



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Planning and Zoning Board

Chair Andrea Cardo
Vice Chair Tara D'Errico
Secretary Rachel Amoroso
Member Ron Gonzalez
Member Pat Northey
Member David Stewart
Member Daniel Trojanowski
Alternate Larry French
Alternate Karen Neher
Alternate Lori Warnicke
Alternate Jeffrey Zlatos

Monday, June 23, 2025

4:30 PM

Deltona Commission Chambers

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVAL OF MINUTES & AGENDA:

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM: Time permitted, public comments shall be limited to items on the agenda and shall not exceed two 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.** [Public Hearing - Ordinance No. 29-2025, Providing for imposition of a Temporary Moratorium on issuance of Development Orders and Permits and on the processing of Development Applications, City Code Text Amendments, Rezoning, Comprehensive Plan Text and Land Use Plan Amendments for development of residential dwelling units within the City; Exemption specified development; Providing for waivers; Providing for vested rights; Providing for appeals; Providing for exhaustion of administrative remedies; Providing for a term not to exceed nine \(9\) months unless extended by The City Commission as provided by Law.](#)

Background:

The City is proposing a nine month temporary moratorium on new residential development to allow staff time to evaluate the impacts of rapid growth on public infrastructure, services, and development regulations. This temporary pause will support a comprehensive review of the City's land development regulations, Comprehensive Plan, and Capital Improvements Element, ensuring that future growth aligns with available infrastructure capacity and long term planning goals. The moratorium is narrowly tailored with exemptions for vested projects and non-residential development. The moratorium must meet the Dual Rational Nexus Test, meaning it must (1) serve a legitimate public purpose - such as protecting infrastructure and ensuring orderly growth and (2) be proportional in scope and duration to the impacts it seeks to address. This action follows Commission direction from the June and June 16, 2025 meetings. However, pending state legislation (Senate Bill 180) may retroactively invalidate the ordinance, restrict the City's authority to impose such moratoria, and expose the City to legal challenges and attorney's fees. The Commission may also consider exemptions for infill or mixed-use residential projects at first reading.

Attachments:

[Moratorium - Staff Report PZ CC 6-23-25](#)

[Moratorium Ordinance 29-2025 June 17 2025](#)

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 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.