

**MINUTES FOR A REGULAR MEETING OF
THE CITY COMMISSION OF THE CITY OF DELAND
HELD ON MONDAY, JUNE 20, 2022, AT 7:00 P.M
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE**

CALL TO ORDER

The meeting was called to order by Mayor Apgar at 7:00 p.m.

Mayor Apgar requested that anyone present who wishes to address the City Commission on an item appearing on tonight's agenda, or regarding an item not on the agenda, please fill out a Speaker's Card and give it to the City Clerk. The public has a right to speak about any item on which the City Commission is to take action.

Mayor Apgar stated Assistant City Manager Mike Grebosz will be Acting City Manager this evening. Also, Deputy City Clerk Julia Hewitt is standing in for City Clerk – Auditor Julie Hennessy.

Mayor Apgar stated the second reading on Beresford Reserve date is *tentatively* set for July 25, 2022, at 6:00 p.m.

INVOCATION

Pastor T.L. Jackson, DeLand Community Church, gave the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Apgar led the Pledge of Allegiance to the Flag.

ROLL CALL

Commissioner Charles Paiva	Present
Commissioner Jessica Davis	Present
Commissioner Chris Cloudman	Present
Commissioner Kevin Reid	Present
Mayor Robert F. Apgar	Present

ALSO PRESENT: Mike Grebosz, Assistant City Manager; Darren Elkind, City Attorney; Julia Hewitt, Deputy City Clerk; Adam Kisthardt, Deputy Police Chief; Todd Allen, Fire Chief; Mike Holmes, Planning Director; Rick Werbiskis, Community Development Director; Chad Gamble, Public Services Director; Chris Graham, Community Information Specialist; Dan Stauffer, Finance Director and members of the public and press.

PRESENTATIONS

1. Proclamation – Pride Month

Commissioner Cloudman read the Proclamation and Commissioner Reid presented the Proclamation.

PROCLAMATION

Whereas, all residents deserve to be treated with dignity, respect, compassion and justice regardless of gender, age, race, religion, economic status, or sexual orientation; and

Whereas, the City of DeLand supports the rights of every individual to experience equality of treatment and values our diverse population of residents, businesses, and visitors, recognizing that this diversity is one of this community's greatest strengths; and

Whereas, June is annually recognized as Pride Month to commemorate the Stonewall Uprising in 1969, considered the catalyst of the modern Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ+) rights movement; and

Whereas, all human beings being born free and equal in dignity and rights. LGBTQ individuals+ individuals in our diverse community; and

Whereas, while society at large increasingly supports LGBTQ equality, it is essential to acknowledge that the need for education and awareness remains vital to end discrimination and prejudice; and

Whereas, this nation was founded on the principle that every individual has infinite dignity and worth, and the City of DeLand is committed to protecting the civil rights of the LGBTQ+ community to create a more open and just society.; and

Whereas, celebrating Pride Month influences awareness and provides support and advocacy for DeLand's LGBTQ+ community, and is an opportunity to take action and engage in dialogue to strengthen alliances, build acceptance and advance equal rights.

Now, therefore, I, Robert F. Apgar, Mayor of the City of DeLand, do hereby proclaim, June 2022 as:

LGBTQ+ Pride Month

in the City of DeLand and urge all citizens of DeLand to help recognize and raise awareness for Pride Month in support of the LGBTQ+ community.

Done and proclaimed this 20th day of June 2022.

/s/ Robert F. Apgar

Mayor

Attest:

/s/ Julie A. Hennessy

City Clerk-Auditor

2. Introduction of New Firefighter – Christian Vallejo

Fire Chief Todd Allen introduced Christian Vallejo, who was born in Puerto Rico. He moved to Orlando and grew up assisting his mother with a home health agency. That, coupled with volunteering at Camp Boggy Creek, grew his desire and passion to help others. Christian graduated from Trinity Christian School in 2011 and moved on to Santa Fe College where he graduated as a Paramedic. Christian has worked with Volusia County EMS for seven years and is a Paramedic preceptor. He was hired in January as a Cadet and sponsored to attend fire standards in Daytona State College. Christian officially became a DeLand Firefighter in May 2022. He was joined by his wife, daughter and parents.

Mayor Apgar welcomed Christian Vallejo to the City of DeLand.

CONSENT AGENDA

1. Resolution Approving Budget Amendment FY 2021-22
2. Consideration re Award of Bid, Chisholm Playground Shade Structure
3. Consideration re Extra Work Authorization (EWA) for Professional Services to Prepare Design Criteria Package – Melching Field Stadium Improvements
4. Consideration re Award of Bid, Lift Station Generator #54
5. Consideration re Award of Bid, DeLand House Foundation
6. Consideration re Utility Service Agreement with the Lakewood Park Community Development District

Commissioner Reid requested item 4 be pulled from the consent agenda.

Commissioner Paiva made a motion to approve consent agenda items 1-3, 5 and 6. Commissioner Reid seconded the motion, which carried by a unanimous vote.

Commissioner Reid asked staff for additional information pertaining to generators for all of the city's lift stations. Mr. Grebosz stated there are 51 lift stations with generators. The city has approximately 75 total generators. Chad Gamble, Public Services Director, stated there are several primary lift stations already connected to a permanent generator. There are also portable generators that are scheduled to be dispatched during times of major service outages. Staff

monitors those pump stations with the SCADA system to continue to provide telemetry to the main hub at the Wastewater Treatment Plant. Portable generators are dispatched accordingly. It is not cost effective to put a generator at a lift station that would take more than two days to fill the wet well.

Commissioner Reid made a motion to approve consent item 4. Commissioner Paiva seconded the motion, which carried by a unanimous vote.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

There were none.

NEW BUSINESS

1. Discussion re Gateway Grant for DeLand Church of the Nazarene, located at 913 East New York Avenue

General background information with regard to the Gateway Grants program was reviewed.

Rick Werbiskis, Community Development Director, presented information pertaining to this request. He explained staff is not typically supportive of electronic message boards.

The applicant, DeLand Church of the Nazarene, has requested a Gateway Grant in the amount of \$5,000 to replace a 48 square foot conforming sign with a 48 square foot electronic message center (EMC). The property is located at 913 East New York Avenue. The estimated cost of the proposed electronic message center is \$25,000.

This item was inadvertently placed on the consent agenda for the June 6, 2022, meeting, which did not allow for the applicant to address the Commission to appeal staff's recommendation. Staff has brought the item back for reconsideration to allow the applicant to address the Commission.

Staff maintains the original recommendation to deny the grant request. One of the purposes of Gateway Grants, as outlined in the application, is to replace nonconforming signs with conforming signs. Based upon information available to staff, the current sign conforms to size and location. Staff does note the existing sign needs maintenance. In addition, EMC signs, in general, become problematic for code enforcement as the signs are routinely operated in violation of code requirements (brightness, animation, flashing, persistently changing messages).

Lori Renbarger, member of the congregation, stated the sign being replaced is old and is in disrepair. The church staff would like to replace the sign with a newer sign that will beautify the community.

Commissioner Cloudman asked Ms. Renbarger to describe how the sign would be operated. She stated Pastor Peter has signed paperwork to state the sign would only have one message per day with no recurring flashes.

Mr. Werbiskis said the electronic signs are permissible by right within the community, subject to certain specifications or restrictions. There are also illumination standards, and all applicants are required to sign an affidavit stating they are aware of and agree to abide by those restrictions.

Commissioner Cloudman asked about the size of the sign and Mr. Werbiskis said there was a small add-on to the sign which brought the size to a little more than the allowed square footage.

Commissioner Davis mentioned the pastor has signed the affidavit. She asked if there is a leadership board that would be aware of the restrictions that must be followed. Ms. Renbarger said the church does have a board who would bear responsibility.

Commissioner Reid asked if the academy portion of the sign would be included on the new sign and Ms. Renbarger said no, and there are no plans for additional signage for the school.

Mayor Apgar said a portion of the problem is removal of the non-conforming sign, plus the ability to do more enhanced landscaping around the base of the sign.

Commissioner Cloudman clarified this application is for grant funding, not approving the sign.

Commissioner Paiva made a motion to approve the grant request. Commissioner Reid seconded the motion, which carried by a unanimous vote.

Mayor Apgar re-ordered the remaining New Business items.

2. First Reading of Ordinance Changing the Zoning of 1.1 Acres of Property, located on the West side of North Woodland Boulevard, to allow a Car Wash as a permitted use "Woodland Crossings PD". (Previously Item 3 on the agenda.)

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE WOODLAND CROSSINGS PLANNED DEVELOPMENT (PD), ON PROPERTY LOCATED ON THE WEST SIDE OF NORTH WOODLAND BOULEVARD, NORTH OF VIOLETWOOD ROAD; APPROVING AN AMENDMENT TO A PLANNED DEVELOPMENT PLAN CONSISTING OF APPROXIMATELY 1.1 ± 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 Apgar opened the public hearing.

Mike Holmes, Planning Director, stated the applicant has addressed all issues from the Planning Board. There was one resident who lived off Violetwood road who was concerned about traffic through the median that separates the cul-de-sac from the shopping center. He said FDOT has not yet given the applicant a driveway cut for the car wash. He said a driveway connection could be placed for this project to the west.

Commissioner Cloudman said the site plan does not show space for another driveway connection without encroaching upon the wash area for the car wash.

Nika Hosseini, Cobb Cole Attorney, commented on the access easement and how it would work. She noted this is a PD amendment.

The Public Hearing was closed.

Commissioner Reid asked where signage would be placed, and Ms. Hosseini said the applicant intends to meet the code requirements without modification for placement of the sign.

Commissioner Paiva made a motion to approve the ordinance on first reading. Commissioner Davis seconded the motion, which carried by a roll call vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner Cloudman	YES
Commissioner Reid	YES
Mayor Apgar	YES

3. First Reading of Ordinance Changing the Land Use for 1.45 Acres of Property, located at 306 West Wisconsin Avenue from Low Density Residential & Institutional Overlay to Mixed Commercial. (Previously Item 4 on the agenda.)

Mr. Elkind read the ordinance by title only.

ORDINANCE NO.

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 AT 306

WISCONSIN; FROM LOW DENSITY RESIDENTIAL AND INSTITUTIONAL OVERLAY FUTURE LAND USE DESIGNATIONS TO MIXED COMMERCIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Apgar opened the Public Hearing.

Mike Holmes, Planning Director, provided a brief explanation of the request.

The Public Hearing was closed.

Commissioner Cloudman stated this project is a great example of reuse. Commissioner Cloudman made a motion to approve the ordinance on first reading. Commissioner Reid seconded the motion, which carried by a roll call vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner Cloudman	YES
Commissioner Reid	YES
Mayor Apgar	YES

4. First Reading of Ordinance Changing the Zoning from R-1B to Northwest Square PD, of approximately 1.45 Acres of Property, located at 306 West Wisconsin Avenue. (Previously Item 5 on the agenda.)

Mr. Elkind read the ordinance by title only.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM R-1B, SINGLE FAMILY TO CITY'S PLANNED DEVELOPMENT, NORTH WEST SQUARE PD, ON PROPERTY LOCATED AT 306 WEST WISCONSIN AVENUE; APPROVING A PLANNED DEVELOPMENT PLAN CONSISTING OF APPROXIMATELY 1.45 ± 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.

First Reading of Ordinance for rezoning from R-1B to North West Square Planned Development. The subject property is located at 306 W. Wisconsin Ave. and contains approximately 1.45 acres. The site currently consists of a structure that was the former location of the historic Trinity United Methodist Church. It is located on the same block as the Volusia County School Board Administrative Building.

Mayor Apgar opened the Public Hearing.

Mr. Holmes explained that the applicant has addressed the list of concerns generated by the Planning Commission.

Niki Hosseini, Cobb Cole Attorney, spoke briefly about the project. A neighborhood meeting was held, and this project was discussed at length. The community is excited about this reuse project.

The Public Hearing was closed.

Commissioner Paiva stated he was impressed with the project. Commissioner Paiva made a motion to approve the ordinance on first reading. Commissioner Davis seconded the motion, which carried by a roll call vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner Cloudman	YES
Commissioner Reid	YES
Mayor Apgar	YES

5. First Reading of Ordinance Changing the Zoning of a 10,000 Square Foot parcel off of Clara Avenue from R-1A to C-2A, Downtown Commercial and to be Combined with the Putnam Parcel, located at 225 West New York Avenue. (Previously Item 6 on the agenda.)

Mr. Elkind read the ordinance by title only.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM R-1A, SINGLE FAMILY RESIDENTIAL TO C-2A, DOWNTOWN COMMERCIAL ON PROPERTY LCOATED AT NORTH CLARA AVENUE; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRETING CHANGE IN THE COMPREHENSIVE ZONING MAP; CONDITIONING FINAL DEVELOPMENT ORDERS ON A DETERMINATION OF CAPACITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Apgar opened the Public Hearing. There being no comment, the Public Hearing was closed.

Commissioner Paiva made a motion to approve the ordinance on first reading. Commissioner Reid seconded the motion, which carried by a roll call vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner Cloudman	YES

Commissioner Reid	YES
Mayor Apgar	YES

6. First Reading of Ordinance Changing the Zoning from Royal Oaks Planned Development PD to City of DeLand's E-1, Educational District on Property located on the West side of North Summit Avenue, across from Daytona State College for an Administrative Rezone of 1.45 Acres of Property. (Previously Item 7 on the agenda.)

Mr. Elkind read the ordinance by title only.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM ROYAL OAKS PLANNED DEVELOPMENT (PD) TO CITY OF DELAND'S E-1, EDUCATIONAL DISTRICT ON PROPERTY LOCATED ON THE WEST SIDE OF NORTH SUMMIT AVENUE ACROSS FROM DAYTONA STATE COLLEGE; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; CONDITIONING THE FINAL DEVELOPMENT ORDERS ON A DETERMINATION OF CAPACITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Apgar opened the Public Hearing.

Mr. Elkind noted this is a parcel being exchanged for another parcel to facilitate the extension of Beresford Avenue. The City will not bring forth second reading of this ordinance until it is time to close the transaction.

Mayor Apgar asked about future confusion with regard to this item, there is no statement in the body of the ordinance that expressly removes the property from the PD. He is concerned that in the future, the legal descriptions will not indicate this change.

Mr. Elkind said that language suggested by Mayor Apgar can be added. The Royal Oaks PD is an expired agreement. Any future matters with regard to the property will have to go through a rezoning process. Mayor Apgar asked that the ordinance be amended to reflect the expiration of the Royal Oaks PD.

There being no additional comment, the Public Hearing was closed.

Commissioner Paiva made a motion to approve the ordinance upon first reading, with change to language in agreement as discussed. Commissioner Cloudman seconded the motion, which carried by a roll call vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner Cloudman	YES
Commissioner Reid	YES
Mayor Apgar	YES

7. First Reading of Ordinance Changing the Land Use of Approximately 0.949 Acre of Property, located at the Southeast Corner of Dr. Martin Luther King, Jr., Beltway and Beresford Avenue Extension; from Low Density Residential to Commercial Highway. (Previously Item 8 on the agenda.)

Mr. Elkind read the ordinance by title only.

ORDINANCE NO.

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 AT THE SOUTHEAST CORNER OF DR. MARTIN LUTHER KING, JR., BELTWAY AND BERESFORD AVENUE EXTENSION; FROM LOW DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION TO HIGHWAY COMMERCIAL FUTURE LAND USE DESIGNATION, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Apgar opened the Public Hearing. There being no comment, the Public Hearing was closed.

Commissioner Paiva made motion to approve the ordinance on first reading. Commissioner Davis seconded the motion, which carried by a roll call vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner Cloudman	YES
Commissioner Reid	YES
Mayor Apgar	YES

8. First Reading of Ordinance changing the Zoning from Royal Oaks PD, to C-2, General Commercial, for approximately 1.3 Acres of Property, located at the Southeast Corner of Dr. Martin Luther King, Jr., Beltway and Beresford Avenue Extension. (Previously Item 8 on the agenda.) (Previously Item 9 on the agenda)

Mr. Elkind read the ordinance by title only.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM ROYAL OAKS PLANNED DEVELOPMENT (PD) TO CITY OF DELAND'S C-2, GENERAL COMMERCIAL ON PROPERTY LOCATED ON THE SOUTHEAST CORNER OF DR. MARTIN LUTHER KING, JR., BELTWAY AND BERESFORD AVENUE EXTENSION; 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 Apgar opened the Public Hearing.

Mr. Elkind, City Attorney, advised this is the piece of property that will be exchanged. This property, along with the ring of property around it, will be zoned C-2 while most things that have been rezoned recently have been PD agreements. He said the owner of the property will be allowed to do anything with the property that is allowed in a C-2 zoning district.

Commissioner Paiva made a motion to approve the ordinance upon first reading. Commissioner Davis seconded the motion, which carried by a roll call vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner Cloudman	YES
Commissioner Reid	YES
Mayor Apgar	YES

9. First Reading of Ordinance Changing the Zoning of Approximately 28.64 Acres of Property, located at the Southeast corner of Martin Luther King Boulevard and Cassadaga Road from R-4C & R-4 to CTC DeLand PD to Develop a Multi-Family Residential Project. (This was previously Item 2 on the agenda.)

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM VOLUSIA COUNTY'S R-4C, URBAN SINGLE-FAMILY RESIDENTIAL-THOROUGHFARE CORRIDOR AND R-4, URBAN SINGLE-FAMILY RESIDENTIAL TO CITY'S PLANNED DEVELOPMENT, CTC DELAND PD, ON PROPERTY LCOATED AT THE SOUTHEAST CORNER OF DR. MARTIN LUTHER

KING, JR., BOULEVARD AND CASSADAGA ROAD; APPROVING A PLANNED DEVELOPMENT PLAN CONSISTING OF APPROXIMATELY 28.64 ± 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 Apgar opened the Public Hearing.

Mike Holmes, Planning Director, said this is a multi-family project. The buildings will be individual rather than large apartment buildings. There will also be some garages available to the residents. Mr. Holmes stated that there were two items left from the staff report that still need to be addressed:

1. The comment from the Forester looking for the PD agreement to state how the applicant will determine tree replacement, whether per the LDR's or another means. The key issue is to not reference another development, but to review this project on its own merits.
2. Clarification is needed by the City Commission as to whether the entrance road should be a public right of way. The staff wanted roads that only serve as service roads to the commercial portion of the adjacent property and the entrance to this project to be private. Currently, the PD Agreement states that final determination will be made at the time of platting or site plan. However, staff would like for it to be determined at this point so the applicant will know how to prepare plans and staff will know how to review same.

Commissioner Paiva clarified density of this project.

Nika Hosseini, Attorney Cobb Cole, presented the CTC DeLand Planned Development. She stated the entire development team accompanied her to answer any questions. This project is going to be cottage-style communities, which falls under multi-family, but has the feel of a single-family. The buildings are single-story with private yards. Multiple amenities will be constructed, and the project is located in the South West Activity Center. The applicant is looking to transition this project into a Planned Development for approximately 9 units per acre. She noted this property was formerly a tree farm and there are many planted pines. The applicant is working with the Forester, as indicated by Mr. Holmes. There are some historic trees that are being targeted for preservation. The developer is looking for 238 units with a primary entrance on Dr. Martin Luther King, Jr., and a secondary entrance on Cassadaga.

Commissioner Reid asked for a definition of "other green space". He said ownership in the PD states it is unified until final site plan. After final site plan, Commissioner Reid asked if there would be a change in unified ownership. Mr. Elkind said it would not be platted but would have to be maintained as unified ownership. He said maintaining unified ownership will have a significant impact on the tax revenue from the project.

Stephen Sposato, Director of Planning at LevelUp Consulting, stated all the green that is not otherwise allocated has been bumped into the “other green space” category.

Commissioner Davis asked for clarification on what the City Commission is being asked to vote on and Mr. Elkind said when the property was designated as a DRI, the Comprehensive Plan was changed. The zoning needs to be changed to something that is consistent with the South West Activity Center. It cannot stay zoned R-4. It isn't a question of whether the commission agrees with the R-4, it has to be changed to something that is consistent with the Future Land Use map.

Commissioner Cloudman said Low Impact Design has been mentioned throughout, but in the PD, it was only mentioned in reference to stormwater. Ms. Hosseini said because the area was full of planted pine, the applicant is trying to reconcile the fact that it was all planted pine. The PD Agreement will reference this project only. Staff is working with the City Forester to update language in the PD that will be in place at second reading.

Commissioner Cloudman would like to see any development in the future look like native Florida plantings. Ms. Hosseini said the language regarding Low Impact Design can be added to other areas of the PD besides stormwater.

Commissioner Reid asked about burning not being allowed, but whether the City of DeLand Fire Department should be designated as the monitoring authority. Mr. Elkind stated absent a PUD zoning which specifically addresses burning, then under state statute and the City Code of Ordinances, it would fall under state jurisdiction for regulation. If a PD is adopted which states no burning as part of the zoning, the city can be the monitoring agency.

Commissioner Reid said regarding stormwater retention areas, he would prefer to see some type of planting in those areas to act as an additional filtration system, rather than an open field type retention area.

Commissioner Reid mentioned connection to commercial or industrial park to the activity center, there are nice trails but the access does not look very easy to the activity center. He would like to see additional connectivity.

Regarding the activity center, Commissioner Reid would like to see what will be included. Because this project is residential, the east side of the development has a 20' buffer. If the property adjacent to the project is intense in use, a 20' buffer may not be enough. He would like to see a minimum of 40 to 50 feet of buffer.

Commissioner Reid appreciates the product being presented, but it does appear that a lot of units are being placed in a small area. He would like to see a mix of vertical apartments as well as the single-story units. This would create potential for additional green space. A diverse product would be desirable.

In addition, Commissioner Reid mentioned a comment in the staff report about residential being a potential conflict with industrial and commercial uses. He does not want to see any limitations on what the industrial and commercial uses may be in the area. He would very much like to see the industrial and commercial components before approving the residential project.

Ms. Hosseini said there are low impact development standards that will be incorporated in the PD. Under stormwater, LDI will also be added to other green spaces. She displayed the DeLand Tech Park image and stated with the Tech Park there will be large buildings, as well as retail, restaurants and grocer uses as well.

Mayor Apgar opened the floor for public comment. There was none. The Public Hearing was closed.

Mayor Apgar disclosed meetings with Mr. Watts and Ms. Hosseini about the project.

Commissioner Cloudman disclosed a brief conversation with Mr. Watts about this project.

Commissioner Paiva would prefer to retain the ability to keep the area commercial or industrial. As for the Tree Protection, nothing additional from the required amount is being offered. He has difficulty with looking at the developer offering only minimum buffer and tree protection in terms of making the development more comfortable for residents, but asking for additional density. He does not feel this is the right place or the right time.

Commissioner Davis agreed with Commissioner Paiva about the public voice. She said it is important to listen to the public especially considering the additional density development.

Mayor Apgar asked if the concept of a multi-family project with a single-family appearance is generally acceptable to the City Commission.

Commissioner Cloudman said yes, within the city. Commissioner Paiva also thinks the type of project is very creative and there is a need for rental units. It is all about location, utilization, and service. For him, density and protecting more trees is paramount.

Ms. Hosseini noted she understands the perspective but said a lot of industrial projects are being worked on presently. For industrial and commercial buildings, it is difficult to preserve trees due to the nature of industrial/commercial type structures. The applicant is looking at different types of uses and multiple uses within the overall activity center project. She is in agreement with updating the LID (Low Impact Development) standards in the PD. Ms. Hosseini reiterated if this were solely an industrial use, it would be even more difficult to meet the standards being discussed by the City Commissioners. She would like an opportunity to address the Commission's concerns for this residential portion of the project.

Commissioner Paiva made a motion to continue the first reading of the ordinance. Commissioner Davis seconded the motion, which carried by a unanimous vote.

CITY COMMISSION REPORTS

1. Report re: Elected Officials Round Table

Mayor Apgar stated there was not a round table meeting.

2. Report re River-to-Sea TPO

Commissioner Cloudman gave the River to Sea TPO meeting update from meeting held on May 25, 2022. He highlighted the TPO has adopted a unified work plan and have approved a resolution supporting updates to the Florida Greenways and Trails System. The Board approved the new year Slate of Officers. Beginning July 1, 2022, Council Member Girtman will be the Chair and Commissioner Cloudman will be the First Vice Chair, Victor Ramos will be the Second Vice Chair. The 2021 FDOT Joint Certification Report was approved. There will be additional items including the budget up for approval at the meeting next week.

3. Report re River of Lakes Heritage Corridor

Commissioner Cloudman reported the River of Lakes Heritage Corridor met and spoke about their multi-year work plan. They also worked on updating the River of Lakes map, adding some entities and removing some outdated information.

CITY MANAGER REPORT

Mr. Grebosz, Assistant City Manager, stated the FDOT is holding a truck stop meeting on June 30, 2022. There is a virtual option for attendance if anyone is interested. The stop being discussed is not on a City of DeLand exit.

Mr. Grebosz also stated the Firecracker Festival is coming up at Earl Brown. Anyone who needs parking arranged, should get with Teri Byrnes, Executive Assistant to the City Manager.

CITY ATTORNEY REPORT

Nothing to report.

CITY CLERK REPORT

Nothing to report.

CITY COMMISSION

Commissioner Davis said a Juneteenth event was held yesterday, June 19, 2022, and would like for the City Commission to discuss making Juneteenth an employee holiday since it is a federal holiday. She announced there will be a Minority of Elected Officials and Police Press Conference this Friday at 11:00 a.m. at the Daytona Beach Airport. Commissioner Davis said many are bringing up the subject of mental health, and the issues associated with mental health are being taken very seriously. This is just one of the topics that will be covered at the press conference.

Commissioner Reid attended the Juneteenth celebration at Earl Brown Park. It was a great event with a lot of good representation from different agencies that support the DeLand community.

Commissioner Cloudman said on Wednesday he attended the Volusia County final presentation of the Affordable Housing Initiative. They accepted public comment and took information from Habitat for Humanity among other groups who spoke. There was a lot of good direction proposed. It will be important for all cities in Volusia County to be collaborative in continued development of Affordable Housing program(s). The next step will be for the County Council to adopt.

Commissioner Paiva was pleased to see the city's ECHO grants rated very highly and he looks forward to extending the pedestrian trailway out to 92 as well as Jackson Lane Park.

Mayor Apgar said the city's ranking on the ECHO grants was good and he thanked Teresa Brooks for her hard work on the grant application process.

Mayor Apgar attended the Joint Chiropractic Office at Country Club Corners Ribbon Cutting. It is a national franchise. He spoke a little bit about the way the office works.

Mayor Apgar assisted in welcoming the Most Worshipful Grand Master of the Masons who visited Deltona last Friday.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:03 p.m.

Prepared by:
Julie A. Hennessy, MMC
City Clerk – Auditor

Approved on:
07/06/2026
Date