



**CITY OF DELAND**  
**REGULAR MEETING OF THE CITY COMMISSION**  
**MAY 4, 2026 AT 7:00 PM**  
**CITY HALL, COMMISSION CHAMBERS**  
**120 SOUTH FLORIDA AVENUE**

**MINUTES**

**CALL TO ORDER**

The Meeting was called to Order by Mayor Cloudman at 7:00 p.m.

**INVOCATION - Pastor Reggie Williams, Emmanuel Christian Church**

Pastor Williams provided the invocation.

**PLEDGE OF ALLEGIANCE**

Mayor Cloudman led 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

Absent: No absences

ALSO PRESENT: Michael Pleus, City Manager; Darren J. Elkind, City Attorney; Dale Arrington, Interim City Clerk-Auditor; Michael Grebosz, Assistant City Manager; Adam Kisthardt, Deputy Police Chief; Todd Allen, Fire Chief; Jeremy Wiggins, Human Resources Director; Albert Cerielli, IT Director; Dan Stauffer, 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; Sarah Luz, Community Information Manager; Emily Kunkle, Senior Planner; Chris Carson, Senior Planner, and members of the public and press.

**PUBLIC HEARING**

**PRESENTATIONS**

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

Mayor Cloudman announced each Super Star Student and provided a description of their achievements. Commissioner Paiva presented each student with a Certificate and award. The following students were recognized:

Blue Lake Elementary: AAMINAH CRAWFORD

Chisholm Community Center After School Program: HAEDYN BENNETT

Citrus Grove Elementary: MOHAMMAD SIAM ISMAM

DeLand High School: DONTAE REID

DeLand Middle School: RICHARD TAYLOR

Freedom Elementary: RILEY RUSSO

George Marks Elementary: OLIVER LARA

Southwestern Middle School: HANAH MILTON

St. Barnabas: KATINA SCHIMENTI

Starke Elementary: SAMADY HERNANDEZ VARGAS

Woodward Avenue: SWARA PATEL

2. Proclamation Honoring Yvonne Milton  
Commissioner Dan Reed read the Certificate and Mayor Cloudman presented it to Yvonne Milton.
3. Proclamation for National Police Week.  
Commissioner Kevin Reid read the Proclamation and Commissioner Dan Reed presented it to Deputy Chief Kisthardt.
4. Proclamation for Elder Abuse and Exploitation Awareness Month.  
Commissioner Charles Paiva read the Proclamation. No one was present to accept.
5. Proclamation for Water Safety Month.  
Vice Mayor Davis read the Proclamation and Commissioner Paiva presented it. A short presentation about drowning incidents and steps taken to prevent drowning was provided.
6. Proclamation for Kids to Parks Day.  
Commissioner Kevin Reid read and Vice Mayor Davis presented the Proclamation to Parks and Recreation Director Rick Hall.
7. Proclamation for National Historic Preservation Month.  
Commissioner Dan Reed read the Proclamation and Commissioner Kevin Reid presented it to staff and members of the Historic Preservation Board.
8. Proclamation for Municipal Clerks Week.  
Vice Mayor Davis read the Proclamation and Commissioner Dan Reed presented it to Erin Carello, Administrative Coordinator, and Dale Arrington, Interim City Clerk.
9. Proclamation for Bicycle, Skateboard, Scooter, E-Bike and E-Scooter Safety Month.  
Commissioner Paiva read the Proclamation and Vice Mayor Davis presented it. Maggie Ardito, President of the River2Sea Loop Alliance, thanked the Commission and advocated for the need to improve bicycle safety in all of Florida.

## **CONSENT AGENDA**

1. Consideration Re: Approval to reject all bids for security monitoring and support throughout the City.

2. Resolution re Surplus Equipment.
3. Consideration of CPH Task Assignment for Entry sign/feature at Kepler/Sr 44 and Orange Camp Road/MLK Roundabout Monument Signs.
4. Resolution Approving FY 2025-2026 Budget Amendment.
5. Approval of Minutes for the regular meetings of August 17, 2020, December 6, 2021, January 3 and January, 18, 2022; the Special Meeting of January 31, 2022; the regular meetings of February 21, March 7, March 21, April 4, April 18, 2022; the regular meetings of October 7, and October 21, 2024; the regular meetings of March 17 and April 21, 2025, and the regular meeting of April 20, 2026.
6. Consideration, Award of Bid, Westside Interceptor ARV Replacements.
7. Resolution Approving Revised Building Permit Fee Schedule.
8. Termination of Acquisition and Redevelopment Agreement - GlassHouse.
9. Interlocal Agreement with Volusia County regarding Beresford Avenue extension.

Commissioner Charles Paiva made a motion to approve items 1 -9 on the Consent Agenda. Commissioner Kevin Reid seconded the motion, which was unanimously adopted with a 5-0 vote.

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

Mr. Randy Williams gave thanks to various community businesses for assisting him, stated the study of the Bible should be reinstated in public schools, gave thanks to mothers in light of the upcoming Mother's Day holiday, and concluded with a prayer.

Ms. Ollie Stacy thanked the Commission for the fencing at the Beresford Community Graveyard and requested that the gates be repositioned to provide a wider access point for vehicles to enter.

Kevin Copan addressed the Commission and requested additional police and code enforcement action to reduce the ongoing problems occurring at the Super Save Food and Discount Beverage because it is negatively impacting his businesses. Mr. Pleus stated he knew this was being worked on and staff would update Mr. Copan.

Mr. Mike Woods advised the Commission about educational programs promoting crosswalk safety.

## BOARD APPOINTMENT

There were no Board appointments.

## OLD BUSINESS

There was no Old Business.

## NEW BUSINESS

1. Continuation of First Reading of Ordinance Abandoning ± 0.89 Acres of Right-of-Way of Bennett Drive, along lots 25-31 of the DeLand Business and Industrial Park plat.

Commissioner Dan Reed moved that the hearing of the Ordinance be continued to May 18, 2026. Vice Mayor Davis seconded the motion. The motion was unanimously approved.

2. First Reading of Ordinance Changing the Zoning for ±1.90 Acres of Property, Located at 600 North Woodland Boulevard, from E-1 (Educational) to DeLand Atrium PD (Planned Development).

Mr. Elkind read the ordinance by title:

### ORDINANCE NO. 2026 -

**AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM E-1 EDUCATIONAL TO DELAND ATRIUM PLANNED DEVELOPMENT (PD), ON PROPERTY LOCATED AT 600 NORTH WOODLAND BOULEVARD; APPROVING A PLANNED DEVELOPMENT PLAN CONSISTING OF APPROXIMATELY 1.90 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, Senior Planner, noted that a letter of support from Shawn Stewart had been provided to the Commission. Ms. Kunkle outlined the reasons staff was recommending approval of this application. She stated the project was a vertical mixed use space that was already developed and there were no plans to redevelop the site; the intended use would generate fewer than 1,000 vehicle trip ends per day; and that parking requirements were satisfied. It was consistent with

Mr. Alex Ford, representing the applicant, stated that they were satisfied with the PD agreement and expressed appreciation of staff.

Martha Underriner, Director of the Museum of Art -DeLand outlined the reasons why the Museum was in favor of this request.

Mayor Cloudman disclosed exparte communication with Mr. Spore, Commissioner Dan Reed disclosed exparte communication with Solomon Greene and Commissioner Kevin Reid stated that he had a conversation with Alex Ford.

Mayor Cloudman closed the Public Hearing.

Upon motion of Commissioner Paiva, seconded by Commissioner Kevin Reid and unanimously approved with a 5-0 roll call vote; the Ordinance for the DeLand Atrium PD was adopted on first reading.

3. First Reading of Ordinance Annexing ±25.44 Acres of Property, Located South of Orange Camp Road, West of the I-4 Interchange.

Mr. Elkind read the Ordinance by title only:

**ORDINANCE NO. 2026-**  
**AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, ANNEXING PARCELS OF LAND TOTALING +/- 25.44 ACRES LOCATED SOUTH OF ORANGE CAMP ROAD AND WEST OF THE INTERSTATE 4 INTERCHANGE; AMENDING CITY BOUNDARIES TO INCLUDE THE ANNEXED PROPERTIES; AFFIRMING COMPLIANCE WITH STATUTORY PROCEDURE; AND PROVIDING AN EFFECTIVE DATE.**

Mayor Cloudman opened the Public Hearing.

Senior Planner Chris Carson requested permission to present the annexation, Comprehensive Land Use Plan Map Amendment and change of zoning all in one report. There were no objections.

Mr. Carson outlined the processes that needed to be followed for the annexation request and the land use plan and zoning change request. He explained the reason for staff approval of the three applications.

Attorney Kim Booker of Booker and Associates spoke on behalf of the applicant. She pointed out a small scrivener's error in the ordinance that needed correction. She outlined reasons the application should be approved.

Mayor Cloudman closed the public hearing.

Commissioner Paiva moved approval of the annexation ordinance. Commissioner Kevin Reid seconded the motion. The motion for annexation was unanimously adopted 5 -0 upon roll call vote.

4. First Reading of Ordinance Changing the Land Use for ±22.43 Acres of Property, Located South of Orange Camp Road, west of the I-4 Interchange, from Volusia County Commercial and Volusia County Rural to City of DeLand Highway Commercial (HC).

Mayor Cloudman opened the public hearing.

Mr. Elkind read the title of the ordinance:

**ORDINANCE NO. 2026 -**

**AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF DELAND, BY CHANGING THE LAND USE DESIGNATION OF CERTAIN PROPERTY LOCATED SOUTH OF ORANGE CAMP ROAD, WEST OF THE INTERSTATE 4 INTERCHANGE FROM VOLUSIA COUNTY'S COMMERCIAL AND VOLUSIA COUNTY'S RURAL FUTURE LAND USE DESIGNATIONS TO CITY OF DELAND'S HIGHWAY COMMERCIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

Mayor Cloudman stated that they would incorporate all presentations and findings from the previous public hearing into this public hearing.

There were no comments.

Mayor Cloudman closed the public hearing.

Commissioner Kevin Reid moved approval of the ordinance. Commissioner Paiva seconded the motion. The motion passed 5-0 upon roll call vote.

5. First Reading of Ordinance Changing the Zoning for ± 22.43 Acres of Property, Located South of Orange Camp Road, west of the I-4 Interchange, from Volusia County B-6 (Highway Interchange Commercial), BPUD (Business Planned Unit Development), and A-2 (Rural Agriculture) to City Of DeLand C-2 (General Commercial).

Mayor Cloudman opened the Public Hearing.

Mr. Elkind read the title of the Ordinance:

**ORDINANCE NO. 2026 -**

**AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM VOLUSIA COUNTY'S B-6, HIGHWAY INTERCHANGE COMMERCIAL, BPUD, BUSINESS PLANNED UNIT DEVELOPMENT AND A-2, RURAL AGRICULTURE TO CITY OF DELAND'S C-2, GENERAL COMMERCIAL, ON PROPERTY LOCATED SOUTH OF ORANGE CAMP ROAD, WEST OF THE INTERSTATE 4 INTERCHANGE; 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 stated that they would incorporate all presentations and findings from the previous public hearing into this public hearing.

There were no comments.

Mayor Cloudman closed the public hearing.

Commissioner Paiva moved approval of the ordinance. Commissioner Kevin Reid seconded the motion. The motion passed 5-0 upon roll call vote.

### **CITY COMMISSION REPORTS**

1. Report re Elected Officials Round Table.  
Mayor Cloudman stated this group has not met.
2. Report re Volusia-Flagler TPO.  
Mayor Cloudman outlined actions taken on the Transportation Improvement Plan, the Unified Planning Work Program and other items to include a resolution, a travel policy and a budget item.
3. Report re River of Lakes Heritage Corridor.  
Commissioner Dan Reed shared highlights from last year's accomplishments. The next meeting is on July 9th and will include a gallery opening for young people.

### **CITY MANAGER REPORT**

Mr. Pleus reported on the safety campaign for E-bike and other devices.

### **CITY ATTORNEY REPORT**

No report.

### **CITY CLERK REPORT**

Ms. Arrington reported on the required upcoming election advertisements.

### **CITY COMMISSION**

Vice Mayor Davis reported that she participated in the Foundations to Freedom fund-raiser. She advised that it is Teacher Appreciation Week and outlined various events, and noted that Mother's Day is coming up.

Commissioner Kevin Reid reported that his recent travels led him to reevaluate his position on municipal sports facilities and that he now understood the beneficial impact they could have on a community.

Commssioner Paiva outlined the local activities he and his family members attended.

Commissioner Dan Reed had no report.

Mayor Cloudman provided dates for upcoming events in the City.

### **ADJOURNMENT**

The meeting adjourned at 8:34 p.m.

RESPECTFULLY SUBMITTED:

Dale Arrington

Dale Arrington Date

Interim City Clerk – Auditor

APPROVED ON:

5-18-26