



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Planning and Zoning Board

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**Wednesday, August 20, 2025**

**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:** 8 - Chair Andrea Cardo  
Vice Chair Tara D'Errico  
Member Ron Gonzalez  
Member Pat Northey  
Member David Stewart  
Alternate Larry French  
Alternate Karen Neher  
Alternate Lori Warnicke

**Excused:** 2 - Secretary Rachel Amoroso  
Alternate Jeffrey Zlatos

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

##### **A. Minutes of July 16, 2025**

**Motion by Tara D'Errico, seconded by Pat Northey, to approve the amended minutes of July 16, 2025. Member Northey requested that any updates be highlighted in the future.**

#### **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 was none.

#### **6. OLD BUSINESS:**

None.

**7. NEW BUSINESS:**

- A. Public Hearing: Ordinance No. 34-2025, 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 Planning 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.**

Jordan Smith, Planning Director, presented Ordinance No. 34-2025, proposing amendments to Section 110-319 of the Land Development Code, relating to Planned Unit Developments (PUDs). He provided background on the existing code and noted that this Ordinance is a continuation of the efforts initiated in Ordinance No. 05-2025, which was adopted in March of this year.

Discussion on the proposed changes focused on improving the flexibility and usability of the PUD regulations while aligning them with the City's long-term planning goals. One key amendment involves reducing the minimum lot size required for PUDs from five (5) acres to one (1) acre, which is intended to encourage infill and redevelopment projects. This change would allow for more flexible and creative site planning while maintaining high-quality design standards.

Mr. Smith discussed on updates to the permitted use table within PUD zoning districts. These updates aim to eliminate confusion, clarify allowable uses, and streamline the development review process. The revisions are designed to ensure greater consistency with the City's Comprehensive Plan and support in the economic development goals.

**Motion by Tara D'Errico, seconded by Pat Northey, to recommend the City Commission approve Ordinance No. 34-2025, 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 Planning 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. The motion carried by the following vote:**

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

**B. Quasi-judicial Hearing: Ordinance No. 32-2025-Amending the official zoning map to rezone approximately 7.93 acres of land located at 930 Howland Boulevard from Retail Commercial (C-1) to Mixed-Use Planned Development (MPUD).**

Jordan Smith, Planning Director, presented Ordinance No. 32-2025 to the Planning and Zoning Board, proposing to rezone 7.93 acres at 930 Howland Boulevard from Commercial (C-1) to a Mixed-Use Planned Unit Development (MPUD). The project includes two (2) phases: a self-storage facility, covered RV and boat parking, and office space, with phase 2 reserved for future commercial use. Mr. Smith explained that self-storage is not allowed in the C-1 zone, so the MPUD zoning is needed. He presented the future land use and zoning maps, and the proposed master plan. He stated a community meeting was held with no in-person attendance, though one email inquiry came from an out-of-state property owner.

Attorney Kim Booker, representing the applicant, said the project would bring a \$15 million investment and would bring new jobs to the area. She explained that because the site is near schools and homes, a mixed-use plan with self-storage and commercial space is more suitable than just retail. Attorney Booker asked for flexibility to allow future businesses like drive-thru restaurants and car washes to be included in the allowed uses.

Discussion occurred regarding allowable uses and traffic concerns.

Chris Warshaw, the project engineer, explained that the development will connect to public water and sewer, with no septic systems or wells needed. Utilities will be extended from nearby streets to support both the storage facility and future commercial businesses. He added that the self-storage facility would generate very little traffic, and a traffic study including worst-case estimates has already been submitted to the City and Volusia County.

Discussion occurred regarding traffic concerns near schools, pedestrian safety, landscaping, tree preservation, and how the project fits the city's long-term vision. Some questioned the need for another storage facility or car wash, while others supported keeping options open to attract businesses. The site will include open space and a walking trail, and the applicant agreed to meet the city's enhanced landscaping and architectural standards.

Chair Cardo opened public forum.

Mr. Robert Adams, 1031 Wanderer Drive, expressed concerns about Deltona's overall vision, saying another car wash isn't needed and would worsen traffic, especially near the schools. He requested to add traffic lights at Fernanda Drive and Howland Boulevard to improve safety for students.

Mr. Douglas Falkiewicz, 3375 Goldenhill Street, raised traffic concerns, noting existing congestion at Howland Boulevard and Fernanda Drive. He stated that the new development could add to the problem.

Chair Cardo closed public forum.

Chair Cardo asked each Board member to disclose any exparte communication related to this matter.

Member Stewart mentioned he spoke with Vice Mayor Davison Heriot, Member Stewart's wife and resident John Stewart.

Vice Chair D'Errico stated she spoke with various residents.

**Motion by Tara D'Errico, seconded by Pat Northey, to recommend the City Commission to deny Ordinance No. 32-2025, Amending the official zoning map to rezone approximately 7.93 acres of land located at 930 Howland Boulevard from Retail Commercial (C-1) to Mixed-Use Planned Development (MPUD). The motion failed by the following vote:**

**For:** 4 - Vice Chair D'Errico, Member Northey, Member Stewart and Alternate French

**Against:** 3 - Chair Cardo, Member Gonzalez and Alternate Warnicke

## **8. STAFF COMMENTS:**

Mr. Smith informed the Board that the staff is currently working on the continued education and an education log to keep track of their hours.

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

Member Northey stated there was confusion over the use of terms like “enhanced landscaping” and “enhanced architectural standards.” She felt the language was too vague, while staff explained it's meant to allow flexibility beyond basic code requirements. Attorney Good verified that is to allow flexibility for the staff and the applicant to propose what is at the site plan with the knowledge that will have exceeded minimum code requirements.

Alternate Warnicke inquired about RV and boat storage, Mr. Smith mentioned updates to parking regulations via Chapter 66 is going to the City Commission soon.

Alternate French expressed traffic concerns regarding the project presented. He explained that while the City needs more commercial, but this is not the right location. He expressed hope in the Commission taking their recommendation seriously.

Chair Cardo stated that traffic concerns on Howland Boulevard fall under Volusia County's responsibility. She noted that the county thoroughly reviews all traffic impact and may

require a signal at the intersection before granting permits.

Member Stewart asked for clarification on researching items during the meeting.

Discussion occurred regarding alcohol sales near schools.

#### **10. ADJOURNMENT:**

Meeting adjourned 7:25pm

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Andrea Cardo, Chairperson

ATTEST:

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Nelly Kerr, Board Secretary