MINUTES FOR A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF DELAND HELD ON MONDAY, NOVEMBER 21, 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 Cloudman at 7:00 p.m.

Mayor Cloudman 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.

INVOCATION

Michael Pleus, City Manager, gave the Invocation.

PLEDGE OF ALLEGIANCE

Mayor Cloudman led the Pledge of Allegiance.

ROLL CALL

Commissioner Charles Paiva	Present
Commissioner Jessica Davis	Present
Commissioner Daniel Reed	Present
Commissioner Kevin Reid	Present
Mayor Chris Cloudman	Present

ALSO PRESENT: Michael Pleus, City Manager; Darren Elkind, City Attorney, Julie Hennessy, City Clerk-Auditor; Michael Grebosz, Assistant City Manager; Jason Umberger, Police Chief; Todd Allen, Fire Chief; Heidi Van Etten, Assistant Finance Director; Rick Werbiskis, Community Development Director; Mike Holmes, Planning Director; Carol Kuhn, Deputy Planning Director; Mariellen Calabro, Deputy Public Works Director; Mark Hayward, Human Resources Director;; Rick Hall, Parks & Recreation Director; Corey McMillen, Purchasing Coordinator; Ray Bahrami, City Engineer, Chris Graham, Community Information Manager, members of the public and press.

PRESENTATIONS

1. Presentation re Hometown Heroes Banner Program

Chris Graham, Community Information Manager, stated this program is to honor DeLand veterans, active service members and those who have served and are no longer living. He presented banners to everyone present.

Dakota Bachtell
John DeVito
Samuel DeVito
Steven DeVito
William J. Artis
Dwight Lyles
Bryan Salazar
Jessica Ramsey
Melvin Jones
Shawn Mortimer
Bryan Hunter
Luis Bueso
Paul Side
Thomas McDaniel
Anthony DoMoe
Roy Ray
Michael Montoya
Colton Lotel
Cameron Lotel

2. Certificate of Recognition Presented to Pastor Charles Coker and Reverend Troy Bradley

Commissioner Reed read the Certificate of Recognition and Commissioner Davis made the presentation to Pastor Coker and Reverend Bradley.

CONSENT AGENDA

1. Resolution Approving FY 2021-2022 Budget Amendment
2. Resolution Approving Morgan Stanley DVP Account Application, Agreement and Authorizing Persons
3. Consideration re Extension of Agreement for Pre-Employment Screenings with Advent Health DeLand
4. Consideration re Consent to Sublease, Clear Water Services, LLC
5. Consideration re T-hangar Rate Adjustment
6. Consideration re Gant of Easement to Duke Energy, 555 South Woodland Boulevard, Conrad Park/Melching Field
7. Consideration re Task Assignment No. 16, Greenway Trail Part A, Amendment No. 1 – Utility Relocation and Post Design Services

8. Consideration re Approval for Sale and Consumption of Alcoholic Beverages on City Property for "The Issues Bar"
9. Resolution Approving Special Exception for a 4COP Liquor License, Located at 142 West Georgia Avenue (Hyderhead Brewery)
10. Consideration re Lease Agreement with Representative Webster Barnaby for Office Space

Commissioner Paiva made a motion to approve all consent items. Commissioner Davis seconded the motion, which carried by a unanimous vote.

Commissioner Reid extended congratulations to Representative Barnaby.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

James Greene, 614 W. Ambrose Street, expressed concern about vehicles speeding on Stone Street and West Beresford.

Margo Meta, 752 Mystic Oaks Lane, spoke to the Commission about the impact of traffic from the DeLand High School. She stated many students use the area of Mystic Oaks to turn around. She requested the city look into some traffic communication devices to address the issue.

BOARD APPOINTMENT

1. Consideration re Appointments to DeLand Housing Authority

Ms. Hennessy asked the City Commission to make three appointments to the DeLand Housing Authority. Two members are up for reappointment and there is also a vacant seat.

Commissioner Paiva made a motion to reappoint Trude-Cole Hill to Seat 3, and Hilma Blair to Seat 4, for terms to expire November 1, 2026. Commissioner Reed seconded the motion, which carried by a unanimous vote.

Damian Jones, 522 Ann Street, addressed the City Commission. He has submitted an application to serve on the DeLand Housing Authority.

Ms. Hennessy asked the City Commissioners to rank applicants and sign the ranking sheets. Ms. Hennessy announced Damian Jones was the highest ranked applicant.

Commissioner Paiva made a motion to appoint Damian Jones to Seat 1, for a term to expire November 1, 2025. Commissioner Davis seconded the motion, which carried by a unanimous vote.

2. Consideration re Appointment to Tree Advisory Committee

Ms. Hennessy stated there is one applicant, Daniel Keller, who has already been attending meetings.

Commissioner Paiva made a motion to appoint Daniel Keller to the Tree Advisory Committee. Commissioner Davis seconded the motion, which carried by a unanimous vote.

3. Consideration re Appointment to the DeLand Planning Board

Ms. Hennessy stated there are six applicants for the vacant Planning Board position.

Lacey McMullan, 308 North Salisbury Avenue, gave a brief biography and stated her interest in serving on the Planning Board.

Kelly Hobbs, 930 Park Place, gave a brief biography and stated his interest in serving on the Planning Board.

Harper Hill, 801 North Clayton Street, gave a brief biography and stated his interest in serving on the Planning Board.

Jonel Meta, 752 Mystic Oaks Lane, gave a brief biography and stated his interest in serving on the Planning Board.

Beverly Scott, 614 East Wisconsin Avenue, gave a brief biography and stated her interest in serving on the Planning Board.

Paul Teeter, 829 East New York Avenue, gave a brief biography and stated his interest in serving on the Planning Board.

City Commissioners were asked to rank applicants and sign the ranking sheets. Ms. Hennessy announced Harper Hill was the highest ranked applicant.

Commissioner Paiva made a motion to appoint Harper Hill to the Planning Board. Commissioner Davis seconded the motion, which carried by a unanimous vote.

OLD BUSINESS

1. Second Reading of Ordinance No. 2022-31, Changing the Land Use for Approximately 14.57 Acres of Property, Located on North Spring Garden Avenue, South of Clear Lake Drive, from Mixed Office-Residential to High Density Residential

Mr. Elkind read Ordinance No. 2022-31 by title only.

ORDINANCE NO. 2022-31

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF DELAND, BY CHANGING THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTIES LOCATED SOUTHEAST OF THE INTERSECTION OF CLEAR LAKE ROAD AND NORTH SPRING GARDEN AVENUE; FROM MIXED OFFICE-RESIDENTIAL FUTURE LAND USE DESINATION TO HIGH DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

The application was approved on first reading at the July 18, 2022, City Commission meeting and was transmitted to the Volusia Growth Management Commission for their review and approval. The application was approved by the VGMC, and a letter has been received stating same. The land use application is being processed in conjunction with the PD rezoning application, Z22-046. At their June 15, 2022, meeting, the Planning Board recommended approval of the land use amendment.

Mayor Cloudman opened the Public Hearing.

Mike Holmes, Planning Director, stated this and the next agenda item are related.

Raul Rumbaut, 1181 Glen Falls Road, spoke about his concern with high density growth. He believes high density to create high impact.

Patricia White, 1157 East Glen Falls Road, stated her comments are on behalf of 74 residents who live in the Cascades. The residents are concerned for their safety. She stated the location of the entrance and exit for the apartments is going to impact traffic. She suggested the entrance/exit for the apartments be located on Plymouth rather than off 15A. Ms. White suggested a traffic signal may also be helpful. She displayed a photograph from a recent vehicular accident to help express the anticipated safety concerns.

Commissioner Davis lives in the same area and is interested in whether there is a plan for the additional traffic that will be generated in this area. She acknowledged there is a blind spot and she has seen accidents in the area.

Nika Hosseini, Cobb Cole, 231 N. Woodland Blvd, expressed her understanding of the concerns expressed. She made a presentation pertaining to the land use change being requested.

Ms. Hosseini stated a community meeting was held and the developer will be submitting a Traffic Impact Analysis (TIA). The development agreement contemplates that the ingress/egress locations may change. At this time, the TIA has not been completed. Once that study is completed, as the project continues through the process, traffic impact, access points and other similar elements of the project will be further refined and reviewed by both city staff and Volusia County staff.

Commissioner Reid asked if the analysis took into account if the trips were commercial, full residential or mixed use. He asked if that would change the calculation of traffic. Mr. Holmes said for land use, the review of traffic is generalized and the focus is on the number of vehicles generated.

There being no further comments, Mayor Cloudman closed the Public Hearing.

Commissioner Paiva made a motion to approve the ordinance on first reading. Commissioner D. Reed seconded the motion, which was approved by a roll call vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner D. Reed	YES
Commissioner K. Reid	YES
Mayor Cloudman	YES

2. First Reading of Ordinance Changing the Zoning from The Cascades PD to Pointe Grand Apartments PD to Develop a Multi-Family Residential Project on Approximately 14.57 Acres of Property, Located on North Spring Garden Avenue, South of Clear Lake Drive (Cont'd on 1st Reading 07/18/22)

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING DESIGNATION FROM CASCADES PD, PLANNED DEVELOPMENT TO POINTE GRAND APARTMENTS PD, PLANNED DEVELOPMENT; ON PROPERTY LOCATED SOUTHEAST OF THE INTERSECTION OF CLEAR LAKE ROAD AND NORTH SPRING GARDEN AVENUE; APPROVING A PLANNED DEVELOPMENT PLAN CONSISTING OF APPROXIMATELY 14.57 ± 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.

At the August 15, 2022, meeting, the City Commission denied the first reading of this ordinance due to an increase in density s compared to adjoining properties. Per Section 33-135.02(g) of the Land Development Regulations, a rehearing may be considered by the City Commission, 90 days after August 51, 2022, if there is a material change to the facts or issues relevant to the application.

A letter dated September 6, 2022, was addressed to the City Commission from Mark A. Watts, Attorney, Cobb Cole, requesting the City Commission reconsider their prior vote and allow for a new first reading.

The applicant has submitted a revised development agreement dated October 24, 2022. The new agreement incorporates a Special Conditions section in the agreement which outlines specific benefits for residents that work as local medical employees. For the first 2 years, 15% of the units will be specifically reserved for local medical employees. For the first 2 years, local medical employees are entitled to the following benefits:

1. A 50% discount on deposit
2. A waiver of the initial application fee
3. A waiver of the first month's rent
4. A cap of 5% on rate increases

The applicant is proposing to construct a multi-family residential project consisting of 204 apartment units. As currently designated, the two parcels for which the rezoning designations are sought will be combined to create a single property which will eventually be developed as the Pointe Grand Apartments. The applicant has applied for a concurrent land use amendment to be consistent with the higher density needed (SMLU22-074). The land use application is also scheduled for adoption at this meeting and has received approval from the Volusia Growth Management Commission.

Mayor Cloudman opened the Public Hearing.

Mr. Holmes presented the ordinance, stating it is for an apartment complex consisting of 204 units. At present, there is a second access point on 15A and an emergency access off an easement that would ultimately direct vehicles to Plymouth Avenue. Staff is working with both parties on access points. He also stated larger buffers are being planned for the north property line and the difference in this proposal as opposed to the first one is there have been some benefits defined to encourage local medical employees to live in the apartments.

Commissioner Paiva inquired about the buffers that were to be increased from 20ft to 25ft. Mr. Holmes said there was one area off the parking lot where the buffer was a little less, but there is not a building in that location. Where the buildings are located, the buffer has been increased.

Nika Hosseini, Cobb Cole, provided a presentation pertaining to the ordinance. She said the agreement includes language indicating the north buffer shall be 25ft wide and will consist of Type C materials. She said during community meetings, residents were shown the distance between the development and their homes, as there is a significant strip of property dedicated to the project as preservation, essentially creating additional buffer.

Mayor Cloudman asked for clarification on what the period of two years means, whether the benefit is only available for the first two years or units will be held open for two years. Ms. Hosseini said within the first two years, there will be an allocated percentage of units available for medical personnel. Mayor Cloudman was concerned about the incentives being used as justification for higher density, yet the option is removed after two years.

Commissioner Paiva thought the two-year period would begin once all 240 units are constructed.

Commissioner Reid stated the two-year period is a hang-up for him. If the 15% is rented out in the first month, he would like to see the program continued. He would not support ending the incentive program in its entirety after two years.

The question was raised as to the definition of medical professional as it relates to the incentive program. Ms. Hosseini said the idea was for employees of the nearby hospital, where they would have a close commute to work. However, the definition can be written into the agreement.

Commissioner Reid said in previous renditions there was discussion about a wheelchair lift in lieu of having elevators. Fire Chief Allen responded with concerns about a manual chair. The Fire Department is trained to move people but for the safety of the residents, the wheelchair lift is not a good idea.

There being no additional comments, Mayor Cloudman closed the Public Hearing.

Commissioner Paiva commented about the increased buffer and buffered distance. This ordinance was also denied initially due to accessibility, affordability and density issues. He said there has not been a lot of change with accessibility, density is the same, so he felt this came down to affordability. Commissioner Paiva thought the incentive program was a creative solution. However, he feels the incentive program could be expanded to encompass the entire area. He mentioned an internal trail that would go to Advent Health. Secondly, he would like to see the 15% increased.

Commissioner Reid recognizes the hassle to keep track of the incentive program. He understands keeping the program as manageable as possible. Whether the 15% was 20% for two years or 15% for a longer period of time, he believes some adjustment could be made.

Commissioner Davis said a lot of people are not transitioning and the apartment becomes their forever home. She said if people are staying where they are, there may be a need accessibility in the future. While supportive of offering variety, Commissioner Davis said it is important to continue to think forward.

Commissioner Reid asked if there are any apartments that are set up for impaired individuals with features such as roll-in showers or the like. Ms. Hosseini said to the degree that accessibility is required, the units will be constructed to comply with the building code. She said 5% of the housing stock will be ADA accessible. Ms. Hosseini also said her client is willing to increase the available units to 20%.

Michael Pleus, City Manager, stated the developer in this instance was challenged with accessibility, density and affordability. He strongly recommended the Commission consider refining language in the agreement to include things such as walkability of the job within a linear mile, income level and verification of position. Another issue is the incentives are up-front, but consideration should be given to the fact the unit is not long-term affordable. Lastly, if this is for medical professionals, what happens if they change jobs and are no longer in the medical industry. The point was there are some things that need to be thought through and defined so the Commission knows what is being approved and staff is aware of what will have to be enforced.

Ms. Hosseini said the initial response was that at the time of application and lease renewals, would be the only times employment could be verified and incentives applied to medical professionals.

Darren Elkind, City Attorney, cautioned the City Commission this is a difficult thing to put into a zoning document. Affordable housing is an entirely different situation for which there is specific criteria. Mr. Elkind believes enforcement of this will be near impossible.

Commissioner Paiva asked if the buffer on the northern side has been increased and Ms. Hosseini said yes, to 25 feet.

Mayor Cloudman confirmed in addition to the dense landscape buffer, there is a 6 ft structure. Ms. Hosseini affirmed.

Commissioner Paiva made a motion to approve the ordinance with the following modifications: 1) increase the 20' buffer to 25' on the northern portion; 2) that 20% of the units are effected by having one month of free rent; 3) that the application fee be waived; 4) that 50% of security deposit will be waived; 5) that limits of 5% cap increase in rent will be placed on those taking advantage of the incentive package; and 6) that the package applies to anyone in the medical field/profession, employed one linear mile from the property; and 7) that at term of the lease (one year), if the employee continues to be in the medical field, they remain entitled to the incentive benefits and if they change professions, the incentives no longer apply. Commissioner Reid seconded the motion.

Mayor Cloudman asked Mr. Holmes when the second first reading of this ordinance would occur. Mr. Holmes said on December 19, 2022.

The motion was approved by a roll call vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner D. Reed	YES
Commissioner K. Reid	YES

Mayor Cloudman YES

NEW BUSINESS

Mayor Cloudman stated that unless there were objections, he would like to reorder the agenda to address items that citizens had been waiting for in advance of strictly staff items. There were no objections.

1. (Formerly Item 3.) First Reading of Ordinance Changing the Zoning of 0.18 Acres of Property from R-1A (Single Family) to C-2A (Downtown Commercial), Located at 210 West Wisconsin

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 TO C-2A, DOWNTOWN COMMERCIAL ON PROPERTY LOCATED AT 210 WEST WISCONSIN 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.

This request is for approval to amend the zoning designation for property located at 210 W. Wisconsin Avenue from R-1A (Single family) to C-2A (Downtown Commercial). The property is in the core area of the city and is subject to the Downtown Commercial land use designation. The existing zoning makes it inconsistent with the land use and approval for the rezoning of this property will make it compliant with the land use.

Mayor Cloudman opened the Public Hearing.

Michael Woods, Attorney with Cobb and Cole, addressed the City Commission. He stated the land use designation is currently allows for multi-family. The land use designation is larger and broader than the zoning and this property is right on the edge of the zoning designation. The reason this request is necessary is that the zoning category does not expressly prohibit the multi-family utilization, whereas the land use expressly requires and prohibits single family.

There being no additional comments, Mayor Cloudman closed the Public Hearing.

Commissioner Paiva made a motion to approve the ordinance. Commissioner D. Reed seconded the motion, which was approved by a roll call vote.

Commissioner Paiva YES
Commissioner Davis YES

Commissioner D. Reed	YES
Commissioner K. Reid	YES
Mayor Cloudman	YES

2. (Formerly Item 4.) Resolutions Approving the Demolition of 601 Bert Fish Drive, 609 Bert Fish Drive and 611 Bert Fish Drive

Mayor Cloudman, in light of his employment through Stetson University, passed the gavel to Vice Mayor Paiva for this item.

Mr. Pleus stated staff recommendation is for approval of the demolitions. Mr. Elkind noted the demolitions should be approved by three separate motions.

Commissioner D. Reed made a motion to approve demolition of 601 Bert Fish Drive. Commissioner K. Reid seconded the motion, which was approved by a vote of 4 -0. Mayor Cloudman abstained.

Commissioner Davis asked if staff had received any insight on the plans for the property post-demolition.

Scott Thacker, Stetson University, 421 North Woodland Blvd, stated there is no planned use for the property at this time. It will be green space for students.

Commissioner D. Reed made a motion to approve demolition of 609 Bert Fish Drive. Commissioner K. Reid seconded the motion, which was approved by a vote of 4 -0. Mayor Cloudman abstained.

Commissioner D. Reed made a motion to approve demolition of 611 Bert Fish Drive. Commissioner K. Reid seconded the motion, which was approved by a vote of 4 -0. Mayor Cloudman abstained.

3. (Formerly Item 1.) First Reading of Ordinance Amending Chapter 21, Section 21-29 of the Code of Ordinances Relating to Panhandling

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING CHAPTER 21 "OFFENSES" OF THE CODE OF ORDINANCES FOR THE CITY OF DELAND BY AMENDING SECTION 21-29 "PANHANDLING" BY ADDING A NEW SUB-SECTION 21-29(a)(13)(i) AND A NEW SUB-SUBSECTION 21-29(d)(7)a.9 FOR THE PURPOSE OF ADDING AN ADDITIONAL DANGEROUS INTERSECTION AT WHICH

PANHANDLING IS PROHIBITED; PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

The purpose of this ordinance is to add the intersection of Woodland Boulevard and Taylor Road to the city's panhandling prohibition. This ordinance amends the provisions of Section 21-29 of the City of DeLand Code of Ordinances relating to panhandling.

Mr. Elkind stated a hearing was held approximately one year ago where a lot of factual information was provided to support prohibition of panhandling within 50' of certain high-risk intersections. Panhandling is a constitutionally protected activity. The Commission was careful with this ordinance and in order to place a time, place and manner restriction on panhandling, the government agency has to show there is a significant interest in imposing the regulations. He stated the Police Department has evaluated intersections to determine which ones were high risk. The patrol division of the Police Department has now indicated they believe this additional intersection is high risk. They have collected data which supports this amendment to the ordinance.

Mayor Cloudman opened the Public Hearing. There being none, the Public Hearing was closed.

Commissioner Davis asked if there is some way to educate the public with regard to panhandling. Residents are trying to understand why they are allowed to panhandle, particularly the ones with children at a busy intersection. Mr. Elkind said the law states people have a constitutional right to panhandle. If the City is going to place restrictions on that constitutionally protected activity, it has to be done within some narrow constitutional guidelines. The prohibition at certain intersections is based upon the unsafe nature of certain high traffic, high risk intersections. The activity cannot be a citywide prohibition.

Chief Umberger and Mr. Elkind are working with the FDOT legal division about placing signage at the intersections to assist in educating the public about panhandling.

Commissioner Paiva asked about the options law enforcement officers can use to curtail illegal activities. Chief Umberger said an officer has discretion to warn the person but when the signs are posted, it will be apparent that panhandling is not allowed in certain intersections.

Commissioner D. Reed raised the question of issuing fines to those who are violating the ordinance. Chief Umberger has also thought about this but has not done any research at this time.

Commissioner Paiva made a motion to approve the ordinance. Commissioner D. Reed seconded the motion, which was approved by a roll call vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner D. Reed	YES
Commissioner K. Reid	YES

Mayor Cloudman YES

4. (Formerly Item 2.) First Reading of Ordinance Creating a New Residential Land Use Category in the Future Land Use Element

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 REVISING THE FUTURE LAND USE ELEMENT BY ADOPTING A NEW RESIDENTIAL NEW LAND USE DESIGNATION – TRANSITIONAL RESIDENTIAL DEVELOPMENT (TRD) DESIGNATION; AS PART OF THE COMPREHENSIVE PLAN, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Cloudman opened the Public Hearing.

Carol Kuhn, representing Community Development, presented the proposed amendment to the Comprehensive Plan. In April 2022, the City Commission requested staff to explore options to address how the city develops in transition areas between developed suburban areas within the city and low-density residential areas within the unincorporated county. Four options were analyzed by staff and shared with the City Commission on August 1, 2022. At the time all four options were reviewed along with an analysis of the various options, staff presented option w (Create a new Future Land Use Category) as the preferred course of action. City Commission directed staff to move forward with option 1, creating a new Future Land Use Category. The proposed amendment would add a new residential land use category to the future land use element. Ms. Kuhn explained the components of the proposed category.

Mike Woods, Attorney, Cobb Cole, stated this is very exciting and a job well done. He stated this change allows for a better product in the City of DeLand.

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

Commissioner Paiva made a motion to approve the ordinance. Commissioner D. Reed seconded the motion, which was approved by a roll call vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner D. Reed	YES
Commissioner K. Reid	YES
Mayor Cloudman	YES

CITY COMMISSION REPORTS

1. Report re: Elected Official Round Table

There was no meeting due to Hurricane Nicole. The day after, a zoom call was done to discuss assistance to those impacted by the storm.

2. Report re: River-to-Sea TPO

The Interim Executive Director has been offered the full time Executive Director position. The contract will be presented and voted on at the next regular scheduled meeting.

Getting ready for open call on projects, so if the city staff has anything in mind that could be submitted, that would be great.

Votran has attended TPO and has since provided a PowerPoint presentation regarding their mobility on demand program.

3. Report re: River of Lakes Heritage Corridor

There were two presentations, one from Dan Friend on the status of the tugboat being relocated to Volusia County. The display location is still in question although there are some options.

The other presentation was pertaining to the proposed Black Heritage Trail that would go through the business area of the DeLand community. Grant funding has been received for this project.

CITY MANAGER REPORT

Mr. Pleus announced upcoming holiday events which include the Tree Lighting, Santa Runs and the Christmas Parade.

CITY ATTORNEY REPORT

Nothing additional to report.

CITY CLERK REPORT

Ms. Hennessy stated she received an e-amil from someone who is interested in being the City of DeLand representative on the Volusia Growth Management Committee. She said the city does not have a formal application, but she suggested an agenda item at the next meeting where the interested person can come meet the City Commission. Mayor Cloudman suggested putting out the word about this vacancy to see if anyone else may be interested.

Ms. Hennessy said the appointee formerly was a member of the Planning Board, but that is no longer the case. Mr. Elkind said all of the City's land use amendments are reviewed by the VGMC and it was not appropriate to have a Planning Board member serve in both capacities.

CITY COMMISSION

Commissioner D. Reed had nothing to report. He thanked the Mayor and Commissioners for a great first meeting.

Commissioner K. Reid wished Commissioner D. Reed a Happy Birthday congratulated him and Mayor Cloudman on their first official meeting. He wished everyone a Happy Thanksgiving.

Commissioner Davis thanked staff and the Commission for everything and wished everyone a Happy Thanksgiving.

Commissioner Paiva congratulated Mayor Cloudman and Commissioner D. Reed. He also wished everyone a Happy Thanksgiving.

Mayor Cloudman echoed comments and stated it is a pleasure to serve the City of DeLand. He had the opportunity to spend a night with city staff during the recent storm event and he reported the city is a well-oiled machine. He thanked staff for all they do.

Mayor Cloudman stated the Fall Festival of the Arts was successful, even with the rain and cold.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:06 p.m.

Julie Hennessy, MMC
City-Clerk Auditor

Prepared by:
Dale Arrington
Interim City Clerk

DELAND, VOLUSIA COUNTY FLORIDA

APPROVED:
07/20/2026