ORDINANCE NO. 34-2025

AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, AMENDING SECTION 110-319, "PUD. PLANNED **DEVELOPMENT,**" OF ARTICLE III, "ESTABLISHMENT OF CLASSIFICATIONS AND OFFICIAL ZONING MAP." OF CHAPTER 110, "ZONING," TO REDUCE THE MINIMUM PARCEL SIZE REQUIRED TO ESTABLISH PLANNED UNIT DEVELOPMENTS AND TABLE 1, "PERMITTED USE TABLE" OF ARTICLE III, "ESTABLISHMENT OF CLASSIFICATIONS AND **OFFICIAL** ZONING MAP," OF CHAPTER 110 "ZONING," TO UPDATE USES PLANNED UNIT **DEVELOPMENTS**; **PROVIDING** CONFLICTS. CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Article VIII of the State Constitution and Chapter 166, Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the City of Deltona as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, the City Commission of the City of Deltona, Florida, adopted Article III, "Establishment of Classifications and Official Zoning Map," and Chapter 110, "Zoning," as its "Zoning Code;" and

WHEREAS, the City of Deltona has included Chapter 110, "Zoning," within the Land Development Code; and

WHEREAS, Section 110-319, "PUD, Planned Unit Development," of Article III, "Establishment of Classifications and Official Zoning Map," of Chapter 110, "Zoning," of

the Land Development Code shall be amended to reduce the minimum parcel size required to establish Planned Unit Developments; and

WHEREAS, Table 1, "Permitted Use Table," of Article III, "Establishment of Classifications and Official Zoning Map," of Chapter 110, "Zoning," of the Land Development Code shall be amended to update uses in Planned Unit Developments; and

WHEREAS, the Planning and Zoning Board held a public hearing on August 20, 2025, and forwarded its recommendations to the City Commission; and

WHEREAS, the City Commission finds and determines that these modifications are in the best interest of the public health, safety, and welfare of the residents of the City of Deltona.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA, as follows:

<u>Section 1.</u> Recitals Adopted. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this ordinance upon adoption hereof.

<u>Section 2.</u> Amendment to the Code of Ordinances. The City Commission hereby approves and adopts modifications to Section 110-319, "PUD, Planned Unit Development," and Table 1, "Permitted Use Table," of Article III, "Establishment of Classifications and Official Zoning Map," of Chapter 110, "Zoning," and of the Land Development Code, as set forth in "Exhibit A" attached hereto.

<u>Section 4</u>. Conflicts. Any and all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

City of Deltona, Florida Ordinance No. 34-2025 Page 3 of 3

<u>Section 5</u>. Severability. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect any other provision or application of this ordinance which can be given effect without the invalid provision or application.

<u>Section 6</u>. Codification. The provisions of this Ordinance shall be codified as and be made part of the Code of Ordinances of the City of Deltona. The sections of this Ordinance may be renumbered to accomplish such intention.

<u>Section 7</u>. Effective Date. This Ordinance shall take effect immediately upon its final adoption by the City Commission.

PASSED AND ADOPTED BY I	THE CITY COMMISSION OF	THE CITY	OF
DELTONA, FLORIDA THIS DA	Y OF	_, 2025.	
	First Reading:Advertised:Second Reading:		
ATTEST:	BY:Santiago Avila, Jr., MAY	OR	
Joyce Raftery, CMC, MMC, CITY CLERK Approved as to form and legality for use and reliance of the City of Deltona, Florida	Name Avila-Vazquez Colwell Heriot Howington Lulli Santiago Avila	Yes	No
TG Law, PLLC, CITY ATTORNEY			

SEE EXHIBIT "A"

PROPOSED TEXT AMENDMENTS CITY OF DELTONA LAND DEVELOPMENT CODE

I. Zoning Code, of the City of Deltona Code of Ordinances Section 110-319, PUD, Planned Unit Development shall be amended as follows:

- (b) General Standards
 - (1) The PUD is under common ownership and/or unified control. If there are two (2) or more owners, the application for the PUD must be filed jointly by all such owners.
 - (2) The minimum parcel size shall be five one acres.

II. Land Development Code, of the City of Deltona Code of Ordinances Section 110, Table 110:10 shall be amended as follows:

Table 110:10 – Permitted Uses

Land Use Category	RP	P	Α	RE-5	RE-1	R1	R1-A	R1-AA	R1-AAA	R1-B	R-2	RM-1	RM-2	<u>N</u>	OR	РВ	C-1	C-2	C-3	_	RPUD	CPUD	IPUD	MPUD
											DECID	FAITIAL												
One Family Dwelling	I	1	Р	P	P	P	P	P	P		P	ENTIAL			l	l	l				Р	P		
One-Family Dwelling Twp-Family Dwelling			Р	Р	Р	Р	Р	Р	Р	р	Р	<u> </u>									r	r		
(Duplex)											Р	Р	Р								Р	Р		<u>P</u>
Florida DCA-approved																								
manufactured														Р										
dwellings																								
Mobile Home														Р										
Multi-Family												Р	Р								Р	Р		<u>P</u>
Apartments																								
Townhomes					-		-				Р	Р	Р								Р	Р		<u>P</u>
Community			P	Р	P	P	P	P	Р	P	Р	Р	Р	Р	С	С		_						
Residential Home, following F.S. 419			P	Р	P	Р		Р	P	P	P	P	P	P	C		С	С						
Granny Flat or ADU			Р	P	Р	P	P	P	P															
Granny Flat of ADO			Г	г		Г	<u> </u>	Г	r		MISCELI	LANEOUS												
Animal Hospital or																								
Veterinary Clinic			Р														Р	Р	Р			Р		Р
Apiaries, Aviaries or																								
Pisciculture, Animal			Р	Р	Р																			
Husbandry																								
Banks															Р	Р	Р	Р				Р		Р
Bed and Breakfast			С	С	C^1																			
Homestay			C	ر																				
Daycare Centers					C ²						Р	Р	Р	Р				Р		Р				
Dental Offices and															Р		P	Р	Р			Р		Р
Clinics																		•	'			'		
Employment																Р	P	Р	Р			Р		<u>P</u>
Agencies																	-	-	•			•		_
Equestrian Facility			Р	Р	Р												-2	_				-2		-2
Funeral Homes		_					1										C ₃	P	P			<u>C</u> ³		<u>C</u> ³
Golf Course		Р		Р			1										<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>		<u>P</u>
Group Home Facility															С		С							
Medical Offices and															Р	Р	Р	Р	Р	Р		Р		Р
Clinics							<u> </u>			Dilbi	IC AND	SEMI-PU	IBLIC											
Communication										PUBL	IC AND	SEIVII-PU	BLIC											
Communication Tower Over 70 ft.	Р	Р	С	С	С					С	С	С	С	С								<u>C</u>	<u>C</u>	<u>C</u>
Communication Towers up to 70 ft.	Р	Р	C	С	С					С	С	С	С	С		С	С	С	С	С		IO	<u>C</u>	<u>C</u>

Land Use Category	Ι _	_		l _	l _	Ι_	_					_	1	1	_		_	_		_	1		_	_
Land Ose Category	R	P	A	RE-5	RE-1	R1	R1-A	R1-AA	R1-AAA	R1-B	R-2	RM-1	RM-2	H	OR	PB	C-1	C-2	C-3	_	RPUD	CPUD	IPUD	MPUD
Cultural, Historical, and Art Centers and Museums	Р	Р	Р														Р	Р	Р			Р		Р
Government Uses (Fire Stations, Utility Services, Sheriff Station, Civic Center, Libraries, etc.)	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	<u>P</u>	Р	Р	Р
Hospital		Р															<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>		Р
House of Worship			C ⁴	C ⁴	С	С	С	С	С	С	С				C ⁴	C ⁴	Р	<u>P</u>	<u>P</u>			<u>P</u>		<u>P</u>
Non-Profit or Charitable Organizations																	Р	Р	Р			<u>P</u>		<u>P</u>
Schools (Private and Public)		Р	С	С	С	С	С	С	С	С	С	С				С	С	С				<u>P</u>		<u>P</u>
	1	ı	1	T	T	1		ı			Comr	nercial					T		T	1 1			T	1
Art, Dance, or Music Studios																Р	Р	Р	Р			Р	С	Р
Barber o <u>r</u> f Beauty Shops																Р	Р	Р	Р			Р		Р
Bars of Liquor Stores																	Р	Р	Р			Р		P
Brewpub, Microbrewery, Microwinery, and Craft Distillery																	Р	Р	Р	Р		Р	Р	Р
Entertainment Uses (Trampoline Parks, Bowling Alleys, Escape Rooms, etc.)																	Р	Р	Р	Р		Р	Р	Р
Flex Space																	Р	Р	Р			Р	Р	Р
Business & Professional Office															Р	Р	Р	Р	Р			Р	Р	Р
Business Training School															С	Р	Р	Р	Р			Р	Р	Р
Pet Boarding, Dog Daycares, etc. – Indoor Only																	Р	Р	Р			Р		Р
Pet Boarding, Dog Daycares, etc. – Outdoor Only																	С	С	Р			<u>C</u>		<u>C</u>
Pet Grooming																Р	Р	Р	Р			Р		Р
Pharmacy, Drugstore, Dispensary																	₽ ⁷	₽ ⁷	₽ ⁷			₽ ²		₽ ⁷
Restaurant – Type A (Sit Down)																	Р	Р	Р			Р		Р
Restaurant – Type B (Drive-Thru)																	С	С	Р			С		С
Retails Sales and Services																С	Р	Р	Р			Р		Р

Outdoor Display New Merchandise	Land Use Category	RP	Р	Α	RE-5	RE-1	R1	R1-A	R1-AA	R1-AAA	R1-B	R-2	RM-1	RM-2	MH	OR	РВ	C-1	C-2	C-3	_	RPUD	CPUD	IPUD	MPUD
Display Used Merchandis C C C C C C C C C C C C C C C C C	Display New																С	Р	Р	Р			Р	С	Р
Storage	Display Used																С	С	С	С			С	С	С
TRANSIENT LODGING	Storage																С							С	С
Motels and hotels Nightclub, Private Clubs, Lodges, or Lounges Automobile Priving School Automobile Sales, Nely and Used Automobile Service Stations A — Oil Change and Tune-ups Automobile Service Stations B — Repair Garage Automobile Service Stations C — Gas Stations C — Gas Stations C — Gas Stations Beart Automobile Homes, and Recreational Vehicle Sales and Services INDUSTRIAL INDUSTRIAL TO DESCRIPTION OF P P P P P P P P P P P P P P P P P P																									С
Motels and hotels Notes and hotels P P P P P P P P P P P P P P P P P P	Theater																	Р	Р	P	Р		P		Р
Nejhtolub, Private Clubs, Lodges, or Lounges Vehicular uses C P P P P P P P P P P P P P P P P P P			ı			T					TR	ANSIEN	T LODGING	T		ı			_	Π_	T		_	T	T _
Cubs, Lodges, or Lounges VEHICULAR USES Automobile Driving Scription Scrip																		С	Р	Р			Р		Р
Nationable Driving School	Clubs, Lodges, or																	Р	Р	Р			Р		Р
Automobile Rental Agencies Automobile Selex, Nely and Used Automobile Service Stations A — Oil Change and Tune-Ups Automobile Service Stations B — Repair Garage Automobile Service Stations B — Repair Garage Automobile Service Stations C — Gas S			l								\	/EHICUI	LAR USES			L					L				
Automobile Sales, Nely and Used Automobile Service Stations A — Oil Change and Tune-Ups Automobile Service Stations B — Repair Garage Automobile Service C — P P P P P P P P P P P P P P P P P P	Automobile Driving																	С	Р	Р			<u>P</u>		<u>P</u>
Automobile Sales, New and Used Automobile Service Stations A — Oil Change and Tune-Ups Automobile Service Stations B — Repair Garage Automobile Service Stations B — Repair Garage Automobile Service Stations C — Gas Stations C —	Automobile Rental																		Р	Р	Р			С	
Nely and Used Automobile Service Stations A - Oil Change and Tune-Ups Automobile Service Stations B - Repair Garage Automobile Service Stations C - Gas Station																			6				6	-	6
Stations A — Oil Change and Tune-Ups Automobile Service Stations B — Repair Garage Automobile Service Stations C — Gas Stations C — Gas Stations Boat, Mobile Homes, and Recreational Vehicle Sales and Services Cal Washes INDUSTRIAL C C P P P P P P P P P P P P P P P P P	New and Used																		C	C	C		<u>C</u>	C	<u>C</u>
Change and Tune-Ups Automobile Service Stations Boat, Mobile Homes, and Recreational Vehicle Sales and Services Cal Washes INDUSTRIAL Contractor Shop, Storage, and Equipment Yard Contractor Shop, Storage, and Equipment Yard - Outdoor																			D	D	D			D	
Stations B – Repair Garage Automobile Service Stations C – Gas Stations Boat, Mobile Homes, and Recreational Vehicle Sales and Services Cal Washes Contractor Shop, Storage, and Equipment Yard Contractor Shop, Storage, and Equipment Yard - Outdoor Household Moving	Change and Tune-Ups																		'	'	'			'	
Automobile Service Stations C - Gas Stations Boat, Mobile Homes, and Recreational Vehicle Sales and Services Cal Washes INDUSTRIAL Contractor Shop, Storage, and Equipment Yard Contractor Shop, Stora	Stations B – Repair																	С	С	Р	Р			Р	
Boat, Mobile Homes, and Recreational Vehicle Sales and Services Carl Washes INDUSTRIAL Contractor Shop, Storage, and Equipment Yard Contractor Shop, Storage, and Equipment Yard - Outdoor Household Moving	Automobile Service Stations C – Gas																	С	P ⁵	P ⁵	P ⁵		С	P ⁵	С
Vehicle Sales and Services Car Washes INDUSTRIAL Contractor Shop, Storage, and Equipment Yard Contractor Shop, Storage, and Equipment Yard - Outdoor Household Moving	Boat, Mobile Homes,																								
Car Washes P C C C C C C C C C C	Vehicle Sales and																		С	С	С		<u>C</u>	С	<u>C</u>
Contractor Shop, Storage, and Equipment Yard - Outdoor Household Moving Description Descript																		D	C						С
Contractor Shop, Storage, and Equipment Yard Contractor Shop, Storage, and Equipment Yard - Outdoor Household Moving	Cai vvasiles											INDII	STRIAI					Г	C	C			<u></u>		<u></u>
Storage, and Equipment Yard Contractor Shop, Storage, and Equipment Yard - Outdoor Household Moving	Contractor Shop																								
Contractor Shop, Storage, and Equipment Yard - Outdoor Household Moving	Storage, and																			С	P ⁶			P ⁶	
Storage, and Equipment Yard - Outdoor																									
Outdoor Household Moving	Storage, and																			С	С			С	
	Outdoor																								
Center																			P ⁶	P ⁶	P ⁶				P ⁶
																					_			-	-
Laboratories P Manufacturing																									Р Р ⁶
Manufacturing P6 Self-Storage Facility P6																									C

Land Use Category	RP	P	Α	RE-5	RE-1	R1	R1-A	R1-AA	R1-AAA	R1-B	R-2	RM-1	RM-2	S I	OR	PB	C-1	C-2	C-3	_	RPUD	CPUD	IPUD	MPUD
Truck and Freight Transfer Terminals																			С	Р			С	
Truck Stops																			С				Р	
Truck Storage																			С				С	
Warehouse																			P^6	P^6			P^6	P^6
Welding and Soldering Shop																			Р	Р			Р	

P = Permitted Use

C = Conditional Use

Minor Conditional Use

Major Conditional Use

- 1. Major Conditional Use if 5 or more rooms.
- 2. Major Conditional Use if 6 or more children.
- 3. No mortuary services permitted.
- 4. Major Conditional Use if there are more than 100 seats or there is an ancillary school and/or daycare.
- 5. Major Conditional Use if greater than 8 fuel positions.
- 6. Major Conditional Use if outdoor storage is proposed.
- 7. This use is subject to certain requirements. (See Article XIV Medical Marijuana Dispensaries/Pharmacies)

SEE EXHIBIT "A"

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II. Land Development Code, of the City of Deltona Code of Ordinances Section 110, Table 110:10 shall be amended as follows:

Table 110:10 – Permitted Uses

Land Use Category	RP	Р	Α	RE-5	RE-1	R1	R1-A	R1-AA	R1-AAA	R1-B	R-2	RM-1	RM-2	Н	OR	PB	C-1	C-2	C-3	_	RPUD	CPUD	IPUD	MPUD
											RESID	ENTIAL												
One-Family Dwelling			Р	Р	Р	Р	Р	Р	Р	р	Р	Р									Р	Р		
Two-Family Dwelling (Duplex)											Р	Р	Р								Р	Р		Р
Florida DCA-approved manufactured dwellings														Р										
Mobile Home														Р										
Multi-Family Apartments												Р	Р								Р	Р		Р
Townhomes											Р	Р	Р								Р	Р		Р
Community Residential Home, following F.S. 419			Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	С	С	С	С						
Granny Flat or ADU			Р	Р	Р	Р	Р	Р	Р															
		•								ı	MISCELI	ANEOUS												
Animal Hospital or Veterinary Clinic			Р														Р	Р	Р			Р		Р
Apiaries, Aviaries or Pisciculture, Animal Husbandry			Р	Р	Р																			
Banks															Р	Р	Р	Р				Р		Р
Bed and Breakfast Homestay			С	С	C ¹																			
Daycare Centers					C ²	C ²	C ²	C ²	C^2						Р	Р	Р	Р				Р		Р
Dental Offices and Clinics															Р		Р	Р	Р			Р		Р
Employment Agencies																Р	Р	Р	Р			Р		Р
Equestrian Facility			Р	Р	Р																			
Funeral Homes																	C ³	Р	Р			C ³		C ³
Golf Course		Р		Р													Р	Р	Р			Р		Р
Group Home Facility															С		С							
Medical Offices and Clinics															Р	Р	Р	Р	Р	Р		Р		Р
			l	I		1				PUBL	IC AND	SEMI-PU	BLIC											L
Communication Tower Over 70 ft.	Р	Р	С	С	С					С	С	С	С	С								С	С	С
Communication Towers up to 70 ft.	Р	Р	С	С	С					С	С	С	С	С		С	С	С	С	С		С	С	С

Land Use Category	Ι _	Τ_	Τ.	l –		_	l –				_	_					_	_	_	_		_	_	_
Land Ose Category	RP	Р	Þ	RE-5	RE-1	R1	R1-A	R1-AA	R1-AAA	R1-B	R-2	RM-1	RM-2	MH	OR	PB	C-1	C-2	C-3	_	RPUD	CPUD	IPUD	MPUD
Cultural, Historical, and Art Centers and Museums	Р	Р	Р														Р	Р	Р			Р		Р
Government Uses (Fire Stations, Utility Services, Sheriff Station, Civic Center, Libraries, etc.)	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р
Hospital		Р															Р	Р	Р			Р		Р
House of Worship			C ⁴	C ⁴	С	С	С	С	С	С	С				C ⁴	C ⁴	Р	Р	Р			Р		Р
Non-Profit or Charitable Organizations																	Р	Р	Р			Р		Р
Schools (Private and		Р	С	С	С	С	С	С	С	С	С	С				С	С	С				Р		Р
Public)											Comr	mercial												
Art, Dance, or Music												liereia:				_						_		_
Studios Barber or Beauty																Р	Р	Р	Р			Р	С	Р
Shops																Р	Р	Р	Р			Р		Р
Bars of Liquor Stores																	Р	Р	Р			Р		Р
Brewpub, Microbrewery, Microwinery, and Craft Distillery																	Р	Р	Р	Р		Р	Р	Р
Entertainment Uses (Trampoline Parks, Bowling Alleys, Escape Rooms, etc.)																	Р	Р	Р	Р		Р	Р	Р
Flex Space																	Р	Р	Р			Р	Р	Р
Business & Professional Office															Р	Р	Р	Р	Р			Р	Р	Р
Business Training School															С	Р	Р	Р	Р			Р	Р	Р
Pet Boarding, Dog Daycares, etc. – Indoor Only																	Р	Р	Р			Р		Р
Pet Boarding, Dog Daycares, etc. – Outdoor Only																	С	С	Р			С		С
Pet Grooming																Р	Р	Р	Р			Р		Р
Restaurant – Type A		1																						
(Sit Down) Restaurant – Type B																	Р	Р	Р			Р		Р
(Drive-Thru)																	С	С	Р			С		С
Retails Sales and Services																С	Р	Р	Р			Р		Р

Land Use Category	RP	Р	А	RE-5	RE-1	R1	R1-A	R1-AA	R1-AAA	R1-B	R-2	RM-1	RM-2	MH	OR	PB	C-1	C-2	C-3	-	RPUD	CPUD	IPUD	MPUD
- Outdoor Display New Merchandise																С	Р	Р	Р			Р	С	Р
- Outdoor Display Used Merchandise																С	С	С	С			С	С	С
- Outdoor Storage																С	С	С	С			С	С	С
Tattoo Shops																	С	Р	Р	Р		С		С
Theater																	P	Р	Р	Р		Р		Р
					ı					TR	ANSIEN	T LODGING	ì					ı		ı	1			T
Motels and hotels																	С	Р	Р			Р		Р
Nightclub, Private Clubs, Lodges, or Lounges																	Р	Р	Р			Р		Р
										\	/EHICU	LAR USES												
Automobile Driving School																	С	Р	Р			Р		Р
Automobile Rental Agencies																		Р	Р	Р			С	
Automobile Sales, New and Used																		С	С	С		С	С	С
Automobile Service Stations A – Oil Change and Tune-Ups																	С	Р	Р	Р			Р	
Automobile Service Stations B – Repair Garage																	С	С	Р	Р			Р	
Automobile Service Stations C – Gas Stations																	С	P ⁵	P ⁵	P ⁵		С	P ⁵	С
Boat, Mobile Homes, and Recreational Vehicle Sales and Services																		С	С	С		С	С	С
Car Washes																	P	С	С			С		С
Cai vvasiics		<u> </u>									INDU	STRIAL					•				<u> </u>			
Contractor Shop, Storage, and Equipment Yard																			С	P ⁶			P ⁶	
Contractor Shop, Storage, and Equipment Yard - Outdoor																			С	С			С	
Household Moving Center																		P ⁶	P ⁶	P ⁶				P ⁶
Laboratories																				Р			P	Р
Manufacturing																				P ⁶			P ⁶	P ⁶
Self-Storage Facility																				P ⁶			Р ⁶	C

Land Use Category	RP	P	Α	RE-5	RE-1	R1	R1-A	R1-AA	R1-AAA	R1-B	R-2	RM-1	RM-2	S I	OR	PB	C-1	C-2	C-3	_	RPUD	CPUD	IPUD	MPUD
Truck and Freight Transfer Terminals																			С	Р			С	
Truck Stops																			С				Р	
Truck Storage																			С				С	
Warehouse																			P^6	P^6			P^6	P^6
Welding and Soldering Shop																			Р	Р			Р	

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Minor Conditional Use Major Conditional Use

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