



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Planning and Zoning Board

Wednesday, April 16, 2025

6:00 PM

Deltona Commission Chambers

1. CALL TO ORDER:

Meeting called to order at 6:00pm.

2. ROLL CALL:

Present:10 - Chair Andrea Cardo
Secretary Rachel Amoroso
Member Ron Gonzalez
Member Pat Northey
Member David Stewart
Member Daniel Trojanowski
Alternate Larry French
Alternate Karen Neher
Alternate Lori Warnicke
Alternate Jeffrey Zlatos

Excused: 1 - Vice Chair Tara D'Errico

3. APPROVAL OF MINUTES & AGENDA:

Minutes of March 19, 2025

Motion by Pat Northey, seconded by David Stewart, to approve the Minutes of March 19, 2025, as presented. The motion carried unanimously.

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 open and closed public forum due to there was none.

6. OLD BUSINESS:

None.

7. NEW BUSINESS:

Public Hearing: Ordinance No. 14-2025, amending Halifax Crossings Mixed- Use Planned Unit Development (MPUD) for approximately 109.71 acres of land located along the Halifax Crossings boulevard corridor south and east of the Halifax Hospital Complex within the Activity Center to include the provisions of master development map alternatives and a reduction in the minimum lot size for commercial parcels.

Ms. Entwistle presented Ordinance No. 14-2025, which amends the Halifax Crossings Mixed-Use Planned Unit Development (MPUD). She outlined the history of the lot, provided images comparing options A and B, and discussed transportation impacts. She stated that staff recommends the Planning and Zoning Board forward a recommendation to the City Commission to approve Ordinance No. 14-2025, which amends the Halifax Crossing MPUD.

Discussion followed on the number of development, trails, traffic considerations and age restrictions. Ms. Entwistle indicated the applicant would address their questions.

Applicant, Mr. Alex Stringfellow, 500 Winderley Pl. Suite 325 Maitland, FL 32751 introduced himself and informed that he was ready to answer questions from the board.

Discussion on traffic impact study (TIA) is ongoing, and fees will be assessed when permits are picked up. Mr. Stringfellow clarified the differences between the TIA and the traffic study, and discussed the types of commercial development planned, emphasizing minimal office space. The existing traffic in Deltona will be factored into the traffic study for the new development.

Planning Manager, Mr. Matthew West discussed that the City and County have agreed upon traffic guidelines, and the study considers background traffic. He also mentioned the Rhode Island extension but noted it's not yet funded. Discussions also covered the City and County's five-year plans, road access to Halifax Crossings, including the entrance and exit being in a form of a cul de sac and school capacity with Volusia County.

Mr. Darren Elkind, 142 E. New York Ave. Representative of Halifax Hospital discussed changes made since the project's inception in 2012 and mentioned coordination with staff regarding the hospital property. They addressed concerns about bike trails and the undeveloped portion of the PUD, with staff informing the board they will do further research.

Ms. Jasmin Walton, 3289 Alling Drive asked about potential neighborhood impacts due to living in the Arbor Ridge subdivision. Mr. Stringfellow assured there would be no negative effects on local residents.

Motion by David Stewart, seconded by Ron Gonzalez, to Public Hearing: Ordinance No. 14-2025, amending Halifax Crossings Mixed- Use Planned Unit Development (MPUD) for approximately 109.71 acres of land located along the Halifax Crossings boulevard corridor south and east of the Halifax Hospital Complex within the Activity Center to include the provisions of master development map alternatives and a reduction in the minimum lot size for commercial parcels.. The motion carried by the following vote:

For: 7 - Chair Cardo, Secretary Amoroso, Member Gonzalez, Member Northey, Member Stewart, Member Trojanowski and Alternate French

8. STAFF COMMENTS:

Mr. Smith presented an award to board member Patricia Northey for her dedicated service from 2019 to 2023.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

10. ADJOURNMENT:

Meeting adjourned at 6:54pm.

Andrea Cardo, Chairperson

ATTEST:

Nelly Kerr, Board Secretary