



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Planning and Zoning Board

Wednesday, October 15, 2025

6:00 PM

Deltona Commission Chambers

1. CALL TO ORDER:

The meeting was called to order at 6:00 pm.

2. ROLL CALL:

Present: 8 - Chair Andrea Cardo
Vice Chair Tara D'Errico
Secretary Rachel Amoroso
Member Ron Gonzalez
Member Pat Northey
Member David Stewart
Alternate Lori Warnicke
Alternate Jeffrey Zlatos

Excused: 2 - Member Larry French
Alternate Karen Neher

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of September 17, 2025

Motion by Secretary Amoroso, seconded by Member Gonzalez, to approved the Minutes of September 17, 2025, as presented.

4. PRESENTATIONS/AWARDS/REPORTS:

None.

5. PUBLIC FORUM: Time permitted, public comments shall be limited to items on the agenda and shall not exceed two minutes. Please be courteous and respectful of the views of others. Personal attacks on Committee/Board members, City staff or members of the public are not allowed and will be ruled out of order by the Chair.

Chair Cardo opened and closed public forum, as there were none.

6. OLD BUSINESS:

None.

7. NEW BUSINESS:**A. Public Hearing: Ordinance No. 36-2025, amending Section 110-814, "Additional Regulations for Certain Permitted Principal Structure," of Chapter 110, "Zoning," and Chapter 74, "Administration," of the Land Development Code update procedures and regulations related to Certified Recovery Residences in Compliance with Florida Statutes.**

City Attorney Good read the Ordinance into the record.

Director Smith explained there were updates sent out earlier that day regarding amendments to the Ordinance, due to a House Bill not being approved. Staff provided a copy of the Ordinance and Staff Report to all members.

Director Smith presented Ordinance 36-2025, explaining the update is to bring the City into compliance with new Florida Statutes.

Vice Chair D'Errico explained residents had reached out to her with concerns regarding recovery residents. She stated their concerns were regarding maximum occupancy and regulations. She asked if there would be a way to restrict recovery residences from being near schools, playground, bars, and liquor stores.

Attorney Good explained that it is complicated to regulate maximum occupancy, as there are certain state regulations that will have to take place due to the size of the structure.

Discussion occurred regarding residential parking regulations. Director Smith stated recovery residents would have to follow the Land Development Code regarding all parking.

Vice Chair D'Errico inquired about how recovery residences would be taxed, since they are ran more like a business than a single family home. Attorney Good explained that this would be determined by the Appraisers Office.

Discussion occurred regarding the senate bill and the provisions that are required by the City.

Chair Cardo open and closed public forum, as there were none.

Motion by Rachel Amoroso, seconded by David Stewart, to recommend the City Commission approve Ordinance No. 36-2025, amending Section 110-814, "Additional Regulations for Certain Permitted Principal Structure," of Chapter 110, "Zoning," and Chapter 74, "Administration," of the Land Development Code update procedures and regulations

related to Certified Recovery Residences in Compliance with Florida Statutes. The motion carried by the following vote:

For: 7 - Chair Cardo, Vice Chair D'Errico, Secretary Amoroso, Member Gonzalez, Member Northey, Member Stewart and Alternate Zlatos

8. STAFF COMMENTS:

Director Smith stated there would be a joint workshop for the Board and City Commission on November 10, 2025, at 5:30pm.

The Board requested that a reminder be sent out for the workshop prior to the meeting.

Director Smith also noted that the City Commission will be selecting an alternate for the Board at their next meeting.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

Member Northey asked if there had been any progress on the Board's previous requests regarding updates to the Land Development Code.

Director Smith stated that he would bring these items to the Ordinance Review Committee, but noted that no major changes would be made at this time, as the City is currently updating the Comprehensive Plan, and the Land Development Code will be updated following that process.

10. ADJOURNMENT:

The meeting adjourned at 6:23 pm.

Chairperson, Andrea Cardo

ATTEST:

Board Secretary, Nelly Kerr