



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Planning and Zoning Board

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**Wednesday, September 18, 2024**

**6:00 PM**

**Deltona Commission Chambers**

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

Chair Berk called the meeting to order at 6:00 pm.

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

**Present:** 7 - Chair Susan Berk  
Vice Chair Andrea Cardo  
Secretary Rachel Amoroso  
Member Eric Alexander  
Member Ron Gonzalez  
Member Dr. Allen Pfeffer  
Alternate Jeffrey Zlatos

**Excused:** 3 - Member Manuel Rodriguez  
Alternate Tara D'Errico  
Alternate Steven Webster

Also present: City Attorney Marsha Segal-George; Jordan Smith, Jessica Entwistle, Brandon Hatch and Nelly Kerr, Planning and Development Services; Chris Casey, Zahn Engineering; and Scott Banta, Telesis Services.

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

**Motion by Eric Alexander, seconded by Ron Gonzalez, to approve the Minutes of August 21, 2024, as presented. The motion carried unanimously.**

#### **A. Minutes of August 21, 2024**

#### **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 Berk opened and closed public forum as there was none.

**6. OLD BUSINESS:**

None.

**7. NEW BUSINESS:**

**A. Resolution No. 2024-41- granting a Conditional Use to permit a daycare center within the General Commercial District (C-2) for a property located at 3026 Howland Boulevard.**

Brandon Hatch, Planner 1, presented a Conditional Use Application proposing a 10,653 square foot daycare center for conditional use at 3026 Howland Blvd. He explained the site will have a maximum of 152 children enrolled, and a minimum of 12 staff members on the site. The presentation included aerial shots of the property.

Member Pfeffer inquired about the location of the nearest traffic light.

Mr.Hatch mentioned the county may require a turning lane, however the conceptual site plan avoids stacking of traffic, as there is a drop off and secondary lane along with adequate parking.

Member Alexander raised concerns of traffic with safety for vehicles getting in and out.

Jessica Entwistle, Planning Manager, presented the traffic methodology concerning traffic. She explained the current weekday average tips per the methodology is 622, and anything over 1000 will require a full impact traffic analysis.

The applicant, Chris Casey, gave an overview of the project and began a discussion about traffic, parking, and landscape buffers.

**Motion by Andrea Cardo, seconded by Eric Alexander, to approve Resolution No. 2024-41 with the conditions stated by staff. The motion carried by the following vote:**

**For:** 7 - Chair Berk, Vice Chair Cardo, Secretary Amoroso, Member Alexander, Member Gonzalez, Member Pfeffer and Alternate Zlatos

**B. Ordinance No. 10-2024- amending the Official Zoning Map to rezone approximately 36.46-acres of land located along the North Normandy**

**Boulevard corridor south and east of the I-4 Logistics Park within the Activity Center from Single-Family Residential (R1-AA) to Mixed-Use Planned Unit Development (MPUD).**

Jessica Entwistle, Planning Manager, discussed the request to amend the Official Zoning Map for 36.46 acres of land within the Activity Center from Single-Family Residential (R1-AA) to Mixed-Use Planned Unit Development (MPUD). She stated the application was consistent with the Future Land Use, Comprehensive Plan and Section 110-319 of the Land Development Code. New allowable uses per the development agreement will include light industrial, retail, general offices, flex space, and 320 multifamily apartments.

Vice Chair Cardo asked about the steps required for the applicant after the rezone is approved by Commission.

Ms. Entwistle clarified that after the rezoning is approved, the applicant will need to Plat, and then a Final Site Plan would be required.

The applicant, Scott Banta, introduced himself as the owner of the parcels and gave an overview of the project.

Member Pfeffer requested more information related to the project before voting and was not confident that the project will work in time alignment with the expansion of Rhode Island and Interstate 4.

Ms. Entwistle stated that the full Traffic Impact Analysis was sent by email prior to the meeting.

Vice Chair Cardo stated that the Board is to make a decision of rezoning a parcel of land from Residential to Mixed-Use, not whether analysis reports can be interpreted by the Board. She emphasized that a MPUD is most appropriate and provides the most design flexibility for the project.

**Motion by Andrea Cardo, seconded by Secretary Amoroso to approve Ordinance No. 12-2024- amending the Official Zoning Map to rezone approximately 36.46 acres of land located along the North Normandy Boulevard corridor south and east of the I-4 Logistics Park within the Activity Center from Single-Family Residential (R1-AA) to Mixed Use Planned Development (MPUD). The motion carried the following vote:**

**For:** 6 - Chair Berk, Vice Chair Cardo, Secretary Amoroso, Member Alexander, Member Gonzalez and Alternate Zlatos

**Against:** 1 - Member Pfeffer

**8. STAFF COMMENTS:**

None.

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

None.

**10. ADJOURNMENT:**

Meeting adjourned at 7:05pm

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Board Chair, Susan Berk

ATTEST:

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Board Secretary, David Webster Jr