



CITY OF DELAND
WORKSHOP OF THE CITY COMMISSION
FEBRUARY 9, 2026 AT 6:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

MINUTES

CALL TO ORDER

ROLL CALL

Present: Richard Paiva, Commissioner; Dan Reed, Commissioner; Kevin Reid, Commissioner; Christopher M. Cloudman, Mayor-Commissioner

Absent: Jessica Davis, Vice Mayor-Commissioner

ALSO PRESENT: Michael Pleus, City Manager; Julia M. Hewitt, Interim City Clerk-Auditor; Dale Arrington, Temporary City Clerk; Rick Werbiskis, Community Development Director; Carol Kuhn, Planning Director; Community Information Manager; Emily Kunkel, Planner II, Christopher Carson, Senior Planner, Sam Nelson, Planner I; members of the public and press.

NEW BUSINESS

1. Discussion re Chapter 3 – Zoning and Uses and Chapter 5 – Subdivision.

RESULT:	PRESENTED
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Carol Kuhn gave a brief overview of the Land Development schedule update for the workshop meetings.

Chapter 3- Zoning

Overview of examples of types of issues a developer may have. Example-where to place a Restaurant and look at all of the different types of zoning areas to see where they could fit.

Ms. Kuhn stated that our zoning is currently very cumbersome to navigate the code.

Ms. Kuhn stated that we would like to Consolidate Commercial Districts and retire the following four districts. Business Retail, Professional, Residential, Commercial—Rail Spur, Commercial Wholesale.

Chapter 3 — Zoning Overlay Districts:

Update and add standards to overlays. Move overlays to separate chapters. Which would be the following. Redevelopment, Gateway, Medical, Services, Institutional, Historic, Airport.

Chapter 3 — Planned Development:

Ms. Kuhn stated that we would like to provide more flexibility in the code to reduce dependence on planned developments.

Ms. Kuhn asked what the City Commission thoughts are on establishing a new agricultural district. Commissioner Paiva stated that he supported that decision.

Commissioner Dan Reed stated that he supported it as well.
Commissioner Kevin Reid stated that this district is long overdue.

Mayor Cloudman asked if we changed the structure would their property tax change.
Ms. Kuhn stated no.

Ms. Kuhn asked the City Commission on combining some of the 11 residential zoning districts and renaming to RLD-1

Commissioner Kevin Reid asked would the applicant have to apply for it.
Commissioner Kevin Reid stated that he would rather have all the districts changed and rip the band-aid off.
Commissioner Paiva stated that he was for simplifying and consolidating.

Ms. Kuhn asked the City Commission on proving options for missing middle options.

Ms. Kuhn stated that we have a lot of 3c- Lots in DeLand. We could be able to smash some items together.
Commissioner Kevin Reid stated that he was concerned about that option.
Ms. Kuhn stated that you could follow a few options — Option 1- R8,R12,R2. This allows smaller areas like a duplex. Option 2 small lot zoning districts. Option 3_____.

Ms. Kuhn stated that we would like to provide options for developers but right now we don't have any ally standards.

Ms. Kuhn asked the City Commission of feedback of the following items:

Retire p-1 and B-R zoning districts

Rezone C-3 & C-4 to light industrial or retire and add new light industrial.

Create new public facilities district

Commissioner Paiva asked what zoning are they currently. Ms. Kuhn stated that they are residential.

Commissioner Kevin Reid stated that he would like to know more about the differences.

Ms. Kuhn gave examples of the parameters they could follow.

Rename M-1 to Industrial-General (I-G)

Add the overlay for form-based code for the Downtown and Downtown Support area.

Mayor Cloudman asked the thought would be the first go at this and extend it. The consensus of the City Commission was for the overlay for form-based code downtown.

Special Exceptions and Conditional Uses:

1) Provide clear use—special standards.-

2) Allow for administrative review for special exceptions rather than public hearings. Ex — having a public hearing to allow for liquor sales and going through two public hearings and staff could handle this administratively.

Commissioner Dan Reed stated that he had some concerns about this as he applied for this type of license years ago and it wasn't that bad. North West Square is a example that they are allowed sales for special events, but not all the time, since it is located in a residential neighborhood.

Ms. Kuhn gave a overview of chapter 5 subdivisions of what the City currently has.
Ms. Kuhn asked for feedback and direction on the following subdivisions and streets.

1) Allow exemptions for lots in current configuration prior to 1993-Date

Final comments and questions.

Commissioner Kevin Reid thanked Ms. Kuhn

Commissioner Paiva thanked Ms. Kuhn as well

Commissioner Dan Reed thanked staff, but followed up that he would like to keep our small town feel and keep that our focus.

Mayor-Cloudman thanked the planning staff and looks forward to this process for our staff and the users who will use this code.

CITY COMMISSION

ADJOURNMENT

7:00 P.M.