



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Planning and Zoning Board

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**Wednesday, January 21, 2026**

**6:00 PM**

**Deltona Commission Chambers**

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#### 1. CALL TO ORDER:

Meeting was Called to Order at 6:00pm.

#### 2. ROLL CALL:

**Present:** 7 - Chair Andrea Cardo  
Vice Chair Tara D'Errico  
Member Ron Gonzalez  
Member David Stewart  
Member Larry French  
Alternate Lori Warnicke  
Alternate Christian O'Brien

**Excused:** 2 - Secretary Rachel Amoroso  
Member Pat Northey

**Absent:** 1 - Alternate Jeffrey Zlatos

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

##### Minutes of December 17, 2025

**Motion by Vice Chair D'Errico, seconded by Alternate Warnicke, to approve the Minutes of December 17, 2025, as presented.**

#### 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 opened and closed public forum, as there were none.

#### 6. OLD BUSINESS:

None.

**7. NEW BUSINESS:****Resolution No. 2026-01 – Granting a Conditional Use to Permit a House of Worship within the R-1 Residential Zoning District for the Property Located at 590 Fort Smith Boulevard, within the City of Deltona.**

City Attorney Good explained the quasi-judicial hearing process. He read Resolution No. 2026-01 into the record and swore in anyone wanting to speak on the subject.

Planning Manager Mr. West gave a presentation regarding the Conditional Use. He explained the original Conditional Use expired in 2020, and provided updates for the Conditions.

Chair Cardo opened public forum.

Pastor Henry, 1918 Demartin Dr. provided his background, as well as the services the church has provided the community. He explained the church is currently leasing a building and by having their own building they could better serve the community.

Ms. Rhodes, 2050 Dixie Bell Ave, stated she has been the bookkeeper for the food ministry for the last 15 years. She would like to do more for the community, and the new building would help.

Chair Card closed public forum.

**Motion by Tara D'Errico, seconded by David Stewart, to approve Resolution No. 2026-01 - Granting a Conditional Use to Permit a House of Worship within the R-1, Residential Zoning District for the property located at 590 Fort Smith Boulevard, within the City of Deltona. The motion carried the following vote:**

**For:** 7 - Chair Cardo, Vice Chair D'Errico, Member Gonzalez, Member Stewart, Member French, Alternate Warnicke and Alternate O'Brien

**Ordinance No. 01-2026 – Amending the Official Zoning Map to rezone approximately 14.43 acres of land located at 2830, 2846, and 2855 Lake Helen Osteen Road from Residential Estate One (RE-1) to Mixed Use Planned Unit Development (MPUD).**

City Attorney Good read Ordinance No. 01-2026 into the record.

Director Smith presented the rezone request for the New Hope MPUD. He provided information regarding traffic, flooding, density, and future land use.

The project attorney, Mark Watts with Cobb Cole, provided background information on the project. He explained that the Low Density Residential future land use category allows for churches and that the Comprehensive Plan includes an exception for affordable housing.

He discussed the two (2) neighborhood meetings that were held and stated that during the April 2024 Comprehensive Plan meeting, this area was suggested as a potential community hub.

The applicant, Pastor Bradley, provided his background and stated that the church received approval to locate within the R-1 zoning district in 1997. He explained the services the church currently provides to the community and their desire to expand those services by developing affordable housing and constructing a community center. Pastor Bradley stated that the church is committed to helping the local community.

Carol Gardner, CEO of TEDc in Miami, Florida, stated that many Deltona residents are cost-burdened due to current rental rates. She explained that the vision of the project is to help address this issue by providing affordable housing. Ms. Gardner presented statistics regarding median household incomes, area rental rates, and the projected rents for affordable units.

Chair Cardo opened the public forum.

Dr. Ronald Durham, 1036 Shepherd Ave., stated he supports the New Hope project. He expressed concern regarding the Deltona workforce being priced out of the area and stated the moderate density is responsible planning for this location.

Mike Williams stated he has been a Deltona resident since 1985 and a realtor for the past 40 years. He explained that the current average home price in Deltona is approximately \$350,000, which he believes is not affordable. He expressed concern about affordability, noting that multiple families are living in single homes, and stated that providing affordable housing would help address this issue.

Marion Diggs, 1201 Sterling Silver Blvd., stated she supports the affordable housing project, as there is limited workforce housing available and this development would support community growth.

Virgil Ford, 2470 Pinetree Acres Ln., stated he purchased his home in 1995 and does not believe this is the appropriate location for the project. While he supports the concept, he expressed concerns regarding traffic and flooding.

Loren King, 2770 Sadler Lane, stated he opposes the project due to its location, citing existing traffic and flooding concerns. He stated he believes it is a good project but should be located in a more compatible area.

Tim Blodgett, 2707 Timberlake Ave., expressed concerns that the Theresa Basin study was not discussed, noting flooding issues in the area. He stated that the project does not belong in this location.

Chair Cardo closed the public forum.

Chair Cardo then made an exception to reopen the public forum.

Gary Randolph, 2900 Regent Dr., expressed concerns regarding flooding, noting that Lake Helen Osteen Road has been closed multiple times due to flooding and stating that the project would worsen the issue. He stated he is opposed to the project.

Patricia Harkness, 1349 Freeport Dr., stated she attends church two (2) to three (3) times per week and does not experience traffic issues. She stated that residents in Deltona need assistance and support.

A resident living on Howland Boulevard stated her home has experienced flooding since homes were constructed in the new subdivision on Lake Helen Osteen Road. She expressed concerns regarding future flooding and the impact on wildlife located on the property. She stated that while the project is positive, it is not appropriate for this area.

Ron Washington, 1440 Daystar Lane, stated he attends New Hope Church and has lived in Deltona since 1996. He expressed concern for residents who need assistance and asked the Board to approve the project so the community can receive the necessary support.

Elizabeth Jeanniton, Deltona, stated the City needs affordable housing; but, flooding concerns must be addressed. She suggested the project may be better suited near other multifamily developments. She expressed concerns regarding potential property damage from flooding and increased traffic.

Chair Cardo closed the public forum.

Attorney Mark Watts discussed the traffic review conducted with Volusia County. He stated that traffic concerns were reviewed and acknowledged that flooding is an issue throughout the area. He noted that the Theresa Basin study is currently underway and that new

regulations will be required and followed. He discussed the average density for the overall project and stated that both the previous staff report and the Comprehensive Plan support affordable housing.

City Attorney Good explained that the Planning and Zoning Board is not required to follow the recommendations contained in either staff report.

Chair Cardo asked Board members whether they had any ex parte communications.

Member Stewart and Vice Chair D'Errico stated they had spoken with the applicant and residents regarding the project.

Member French, Member Gonzalez, Alternate Warnicke and Alternate O'Brien stated they had no ex parte communications.

Chair Cardo asked questions regarding the floodplains located at the rear of the property.

Attorney Watts stated that the Theresa Basin study may result in updates to regulations within the Land Development Code, and those updated regulations would be followed at the appropriate stage of review and submittal.

Chair Cardo asked Mr. Watts to address the failing segments identified in the traffic impact analysis.

Mr. Watts explained that, according to page 31 of the report, the failing segment is related to signal timing at the intersection of Howland Boulevard and Catalina Boulevard.

Chair Cardo asked about the anticipated project timeline.

Mr. Watts stated buildout is anticipated by 2029. He also stated that a crash analysis would be conducted during the Final Site Plan review.

Member French discussed TPO guidelines and standards. He spoke about Comprehensive Plan consistency, traffic concerns, environmental impacts, and economic considerations. He stated that while the City needs this type of project, he believes this is the wrong location. Member French thanked City staff for their work on the staff report.

**Motion by Tara D'Errico, seconded by Larry French, to deny Ordinance No. 01-2026 - Amending the Official Zoning Map to rezone approximately 14.43 acres of land located at 2830, 2846, and 2855 Lake Helen Osteen**

**Road from Residential Estate One (RE-1) to Mixed Use Planned Unit Development (MPUD). The motion carried by the following vote:**

**For:** 6 - Vice Chair D'Errico, Member Gonzalez, Member Stewart, Member French, Alternate Warnicke and Alternate O'Brien

**Against:** 1 - Chair Cardo

**8. STAFF COMMENTS:**

Mr. Smith discussed that Alternate Neher has resigned and reminded the Board of the Workshop on Monday January 26. He stated that staff would send a friendly reminder email and it would be posted it on social media.

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

Alternate Warnicke asked if the members could be informed of neighborhood meetings for projects.

Mr. Smith explained that the applicant is not required to invite the Board per Section 74 of the Land Development Code, but are required to invite neighbors.

City Attorney Good mentioned to the Board to be aware any conversations they may have because the Sunshine Law.

Vice Chair D'Errico mentioned she is aware of neighborhood meetings due to social media.

Member French stated he appreciated the information provided on the staff report.

Mr. Smith complimented the staff.

**10. ADJOURNMENT:**

Meeting adjourned at 7:45 pm.

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Andrea Cardo, Chairperson

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Nelly Kerr, Board Secretary