



# City of Deltona

## **SECOND QUARTER (2ND) 2026 PLANNING AND ZONING BOARD REPORT**

### **MEETING DATES**

The Board met on April 29, 2026, May 20, 2026, and June 23, 2026.

### **ITEMS HEARD AT THE PLANNING AND ZONING BOARD MEETINGS:**

#### **A. April 29, 2026**

1. Community Development Services Director Mr. Smith presented Ordinance No. 06-2026, establishing a new Article III, "Small Wireless Facilities" of Chapter 82, "Communication, Antennas and Towers," within the Land Development Code of the City of Deltona's Code of Ordinance, in order to comply with Florida Statutes and best practices. The Board unanimously recommended the City Commission approve Ordinance No. 06-2026.
2. The Board heard a presentation from City Attorney Good regarding legislative and quasi-judicial processes, including the distinction between the two, the role of fact-finding in quasi-judicial hearings, ex-parte communications, potential sources of bias, and best practices for maintaining impartiality in decision-making.

#### **B. May 20, 2026**

1. Community Development Services Director Mr. Smith presented Ordinance No. 20-2025, amending Section 110-814, "Additional Regulations for Certain Permitted Principal Uses and Structures," of Article VII, "Supplementary Regulations," of Chapter 110, "Zoning," and Section 70-30, "Definitions," of Article II, "Land Development Code," of Chapter 70, "General Provisions," of the Land Development Code of the City of Deltona to prohibit metal buildings within certain residential and commercial zoning districts. The Board unanimously recommended the City Commission approve Ordinance No. 20-2025.

#### **C. June 23, 2026**

1. No Meeting occurred for the month of June.