



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

City Commission Workshop

Monday, July 27, 2026

5:30 PM

Deltona Commission Chambers

Joint Meeting with P&Z Board

1. CALL TO ORDER:

The meeting was called to order at 5:30 p.m. by Mayor Avila.

2. ROLL CALL – CITY CLERK:

Present: 5 - Mayor Avila
Vice Mayor Avila-Vazquez
Commissioner Heriot
Commissioner Nabicht
Commissioner Santiago

Absent: 2 - Commissioner Colwell
Commissioner Howington

Planning & Zoning Board:

Present: 4 Member & 3 Alternate Members -

Member Northey
Member Stewart
Member Warnicke
Secretary Amoroso
Vice Chair D'Errico
Chair Cardo

Absent: 1 Members & 2 Alternate Members -

Alternate Member Guida
Alternate Member Hasson
Alternate Member O'Brien
Alternate Member Zlatos

3. PLEDGE TO THE FLAG:

4. DISCUSSION ITEMS:**A. Joint Workshop - City Commission and Planning & Zoning Board - Comprehensive Plan Amendment - Mixed Use Future Land Use Category - Chapter 5 Workshop**

The Community Development Services Director stated tonight's workshop is a continuation of the Comprehensive Plan update, and tonight we will be focusing on the proposed mixed-use planned use category. Staff and the consultants will provide an overview of the proposed mixed-use categories. We will review the draft goals, objectives, and policies. The purpose of tonight's workshop is to get feedback, directions to continue refining the draft before it moves toward to the public hearing process. Over the next couple of workshops, we will review the remaining objectives and policies before bringing the Comprehensive Plan amendments forward for public hearings. This workshop is for discussion only and no action will be taken this evening. He then turned the meeting over to Katie Ebaugh with JBPro and Jason Green with Axis Infrastructure.

Ms. Ebaugh gave a PowerPoint Presentation to include Introductions, Project Updates, Mixed User Centers & Corridors, Goals, Objectives & Policies, and Next Steps & Closing Remarks.

Throughout the presentation the Commission, City Attorney and the consultants discussed area standards, residential density rights and transference, tracking density, multi-family availability, making mixed use work, artisan industrial, taking a holistic approach to land use, building height, modeling of uptown area, downtown DeLand, native greenery, regulations and interconnectivity, the Panhandle "Commons", traffic flow and use, walk ability, the JPA (Joint Planning Area), job centers, policy changes, setting the bar, entitlements, zoning changes, the Future Land Use (FLU) code and Land Development Code (LDC), design and development standards, proposed property tax reform and its affect, next steps time frame, medical zoning, mixed use, Blue River Blvd., Agricultural zoning, unincorporated land, zoning districts, the rezoning process, county zoning designations, protecting agricultural uses, annexation, having a detailed maps, eco center areas, guiding principles, bicycle and trail culture, traffic and safety standards, sidewalk widths and standards, evolving LDC standards, accessibility, S.R. 415 area, requiring more stringent restrictions, rural boundary, urban sprawl, possible implications of SB 180, wetlands and buildable acreage, and cleaning up definitions.

5. PUBLIC COMMENTS: (3 minutes maximum length per speaker)

The Mayor opened public comments and residents addressed the City Commission.

Ms. Ebaugh thanked everyone for their thoughtful comments, they appreciate them. In terms of how to ensure this is going to happen long term. What will keep this going is not anyone on the dais. What will keep this going are the people in the audience who take ownership of this plan. We have worked very hard over the last two years to involve as many people in Deltona who wanted to participate. It is the people's vision for the community and it will only

survive if the people all make it happen.

6. CITY MANAGER COMMENTS:

7. ADJOURNMENT:

There being no further business, the meeting adjourned at 7:17 p.m.

Joyce Raftery, CMC, MMC, CITY CLERK