



Major Conditional Use Request Resolution No. 2026-01

CU25-0005

CITY OF DELTONA PLANNING & ZONING BOARD

JANUARY 21, 2026

Background

- ❑ **Site:** 590 Fort Smith Blvd.
- ❑ **Size:** ±3.3 Acres
- ❑ **Zoning District:** R-1, Residential
- ❑ **Future Land Use: Residential Low Density**
- ❑ Currently undeveloped acreage.
- ❑ A site plan is being reviewed concurrently with this application.
- ❑ Proposed Church size is 10,568 square feet.

Conditional Use Request

- ▶ Major Conditional Use in a R-1 Zoning District for a House of Worship to be located at 590 Fort Smith Blvd. Renewing a previously approved Conditional Use which expired in November 2020.
- ▶ The new layout of the site is substantially similar to the previously expired plan.

Matters of Consideration

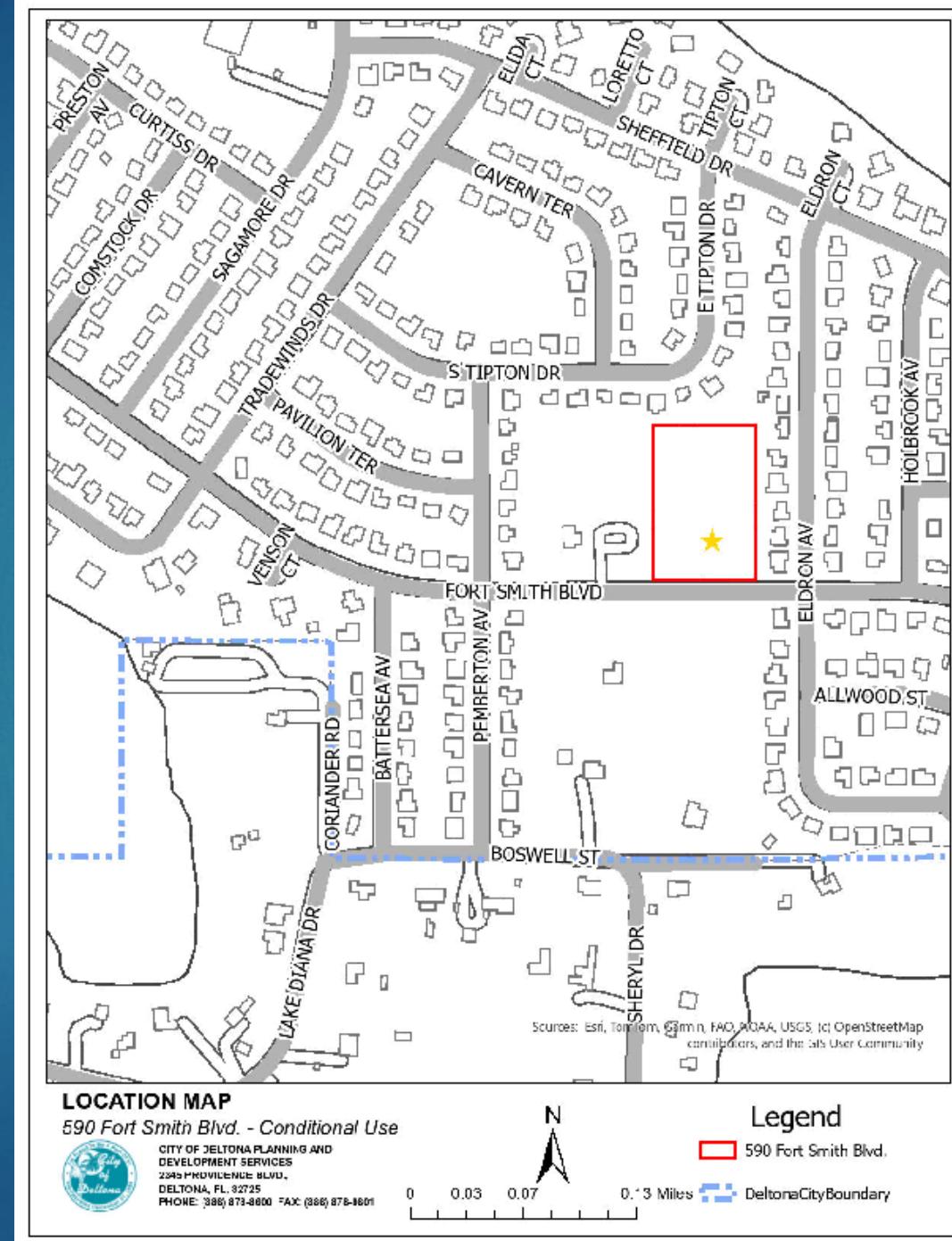
- ▶ Is the proposed use consistent with the intent of chapter 110?
- ▶ Is the proposed use consistent with the Comprehensive Plan?
- ▶ Will the proposal adversely affect the public interest?
- ▶ Can the applicant meet the expressed requirements of applicable City Conditional Use regulations?
- ▶ Comply with the City's Code of Ordinances, the Florida Building Code, and the Florida Fire Prevention Code.

Matters of Consideration Continued...

6. Protect public health, safety, and welfare to ensure basic function operation, including, but not limited to, full utilities, access management in chapter 96, off-street parking in section 110-828, and solid waste in Chapter 50.
7. Will the applicant be able to meet all requirements imposed by federal, state or local governments?
8. Will the proposed use generate undue traffic congestion?
9. Will the proposed use create a hazard, public nuisance or be dangerous?
10. Will the proposed use materially alter the character of surrounding neighborhoods or adversely affect the value of surrounding land, structures or buildings?
11. Will the proposed use adversely affect the natural environment, natural resources or scenic beauty or cause excessive pollution?

Map Series

► Location



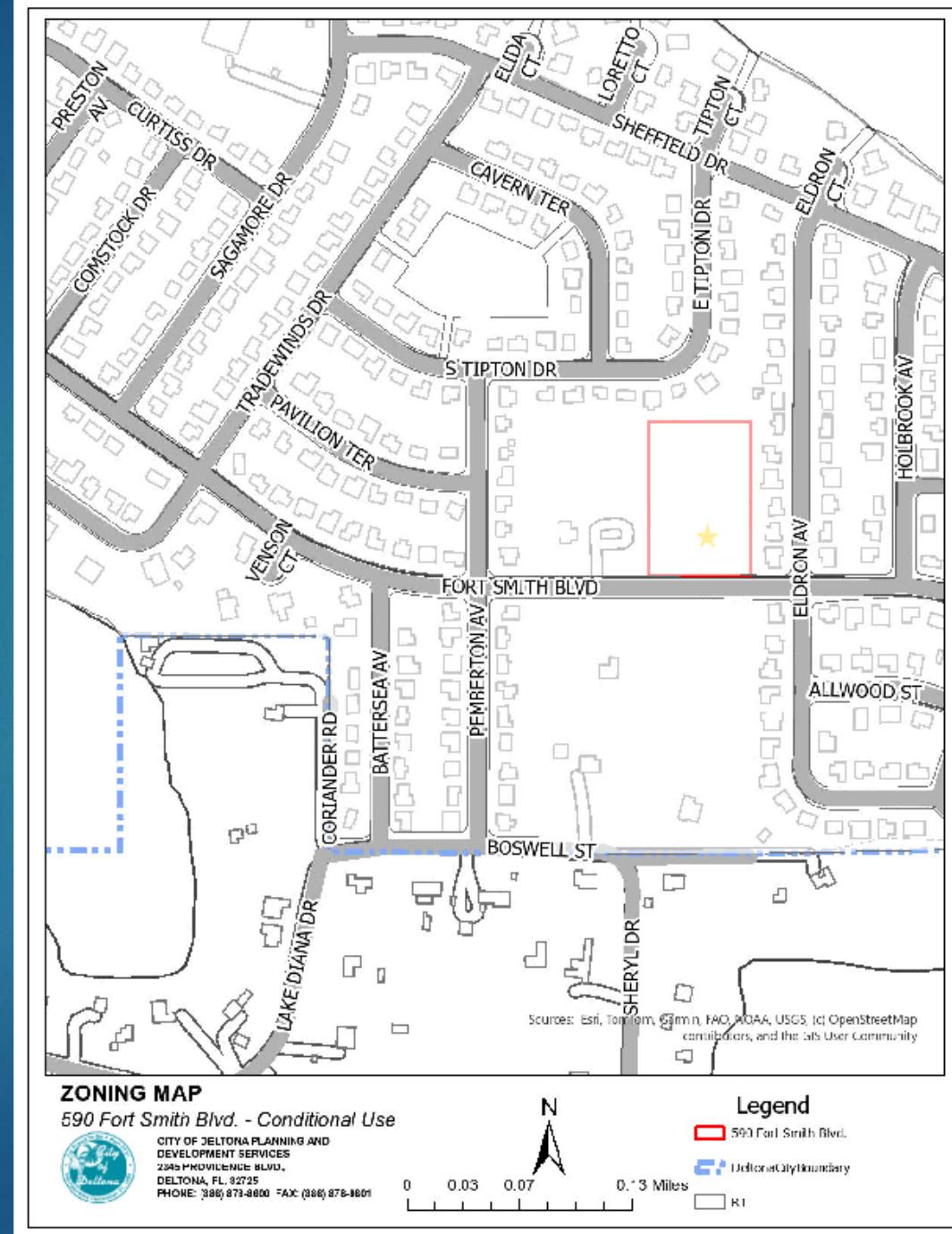
Map Series

► Aerial



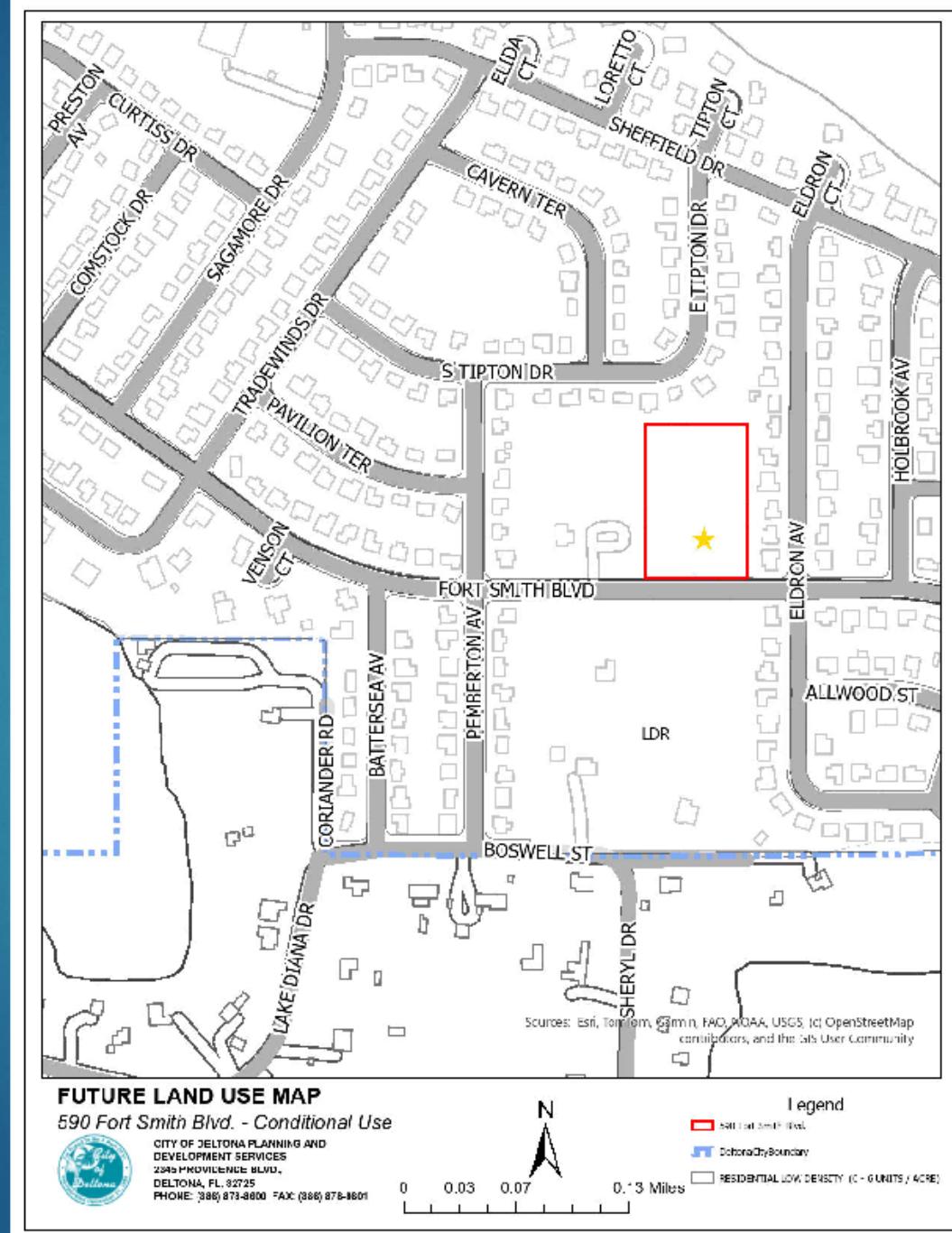
Map Series

► Zoning



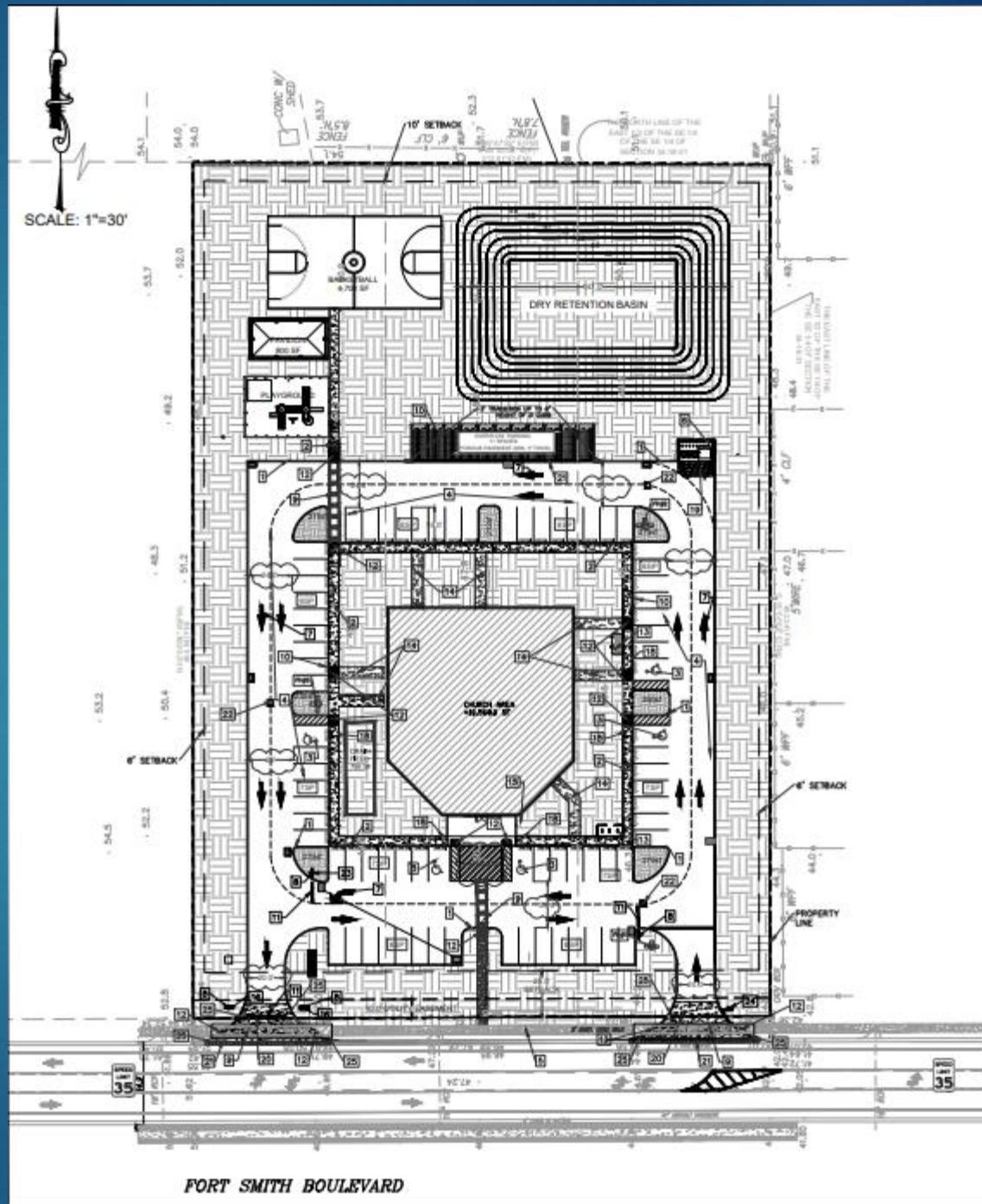
Map Series

► Future Land Use



Map Series

► Concept Plan



Staff Recommendation

Based on decision making criteria, staff recommends the Planning and Zoning Board recommend approval of Resolution 26- 01 granting a Major Conditional Use for a House of Worship to be located at 590 Fort Smith Blvd. with the following added conditions:

1. The House of Worship must obtain all necessary licenses and permits and legally commence operations within twelve (12) months of the adoption of this resolution, or the conditional use approval shall expire (Per Land Development Code).
2. No principal or accessory building shall be located less than 50 feet from any property line (Per the Land Development Code.)
3. Off-street parking areas meeting the requirements of section 110-828 and landscaped buffer areas meeting the requirements of section 110-808 shall be constructed. Notwithstanding the provisions of section 110-828(b)(2), off-street parking and loading areas shall be surfaced with brick, asphalt, bituminous, concrete or packed shell or marl material and shall be maintained in a smooth, well-graded condition (Per the Land Development Code).
4. The site will be developed in conformance with the attached concept plan.

Final Action

The City Commission is tentatively scheduled to take final action on this application February 17, 2026.