



# 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, September 17, 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 August 20, 2025](#)**

**Attachments:**     [Minutes of August 20, 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: Resolution No. 2025-116, Granting a major variance to reduce the required street frontage from 150 feet to 100 feet for a quick service oil change facility within the C-1, retail Commercial District for a property located at 3150 Howland Boulevard.](#)**

**Attachments:**     [3150 Howland - VAR25-0001 - PZ Files](#)

- B. [Public Hearing: Ordinance No. 33-2025 amending Chapter 82, "Communication Antennas and Towers," of the Land Development Code to align with previously approved updates to regulations contained within Chapter 11, "Zoning."](#)

**Attachments:**     [Chapter 82 Planning and Zoning Board Staff Report](#)  
[Deltona - ORD 33-2025 Communications Ordinance](#)

- C. [Public Hearing: Ordinance No. 30-2025 amending the zoning code Chapter 74 "Administration", to include review procedures updates, adding urban in fill lot regulations, and updating public noticing meeting requirements.](#)

**Attachments:**     [Chapter 74 Amendments Staff Report](#)  
[Ordinance No. 30-2025](#)

**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](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.*