

ORDINANCE NO. 34-2025

AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, AMENDING SECTION 110-319, "PUD, PLANNED UNIT 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 IN PLANNED UNIT DEVELOPMENTS; PROVIDING FOR 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:

Section 1. 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.

Section 2. 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.

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 Any and all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 5. 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.

Section 6. 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.

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

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF
DELTONA, FLORIDA THIS _____ DAY OF _____, 2025.**

First Reading: _____

Advertised: _____

Second Reading: _____

BY: _____

Santiago Avila, Jr., MAYOR

ATTEST:

Joyce Raftery, CMC, MMC, CITY CLERK

Approved as to form and legality
for use and reliance of the City of
Deltona, Florida

TG Law, PLLC, CITY ATTORNEY

Name	Yes	No
Avila-Vazquez		
Colwell		
Heriot		
Howington		
Lulli		
Santiago		
Avila		

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	A	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	I	RPUD	CPUD	IPUD	MPUD
RESIDENTIAL																								
One-Family Dwelling			P	P	P	P	P	P	P	p	P	<u>P</u>									P	P		
Two-Family Dwelling (Duplex)											P	P	P								P	P		<u>P</u>
Florida DCA-approved manufactured dwellings														P										
Mobile Home														P										
Multi-Family Apartments												P	P								P	P		<u>P</u>
Townhomes											P	P	P								P	P		<u>P</u>
Community Residential Home, following F.S. 419			P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C						
Granny Flat or ADU			P	P	P	P	P	P	P															
MISCELLANEOUS																								
Animal Hospital or Veterinary Clinic			P														P	P	P			P		P
Apiaries, Aviaries or Pisciculture, Animal Husbandry			P	P	P																			
Banks															P	P	P	P				P		P
Bed and Breakfast Homestay			C	C	C ¹																			
Daycare Centers					C ²	C ²	C ²	C ²	C ²						P	P	P	P				P		P
Dental Offices and Clinics															P		P	P	P			P		P
Employment Agencies																P	P	P	P			P		<u>P</u>
Equestrian Facility			P	P	P																			
Funeral Homes																	C ³	P	P			<u>C³</u>		<u>C³</u>
Golf Course		P		P													<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>		<u>P</u>
Group Home Facility															C		C							
Medical Offices and Clinics															P	P	P	P	P	P		P		P
PUBLIC AND SEMI-PUBLIC																								
Communication Tower Over 70 ft.	P	P	C	C	C					C	C	C	C	C								<u>C</u>	<u>C</u>	<u>C</u>
Communication Towers up to 70 ft.	P	P	C	C	C					C	C	C	C	C		C	C	C	C	C		<u>C</u>	<u>C</u>	<u>C</u>

Land Use Category	RP	P	A	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	I	RPUD	CPUD	IPUD	MPUD
Cultural, Historical, and Art Centers and Museums	P	P	P														P	P	P			P		P
Government Uses (Fire Stations, Utility Services, Sheriff Station, Civic Center, Libraries, etc.)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P
Hospital		P															<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>		P
House of Worship			C ⁴	C ⁴	C	C	C	C	C	C	C				C ⁴	C ⁴	P	<u>P</u>	<u>P</u>			<u>P</u>		<u>P</u>
Non-Profit or Charitable Organizations																	P	P	P			<u>P</u>		<u>P</u>
Schools (Private and Public)		P	C	C	C	C	C	C	C	C	C	C				C	C	C				<u>P</u>		<u>P</u>
Commercial																								
Art, Dance, or Music Studios																P	P	P	P			P	C	P
Barber or Beauty Shops																P	P	P	P			P		P
Bars or Liquor Stores																	P	P	P			P		P
Brewpub, Microbrewery, Microwinery, and Craft Distillery																	P	P	P	P		P	P	P
Entertainment Uses (Trampoline Parks, Bowling Alleys, Escape Rooms, etc.)																	P	P	P	P		P	P	P
Flex Space																	P	P	P			P	P	P
Business & Professional Office															P	P	P	P	P			P	P	P
Business Training School															C	P	P	P	P			P	P	P
Pet Boarding, Dog Daycares, etc. – Indoor Only																	P	P	P			P		P
Pet Boarding, Dog Daycares, etc. – Outdoor Only																	C	C	P			<u>C</u>		<u>C</u>
Pet Grooming																P	P	P	P			P		P
Pharmacy, Drugstore, Dispensary																	<u>P²</u>	<u>P²</u>	<u>P²</u>			<u>P²</u>		<u>P²</u>
Restaurant – Type A (Sit Down)																	P	P	P			P		P
Restaurant – Type B (Drive-Thru)																	C	C	P			C		C
Retail Sales and Services																C	P	P	P			P		P

Land Use Category	RP	P	A	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	I		RPUD	CPUD	IPUD	MPUD
- Outdoor Display New Merchandise																C	P	P	P				P	C	P
- Outdoor Display Used Merchandise																C	C	C	C				C	C	C
- Outdoor Storage																C	C	C	C				C	C	C
Tattoo Shops																	C	P	P	P			C		C
Theater																	P	P	P	P			P		P
TRANSIENT LODGING																									
Motels and hotels																	C	P	P				P		P
Nightclub, Private Clubs, Lodges, or Lounges																	P	P	P				P		P
VEHICULAR USES																									
Automobile Driving School																	C	P	P				<u>P</u>		<u>P</u>
Automobile Rental Agencies																		P	P	P				C	
Automobile Sales, New and Used																		C	C	C			<u>C</u>	C	<u>C</u>
Automobile Service Stations A – Oil Change and Tune-Ups																	C	P	P	P				P	
Automobile Service Stations B – Repair Garage																	C	C	P	P				P	
Automobile Service Stations C – Gas Stations																	C	p ⁵	p ⁵	p ⁵			C	p ⁵	C
Boat, Mobile Homes, and Recreational Vehicle Sales and Services																		C	C	C			<u>C</u>	C	<u>C</u>
Car Washes																	P	C	C				<u>C</u>		<u>C</u>
INDUSTRIAL																									
Contractor Shop, Storage, and Equipment Yard																			C	p ⁶				p ⁶	
Contractor Shop, Storage, and Equipment Yard - Outdoor																			C	C				C	
Household Moving Center																		p ⁶	p ⁶	p ⁶					p ⁶
Laboratories																				P				P	P
Manufacturing																				p ⁶				p ⁶	p ⁶
Self-Storage Facility																				p ⁶				p ⁶	C

Land Use Category	RP	P	A	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	I	RPUD	CPUD	IPUD	MPUD
Truck and Freight Transfer Terminals																			C	P			C	
Truck Stops																			C				P	
Truck Storage																			C				C	
Warehouse																			P ⁶	P ⁶			P ⁶	P ⁶
Welding and Soldering Shop																			P	P			P	

P = Permitted Use

C = Conditional Use

Minor Conditional Use
Major Conditional Use

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

SEE EXHIBIT "A"

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RESIDENTIAL																								
One-Family Dwelling			P	P	P	P	P	P	P	p	P	P									P	P		
Two-Family Dwelling (Duplex)											P	P	P								P	P		P
Florida DCA-approved manufactured dwellings														P										
Mobile Home														P										
Multi-Family Apartments												P	P								P	P		P
Townhomes											P	P	P								P	P		P
Community Residential Home, following F.S. 419			P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C						
Granny Flat or ADU			P	P	P	P	P	P	P															
MISCELLANEOUS																								
Animal Hospital or Veterinary Clinic			P														P	P	P			P		P
Apiaries, Aviaries or Pisciculture, Animal Husbandry			P	P	P																			
Banks															P	P	P	P				P		P
Bed and Breakfast Homestay			C	C	C ¹																			
Daycare Centers					C ²	C ²	C ²	C ²	C ²						P	P	P	P				P		P
Dental Offices and Clinics															P		P	P	P			P		P
Employment Agencies																P	P	P	P			P		P
Equestrian Facility			P	P	P																			
Funeral Homes																	C ³	P	P			C ³		C ³
Golf Course		P		P													P	P	P			P		P
Group Home Facility															C		C							
Medical Offices and Clinics															P	P	P	P	P	P		P		P
PUBLIC AND SEMI-PUBLIC																								
Communication Tower Over 70 ft.	P	P	C	C	C					C	C	C	C	C								C	C	C
Communication Towers up to 70 ft.	P	P	C	C	C					C	C	C	C	C		C	C	C	C	C		C	C	C

Land Use Category	RP	P	A	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	I	RPUD	CPUD	IPUD	MPUD
Cultural, Historical, and Art Centers and Museums	P	P	P														P	P	P			P		P
Government Uses (Fire Stations, Utility Services, Sheriff Station, Civic Center, Libraries, etc.)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Hospital		P															P	P	P			P		P
House of Worship			C ⁴	C ⁴	C	C	C	C	C	C	C				C ⁴	C ⁴	P	P	P			P		P
Non-Profit or Charitable Organizations																	P	P	P			P		P
Schools (Private and Public)		P	C	C	C	C	C	C	C	C	C	C				C	C	C				P		P
Commercial																								
Art, Dance, or Music Studios																P	P	P	P			P	C	P
Barber or Beauty Shops																P	P	P	P			P		P
Bars of Liquor Stores																	P	P	P			P		P
Brewpub, Microbrewery, Microwinery, and Craft Distillery																	P	P	P	P		P	P	P
Entertainment Uses (Trampoline Parks, Bowling Alleys, Escape Rooms, etc.)																	P	P	P	P		P	P	P
Flex Space																	P	P	P			P	P	P
Business & Professional Office															P	P	P	P	P			P	P	P
Business Training School															C	P	P	P	P			P	P	P
Pet Boarding, Dog Daycares, etc. – Indoor Only																	P	P	P			P		P
Pet Boarding, Dog Daycares, etc. – Outdoor Only																	C	C	P			C		C
Pet Grooming																P	P	P	P			P		P
Restaurant – Type A (Sit Down)																	P	P	P			P		P
Restaurant – Type B (Drive-Thru)																	C	C	P			C		C
Retails Sales and Services																C	P	P	P			P		P

Land Use Category	RP	P	A	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	I		RPUD	CPUD	IPUD	MPUD
- Outdoor Display New Merchandise																C	P	P	P				P	C	P
- Outdoor Display Used Merchandise																C	C	C	C				C	C	C
- Outdoor Storage																C	C	C	C				C	C	C
Tattoo Shops																	C	P	P	P			C		C
Theater																	P	P	P	P			P		P
TRANSIENT LODGING																									
Motels and hotels																	C	P	P				P		P
Nightclub, Private Clubs, Lodges, or Lounges																	P	P	P				P		P
VEHICULAR USES																									
Automobile Driving School																	C	P	P				P		P
Automobile Rental Agencies																		P	P	P				C	
Automobile Sales, New and Used																		C	C	C			C	C	C
Automobile Service Stations A – Oil Change and Tune-Ups																	C	P	P	P				P	
Automobile Service Stations B – Repair Garage																	C	C	P	P				P	
Automobile Service Stations C – Gas Stations																	C	p ⁵	p ⁵	p ⁵			C	p ⁵	C
Boat, Mobile Homes, and Recreational Vehicle Sales and Services																		C	C	C			C	C	C
Car Washes																	P	C	C				C		C
INDUSTRIAL																									
Contractor Shop, Storage, and Equipment Yard																			C	p ⁶				p ⁶	
Contractor Shop, Storage, and Equipment Yard - Outdoor																			C	C				C	
Household Moving Center																		p ⁶	p ⁶	p ⁶					p ⁶
Laboratories																				P				P	P
Manufacturing																				p ⁶				p ⁶	p ⁶
Self-Storage Facility																				p ⁶				p ⁶	C

Land Use Category	RP	P	A	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	I	RPUD	CPUD	IPUD	MPUD
Truck and Freight Transfer Terminals																			C	P			C	
Truck Stops																			C				P	
Truck Storage																			C				C	
Warehouse																			P ⁶	P ⁶			P ⁶	P ⁶
Welding and Soldering Shop																			P	P			P	

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