



# 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*  
*Alternate Larry French*  
*Alternate Karen Neher*  
*Alternate Lori Warnicke*  
*Alternate Jeffrey Zlatos*

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Wednesday, August 20, 2025

6:00 PM

Deltona Commission Chambers

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**1. CALL TO ORDER:**

**2. ROLL CALL:**

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

**A. [Minutes of July 16, 2025](#)**

**Attachments:**     [Minutes of July 16, 2025](#)

**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. 34-2025, amending Section 110-319, "PUD, Planned Unit Development," of Article III, "Establishment of Classifications and Official Zoning Map," of Chapter 110, "Zoning," to reduce the minimum parcel size required to establish Planning Unit Developments and Table 1 "Permitted Use Table" of Article III, "Establishment of Classifications and Official Zoning Map," of Chapter 110, "Zoning," to update uses in Planned Unit Developments.](#)**

**Attachments:**     [PUD Staff Report Planning and Zoning Board Ordinance No. 34-2025 Exhibit A](#)

- B. [Quasi-judicial Hearing: Ordinance No. 32-2025-Amending the official zoning map to rezone approximately 7.93 acres of land located at 930 Howland Boulevard from Retail Commercial \(C-1\) to Mixed-Use Planned Development \(MPUD\).](#)

**Attachments:**     [Blackfin MPUD Staff Report](#)  
[Ordinance No. 32-2025 with all Exhibits](#)  
[Community Meeting Summary](#)  
[Maps](#)

**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.*