



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Agenda

### Planning and Zoning Board

*Chair Susan Berk*  
*Vice Chair Andrea Cardo*  
*Secretary Rachel Amoroso*  
*Member Eric Alexander*  
*Member Ron Gonzalez*  
*Member Dr. Allen Pfeffer*  
*Member Manuel Rodriguez*  
*Alternate Tara D'Errico*  
*Alternate Steven Webster*  
*Alternate Jeffrey Zlatos*

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Wednesday, October 16, 2024

6:00 PM

Deltona Commission Chambers

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**1. CALL TO ORDER:**

**2. ROLL CALL:**

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

**A. [September 18, 2024 Minutes](#)**

**Attachments:**     [P&Z September 18, 2024](#)

**4. PRESENTATIONS/AWARDS/REPORTS:**

**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.

**6. OLD BUSINESS:**

**7. NEW BUSINESS:**

**A. [Resolution No. 2024-58- Granting a variance to allow for an approximate 4,462 square foot existing office building to encroach within the side and rear setback located at 1670 Providence Boulevard, within the C-1, Retail Commercial Zoning classification.](#)**

**Attachments:**     [VAR24-0010 - Staff Report](#)  
[Resolution No 2024-58](#)  
[Letter](#)  
[Location Map](#)  
[Zoning Map](#)  
[Future Land Use Map](#)  
[Building Permit](#)  
[Survey](#)  
[Building Dimensions Diagram](#)  
[VAR24-0010 - P & Z - Presentation](#)

- B. [Ordinance No. 17-2024 - amending Section 110-806, "Fences, Walls, and Hedges" of Article VIII, "Supplementary Regulations" of Chapter 110 "Zoning" of the Land Development Code of the City of Deltona.](#)

**Attachments:**     [Fences Memo](#)  
[Ordinance No. 17-2024](#)  
[Section 110-806 Update](#)

- C. [Ordinance No. 16-2024 - amending the Official Zoning Map to rezone 14.43 acres of land located at 2830, 2846, and 2855 Lake Helen Osteen Road from Residential Estate One \(RE-1\) to Mixed-Use Planned Unit Development \(MPUD\).](#)

**Attachments:**     [New Hope Staff Report](#)  
[Ordinance 16-2024 - New Hope MPUD](#)  
[Exhibit B - Legal Description](#)  
[Exhibit C - MDP](#)  
[Exhibit D - Elevations](#)  
[Exhibit E - Traffic Impact Analysis](#)  
[Map Series](#)  
[New Hope MPUD Presentation](#)

*Item is being continued to the November 21, 2024, Planning and Zoning Board Meeting per the applicants request.*

**8. STAFF COMMENTS:**

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

**10. ADJOURNMENT:**

*NOTE: If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).*

*Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Manager in writing at [CityManager@deltonafl.gov](mailto:CityManager@deltonafl.gov) or to Deltona City Hall, 2345 Providence Blvd., Deltona, FL 32725 at least 48 hours prior to the meeting at which the person wishes to attend. The City is not permitted to provide the use of human physical assistance to physically handicapped persons in lieu of the construction or use of ramps or other mechanical devices in order to comply with Florida law. If proper accommodations for handicapped access cannot be made at a particular public meeting venue pursuant to a timely written request under Section 286.26 F.S., the City Manager shall change the venue of that meeting to a location where those accommodations can be provided.*