



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Planning and Zoning Board

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Wednesday, January 15, 2025

6:00 PM

Deltona Commission Chambers

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#### 1. CALL TO ORDER:

The meeting was called to order at 6:00 pm.

#### 2. ROLL CALL:

**Present:**10 - Chair Susan Berk  
Vice Chair Andrea Cardo  
Secretary Rachel Amoroso  
Member Eric Alexander  
Member Ron Gonzalez  
Member Dr. Allen Pfeffer  
Member Daniel Trojanowski  
Alternate Tara D'Errico  
Alternate Lori Warnike  
Alternate Jeffrey Zlatos

**Absent:** 1 - Alternate Steven Webster

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

##### Minutes of November 21, 2024

Motion by Rachel Amoroso, seconded by Ron Gonzalez, to approved the Minutes of November 21, 2024, as presented. The motion carried unanimously.

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

None.

**5. PUBLIC FORUM:** Time permitted, public comments shall be limited to items on the agenda and shall not exceed four 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:

Chair Berk stated that Mr. Burbank should address matters during the Public Forum, rather than through emails to the Planning and Zoning Board and City Commission.

Director Smith and City Attorney Good clarified that members are allowed to receive and send emails in accordance with Sunshine Laws, but they are not permitted to communicate with each other via email.

A discussion followed regarding how emails from the Planning and Zoning Board are considered public records and how they are subject to Sunshine Laws.

**Ordinance No. 04-2025- Amending the zoning code, Chapter 74, "Administration" to include review procedures, eliminating review durations, and updating public noticing requirements; amending Chapter 76, 106, and 110 by removing procedures regulated in Chapter 74 of the Land Development Code of the City of Deltona.**

Staff requested this item be tabled due to changes requested by the City Commission at the workshop held on January 13, 2025.

**Ordinance No. 05-2025- Amending section 110-319 "PUD, Planned Unit Development," updating application requirements to include enhanced architectural, landscaping, and environmental standards of the Land Development Code of the City of Deltona.**

Mr. Smith presented Ordinance No. 05-2025, which amends Section 110-319 of the Land Development Code concerning Planned Unit Developments (PUDs). He emphasized that the changes aim to combine single uses with other amenities, raising standards for mixed-use developments. The ordinance includes updates to Residential, Commercial, Industrial, and Mixed-Use PUDs and addresses the current projects in Deltona and their potential benefits to the City.

Vice Chair Cardo and Mr. Smith discussed the permitted use table, confirming that it relates to another item tabled for discussion.

Member Alexander expressed concerns about the regulations for PUDs, with Mr. Smith clarifying that the changes are intended to provide clarification.

The discussion focused on the use table, with Director Smith explaining that these changes were requested by the City Commission and would help raise the standards for future planning. City Attorney Good noted that the ordinance focuses on zoning legislation and does not pertain to any specific project.

Board members voiced concerns about not having sufficient time to review the ordinance and were uncomfortable voting on it. They also requested to be included in future workshops regarding zoning changes.

Member Trojanowski highlighted the importance of considering building design, city lighting, and crime rates in planning.

Member Pfeffer requested additional language on flooding and sidewalk plans.

Chair Berk opened public forum.

Larry French, 2520 Arslan St, stated he has been a resident of Deltona for 40 years, and he supports the ordinance, particularly the raised landscaping standards, which could help address flooding issues by planting the right types of trees near retention ponds.

Kim Booker, 1019 Town Center Drive in Orange City, representing a client with a pending self-storage facility project, raised concerns about limitations on storage facilities.

City Attorney Good advised that discussions about specific pending applications should be limited, as they may come before the Board in the future.

Discussion occurred regarding concerns about the impact of the ordinance on current and future projects, the pre-application meeting process, and the need for clearer documentation.

Mr. Smith provided visuals to demonstrate how the changes would improve projects in Deltona.

Members also expressed the difficulty in reading the revised language and understanding the differences in the ordinance.

Chair Berk closed the public forum.

Discussions occurred regarding the ordinance's potential impacts on developers and the City's development standards.

The Board discussed whether delaying approval of the ordinance would affect upcoming projects.

City Attorney Good assured the Board that it would not have a negative or positive impact on the City but would raise the standards for future development.

**Motion by Dr. Allen Pfeffer, seconded by Andrea Cardo, to deny**

**Ordinance No. 05-2025, amending section 110-319 "PUD, Planned Unit Development," updating application requirements to include enhanced architectural, landscaping, and environmental standards of the Land Development Code of the City of Deltona. The motion carried by the following vote:**

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

**Ordinance No. 13-2024- Amending sections 110-300 to 110-320, of Article III, "Establishment of classifications and official zoning map," to include zoning regulations updates, of the Land Development Code of the City of Deltona.**

Staff requested this item be tabled due to changes requested by the City Commission at the workshop held on January 13, 2025.

**8. STAFF COMMENTS:**

None.

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

Vice Chair Cardo requested the Board to be more involved, and invited to workshops that include changes for the Land Development Code.

Discussion occurred regarding needing more time to review the agenda packets.

Chair Berk mentioned that she would like to have more understanding and time. She also welcomed the new members to the Board.

**10. ADJOURNMENT:**

Meeting adjourned at 7:09 pm.

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Susan Berk, Chairperson

ATTEST:

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Jessica Entwistle, Board Secretary