



MEMORANDUM

DATE: February 2, 2026

TO: City Commission

FROM: Jordan Smith, AICP, PP Planning and Development Services Director

THRU: Doc Dougherty, City Manager

SUBJECT: CU25-0005, Resolution No. 2026-01, Lighthouse Pentecostal Church (590 Fort Smith Blvd) Applicant: Solange Dao, P.W. (Quasi-Judicial – Public Hearing) (Matthew West, Project Manager)

REFERENCES: City Comprehensive Plan, Code of Ordinances.

REQUEST: The City has received a Major Conditional Use application for the property located at 590 Fort Smith Boulevard to allow a house of worship in the R-1 Zoning District.

The tax parcel number for the subject property is 813400000090

DISCUSSION:

Location and History: The applicant, Solange Dao P.E, on behalf of Lighthouse Pentecostal Church, has submitted a Major Conditional Use application to construct a House of Worship at 590 Fort Smith Boulevard. The subject property consists of approximately +/- 3.3 acres and is currently undeveloped. The proposed House of Worship will contain 10,568 square feet, with accessory playground and recreational facilities also proposed.

The Future Land Use Map (FLUM) designates the subject property as Residential Low Density.

Project Description:

On November 19, 2018, the property owner received approval of a Conditional Use application (CU-18-020) to permit a House of Worship within the R-1 zoning district. That approval expired on November 19, 2020, and the property has remained vacant.

The property owner is seeking to renew the previously approved Conditional Use and has submitted a new Major Conditional Use application to the City.

Per Section 110-828 of the Land Development Code, solid waste collection is provided by Waste Pro, potable water is provided by the City of Deltona, wastewater will be provided by a private septic system, and electric service is provided by Florida Power & Light (FP&L). Public safety services are provided by Deltona Fire Station 61 and the Volusia County Sheriff's Office.

The surrounding land uses are shown in the table below.

Direction	Zoning	Existing Land Use	Future Land Use
North	R-1	Single-Family Residential	Residential Low Density
East	R-1	Single-Family Residential	Residential Low Density
South	R-1	Single-Family Residential	Residential Low Density
West	R-1	Church	Residential Low Density

Matters for Consideration: Pursuant to Section 74-16(b)(6) and (7) of the Code of Ordinances, the City Commission may approve, approve with conditions, or deny a Major Conditional Use application based on the following criteria:

CRITERIA No. 1:

Is the proposed use consistent with the intent of Chapter 110?

FINDINGS OF FACT No. 1: Yes, a house of worship is listed as a Major Conditional Use within the R-1 zoning district, and the proposed use is consistent with the purpose and intent of the City’s Land Development Code.

CRITERIA MET: YES

CRITERIA No. 2:

Is the proposed use consistent with the Comprehensive Plan?

FINDINGS OF FACT No. 2: Yes. The proposed use is consistent with the Residential Low Density future land use designation. With reasonable conditions to mitigate potential impacts, the use aligns with the Comprehensive Plan and is compatible with surrounding land uses.

CRITERIA MET: YES

CRITERIA No. 3:

Will the proposal adversely affect the public interest?

FINDINGS OF FACT No. 3: No. The proposed House of Worship is located on a large parcel and is adequately buffered from adjacent residential uses. Additionally, an existing church is located directly west of the subject property.

CRITERIA MET: YES

CRITERIA No. 4:

Can the applicant meet the expressed requirements of applicable City Conditional Use regulations?

FINDINGS OF FACT No. 4: Yes. The proposed development meets or exceeds the applicable requirements of a Major Conditional Use pursuant to Section 110-817(d) of the Land Development Code.

CRITERIA MET: YES

CRITERIA No. 5:

Comply with the City’s Code of Ordinances, the Florida Building Code, and the Florida Fire Prevention Code.

FINDINGS OF FACT No. 5: The applicant will be required to comply with all applicable local and state codes.

CRITERIA MET: YES

CRITERIA No. 6:

Protect public health safety, and welfare to ensure basic function operation, including, but not limited to, full utilities, access management in Chapter 96, off-street parking in Section 110-828, and Solid Waste in Chapter 50.

FINDINGS OF FACT No. 6: The subject site has adequate utilities, access, and off-street parking to support the proposed use.

CRITERIA MET: YES

CRITERIA No. 7:

Will the applicant be able to meet all requirements imposed by Federal, State or Local governments?

FINDINGS OF FACT No. 7: Yes. The applicant will be required to comply with all applicable Federal, State, and local regulations.

CRITERIA MET: YES

CRITERIA No. 8:

Will the proposed use generate undue traffic congestion?

FINDINGS OF FACT No. 8: The proposed House of Worship is not expected to generate traffic volumes requiring a Traffic Impact Analysis (less than 1,000 daily trips and less than 100 peak-hour trips), as projected trips are below the established thresholds.

CRITERIA MET: YES

CRITERIA No. 9:

Will the proposed use create a hazard, public nuisance or be dangerous?

FINDINGS OF FACT No. 9: No. The proposed use will not create a hazard, public nuisance or danger.

CRITERIA MET: YES

CRITERIA No. 10:

Will the proposed use materially alter the character of surrounding neighborhoods or adversely affect the value of surrounding land, structures or buildings?

FINDINGS OF FACT No. 10: No. Compliance with the Land Development Code will ensure compatibility with surrounding residential uses.

CRITERIA MET: YES

CRITERIA No. 11:

Will the proposed use adversely affect the natural environment, natural resources or scenic beauty or cause excessive pollution?

FINDINGS OF FACT No. 11: No adverse environmental impacts are anticipated.

CRITERIA MET: YES

FINDING OF FACT: Based on the above analysis and decision-making criteria, staff recommends that the Planning and Zoning Board recommend approval of Resolution No. 2026-01, granting a Major Conditional Use approval for a House of Worship to be located at 590 Fort Smith Boulevards, subject to the following conditions:

1. A Certificate of Occupancy shall be obtained within two (2) years of the date of adoption of this resolution. Upon a showing of good cause, the Planning and Zoning Director may, in his sole and absolute discretion, grant extension to this deadline not exceed one (1) year.
2. No principal or accessory building shall be located less than 50 feet from any property line.
3. Off-street parking areas meeting the requirements of section 110-828 and landscaped buffer areas meeting the requirements of section 110-808 shall be constructed. Notwithstanding the provisions of section 110-828(b)(2), off-street parking and loading areas shall be surfaced with brick, asphalt, bituminous, concrete or packed shell or marl material and shall be maintained in a smooth, well-graded condition.
4. The site will be developed in conformance with the attached concept plan.

PLANNING AND ZONING BOARD: At their regular meeting on January 21, 2026, the Planning and Zoning Board voted 7-0, to recommend that the Mayor and City Commission adopt Resolution No. 2026-01, subject to the conditions noted under the Findings of Fact.

STAFF RECOMMENDATION: Staff recommends approval of Resolution No. 2026-01 with the conditions noted under the Findings of Fact.

NEXT STEPS: The Mayor and City Commission will consider this item at their regular meeting on February 2, 2026. If approved, the applicant will be required to proceed with the Final Site Plan review process in accordance with the City's Land Development Code prior to the issuance of any development permits.

LEGAL DESCRIPTION: 4-18-31 E 312.81 FT OF E 1/2 OF SE 1/4 SE /14 LYING N OF FORT SMITH BLVD PER OR 2537 PG 1529 PER OR 4213 PG 1058 PER OR 5802 PG 0110 PER OR 6514 PG 0164 PER OR 6769 PG 0517 & PER OR 7398 PG 1553

ATTACHMENTS:

- Maps
- Concept Plan
- Resolution No. 2026-01