



MEMORANDUM

DATE: November 3, 2025

TO: City Commission

FROM: Jordan Smith, AICP, PP Planning and Development Services Director

THRU: Doc Dougherty, City Manager

SUBJECT: Ordinance No. 33-2025, Amendment to Chapter 82 "Communication Antennas and Towers" of the Land Development Code. (Legislative – Public Hearing) (Matthew West, Project Manager)

REFERENCES: City Comprehensive Plan, Code of Ordinances.

REQUEST: Update Chapter 82 "Communication Antennas and Towers" of the Land Development Code.

BACKGROUND: On July 7, 1997, the City Commission adopted Ordinance No. 06-1997, establishing Chapter 82 to regulate Communication Antennas and Towers. Proposed Ordinance No. 33-2025 updates and clarifies these provisions, incorporating recent amendments to the City Zoning Code (Chapter 110).

Key Proposed Changes:

- 1) Defers to Table 110:10 of Chapter 110 for determining where Communication Towers are permitted.
- 2) Eliminates references to a "Tower Map" as Table 1 now controls tower locations.
- 3) Updates references from "Deltona Lakes Community Development Plan Regulations" to "City of Deltona Land Development Code."
- 4) Establishes design standards for "Osprey Nesting Platforms."

The Clean Version consolidates and modernizes the regulations by deferring entirely to Chapter 110 (Table 110:10) for where towers are permitted, while the strike/through-underline version shows the edits needed to achieve this update. In several places, strike-through text deletes references to the outdated "Tower Map" and the "Deltona Lakes Community Development Plan Regulations," while underlined text replaces those provisions with references to the current City of Deltona Land Development Code. For example, tower siting standards (Sec. 82-36), application requirements (Sec. 82-37), and setback rules (Sec. 82-62) all delete old plan references and underline updated zoning code language. Similarly, co-location provisions (Sec. 82-71) strike through Tower Map requirements and underline zoning table standards, and antenna placement rules (Sec. 82-36(c)(7)) strike through restrictions tied to the Tower Map while underlining language allowing antennas on utility poles in permitted zoning districts. Finally, Section 82-21 is

revised so that underlined text adds design standards for osprey nesting platforms, supplementing the existing section and providing clarity for these installations.

At the Planning and Zoning Board meeting, the Board requested the inclusion of Fish and Wildlife information regarding towers, specifically related to birds and tower locations. The following language was

COMPREHENSIVE PLAN CONSISTENCY:

Ordinance No. 33-2025 is consistent with the City of Deltona Comprehensive Plan, specifically the Future Land Use Element. The amendments update internal references, resolve conflicts with the zoning code, and clarify standards for Osprey Nesting Platforms.

PLANNING AND ZONING BOARD: At their regular meeting on September 17, 2025, the Planning and Zoning Board voted 7-0, to recommend that the Mayor and City Commission adopt Ordinance No. 33-2025. The board also requested inclusion of Fish and wildlife information related to birds and tower locations. In response, Section 82-89 (Environmental Assessments) was updated to encourage applicants to review best practice guidance from the U.S. Fish and Wildlife Service and the American Bird Conservancy. These resources are advisory and not mandatory unless required by state or federal law.

STAFF RECOMMENDATION: Staff recommends approval of Ordinance No. 33-2025, at first reading.

NEXT STEPS: The Mayor and City Commission will hear this item for 1st reading on November 3, 2025 and the second reading on November 17, 2025.

ATTACHMENTS:

- Ordinance No. 33-2025