



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Planning and Zoning Board

---

**Wednesday, May 20, 2026**

**6:00 PM**

**Deltona Commission Chambers**

---

#### **1. CALL TO ORDER:**

Meeting called to order at 6:00pm

#### **2. ROLL CALL:**

**Present:** 7 - Chair Andrea Cardo  
Vice Chair Tara D'Errico  
Secretary Rachel Amoroso.  
Member Pat Northey  
Member Lori Warnicke  
Alternate Norma Jean Guida  
Alternate Christian O'Brien

**Excused:** 1 - Alternate Jeffrey Zlatos

**Absent:** 2 - Member David Stewart  
Alternate Robert Hasson

#### **3. APPROVAL OF MINUTES & AGENDA:**

##### **A. Minutes of April 29, 2026**

Motion by Member Northey, seconded by Vice Chair D'Errico, to approve the minutes of January 13, 2026, with the correction of updating Member Amoroso to Secretary Amoroso.

#### **4. PRESENTATIONS/AWARDS/REPORTS:**

None.

**5. PUBLIC FORUM:** Public comments shall be limited to items on the agenda and shall not exceed three 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. Ordinance No. 20-2025 – Amending Section 110-814, “Additional Regulations for Certain Permitted Principal Uses and Structures,” of Article VII, “Supplementary Regulations,” of Chapter 110, “Zoning,” and Section 70-30, “Definitions,” of Article II, “Land Development Code,” of Chapter 70, “General Provisions,” of the Land Development Code of the City of Deltona to Prohibit Metal Buildings Within Certain Residential and Commercial Zoning Districts.**

City Attorney Good read Ordinance No. 20-2025 into the record.

Community Development Services Director Smith presented Ordinance No. 20-2025, providing background information, prior meeting updates, and an overview of storage container options. He also reviewed provisions related to temporary construction and objective standards.

Member Northey inquired about examples of barndominiums and whether any exist within the City. Community Development Services Director Smith responded that the City currently regulates such structures as metal buildings, which are subject to additional restrictions.

Secretary Amoroso stated her support for the continued advancement of the City.

Vice Chair D’Errico discussed at what point storage structures may begin construction and whether items could be placed inside prior to issuance of a permit. Community Development Services Director Smith clarified that a permit must be obtained prior to commencement of construction or use.

Member Warnicke asked whether the ordinance would restrict individuals from constructing dwellings using storage containers.

City Attorney Good responded that compliance would depend on meeting the Florida Building Code and applicable design standards, noting that structures resembling residential dwellings may be permitted if they meet code requirements. Community Development Services Director Smith added that such structures would fall under agricultural design standards and clarified distinctions between permanent storage and commercial applications.

Alternate O’Brien asked about tiny homes and accessory structures. Community Development Services Director Smith responded that barndominiums are considered accessory structures. He further noted that the topic was initially raised in 2025 and is being addressed due to increased case volume.

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

**Motion by Pat Northey, seconded by Rachel Amoroso., to approve Ordinance No. 20-2025 - Amending Section 110-814, "Additional Regulations for Certain Permitted Principal Uses and Structures," of Article VII, "Supplementary Regulations," of Chapter 110, "Zoning," and Section 70-30, "Definitions," of Article II, "Land Development Code," of Chapter 70, "General Provisions," of the Land Development Code of the City of Deltona to Prohibit Metal Buildings Within Certain Residential and Commercial Zoning Districts. The motion carried by the following vote:**

**For: 7 -** Chair Cardo, Vice Chair D'Errico, Secretary Amoroso., Member Northey, Member Warnicke, Alternate Guida and Alternate O'Brien

**8. STAFF COMMENTS:**

Community Development Services Director Smith informed the Board that Member Larry French resigned. He also mentioned on June 8, 2026 there will be a workshop for the Comprehensive Plan and Chapter 66 will be discussed. The Board asked for emails reminders.

**9. BOARD/COMMITTEE MEMBERS COMMENTS:**

None.

**10. ADJOURNMENT:**

Meeting Adjourned 6:19pm

---

Andrea Cardo, Chairperson

---

Nelly Kerr, Board Secretary