordinance amending Section 30-7 of the Code of Ordinances was unanimously adopted.

#### **NEW BUSINESS**

1. First Reading of Ordinance Changing the Zoning for ±23.33 Acres of Property, Located at the Northeast Corner of International Speedway Blvd. and N. Spring Garden Ave., from VC R-3C (Single Family), to BR (Business Retail).  
Attorney Darren Elkind read the Ordinance by title only.

#### **ORDINANCE NO. 2026 -**

**AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM VOLUSIA COUNTY’S R-3C (URBAN SINGLE-**

**FAMILY) TO CITY OF DELAND'S BR, BUSINESS RETAIL ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF INTERNATIONAL SPEEDWAY BOULEVARD AND NORTH SPRING GARDEN AVENUE; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; CONDITIONING FINAL DEVELOPMENT ORDERS ON A DETERMINATION OF CAPACITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

Mayor Cloudman opened the public hearing on this application.

Carol Kuhn, Planning Director, presented the staff report outlining the reasons why staff recommended approval of this ordinance. She opened by showing an aerial photograph and pointing out the commercial zoning and developments in the area. She stated that the property was annexed into the City and received a Comprehensive Plan Land Use Map designation of BR, Business Retail, twenty years ago. At that time, the current Volusia County zoning classification was not compatible with the County Comprehensive Plan and the applicant did not ask to change it when applying to the City. Thus, it did not go through a change of zone classification and still retains a Volusia County Zoning designation of Residential-3 with a thoroughfare overlay. The zoning does not provide for agricultural uses, but it does have a tax exemption for agricultural uses from the Volusia County Property Appraiser. Before the property can be developed, it must be rezoned to a classification consistent with the Comprehensive Plan, and the only two categories allowable under the BR comprehensive plan designation are the straight BR zone classification or a PD classification that allows only uses within the BR Comprehensive Plan designation. Residential development is not a permitted use.

In response to questions, Ms. Kuhn explained that there is no current application for a change to the current Land Use Map designation that has been filed.

In response to questions from Commissioner Kevin Reid, Ms. Kuhn explained that there would be only small changes allowed to the BR classification if a PD were applied for.

In response to a question from Commissioner Paiva, Mr. Elkind explained that he could not identify any legitimate reasons for denying this request as this is a quasi-judicial decision that only provides for BR or a BR styled PD to be applied to this property.

Ms. Kuhn answered questions from Vice Mayor Davis and explained that the applicant never asked for the County zoning to be changed until now, but the owner of the property may not develop the site until a change of zone to a designation that is consistent with the Comprehensive Plan is obtained.

Mayor Cloudman provided a short history of the rezoning.

Michael Woods of Cobb Cole, spoke on behalf of the applicant. He stated that the purpose of this request is to obtain compliance with the Comprehensive Plan and that the use of the property has not been finalized. He explained land uses in the area and stated that the BR zone classification is presumed to be consistent with the Plan.

Mr. Glen Schwanebeck stated that he moved to DeLand to get away from rezones and land

development. He expressed his concerns about traffic and how BR development would make it worse.

Mr. Doug Green expressed his concerns about traffic in the area and how he thought this rezoning would adversely impact the value of homes in the area. He distributed a memorandum from Volusia County about traffic concerns on Greens Dairy Road to the Commission, a copy of which is attached. He thought Greens Dairy Road should be protected.

Ms. Ashley Biggs stated that she was concerned that this green space would be developed, that the citizens love the green space and cows on the property. She wanted to know why the City Commission couldn't just say no to this request and preserve the land.

Ms. Pauline Hackathorn of 980 Cedar Ridge Lane, DeLand, explained she has been resident since 1998 and that she did not think this rezoning is needed because the use of the property should be known before the rezoning. She did not think any additional stores or retail structures are needed. She explained that there is a home on the property and the property should be retained as agricultural.

Mr. Woods was given an opportunity for last comments. He explained that this is a request to achieve consistency with the comprehensive plan and outlined the reason the BR zone is appropriate.

Mayor Cloudman closed the public hearing.

Commissioner Kevin Reid explained why he thought the BR zoning Classification was proper.

Commissioner Paiva explained how the BR zone is appropriate given the narrow choices available.

Vice Mayor Davis expressed her desire that this property allow for residential zoning. Mr. Elkind explained that could have been the case when the application for annexation and comprehensive plan designations were considered 20 years ago, but that the choices today are limited based upon those prior decisions.

Commissioner Dan Reed explained why he would need to vote for the application.

Mayor Cloudman stated that he needed to follow the choices allowed by law under the current Comprehensive Plan designation.

Commissioner Dan Reed moved that the ordinance requesting BR zoning be approved.

Commissioner Kevin Reid seconded the motion. Upon a call for vote, the motion passed 4 - 1 with Vice Mayor Davis voting No.

2. Approval of Employment Contract with City Clerk-Auditor.

Mayor Cloudman outlined the negotiation process. He asked Jeremy Wiggins if he had any additional comments. Mr. Wiggins indicated that Mr. Christian Gowan was present. Commissioner Paiva made a motion to approve the contract as presented. Vice Mayor Davis seconded the motion. The motion carried 5 - 0. Mr. Gowan expressed his thanks to the Commission and complimented everyone on a superior selection process.

3. Consideration of Purchase Contract for Future East Side Fire Station Site.

City Manager Micheal Pleus stated the selection of this location was based on call volume analysis. Commissioner Kevin Reid expressed concerns about providing non-compensated service to the unincorporated area and that should be considered when looking at future sites. Commissioner Richard Paiva made a motion to approve the contract. Commissioner Dan Reed seconded the motion. The motion passed 5 -0.

## **CITY COMMISSION REPORTS**

### **CITY MANAGER REPORT**

No report.

### **CITY ATTORNEY REPORT**

No report.

### **CITY CLERK REPORT**

Ms. Arrington explained that she was receiving minutes from the consultant and would start placing them on the agenda.

### **CITY COMMISSION**

Commissioner Paiva plans to attend the meeting for the State of West Volusia Region.

Vice Mayor Davis stated that she attended the Florida Black Caucus of Local Officials and outlined their activities and some of the concerns they are experiencing.

Commissioner Dan Reed stated that he heard DeLandapalazoo was very well attended.

Commissioner Kevin Reid gave a shout-out to City Staff and Blue Lake elementary for an upcoming tree planting.

Mayor Cloudman stated that Starke Elementary was awarded the Chamber's Award of Excellence for going from a D rating to an A rating in one year. Only two schools in the State achieved this accomplishment. He also mentioned the State of the Region and the upcoming Thin Man Watts jazz festival.

### **ADJOURNMENT**

Mayor Cloudman adjourned the meeting at 10:00 p.m.

**Respectfully submitted,**

**Approved On:**

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Dale Arrington, Interim City Clerk-Auditor