



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Planning and Zoning Board

Wednesday, September 17, 2025

6:00 PM

Deltona Commission Chambers

1. CALL TO ORDER:

The meeting was called to order at 6:00 pm.

2. ROLL CALL:

Present: 9 - Chair Andrea Cardo
Vice Chair Tara D'Errico
Secretary Rachel Amoroso
Member Ron Gonzalez
Member Pat Northey
Alternate Larry French
Alternate Karen Neher
Alternate Lori Warnicke
Alternate Jeffrey Zlatos

Absent: 1 - Member David Stewart

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of August 20, 2025

Motion by Pat Northey, seconded by Tara D'Errico, to approve the August 20, 2025, with the motion being updated for Ordinance No. 32-2025. The motion carried unanimously.

4. PRESENTATIONS/AWARDS/REPORTS:

None.

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.

Chair Cardo opened and closed public forum, as there was none.

6. OLD BUSINESS:

None.

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.**

Planner Brandon Hatch presented background on the variance request, referencing the prior rezone and conditional use approvals. He noted access from Howland Boulevard would remain.

City Attorney Torcivia explained that the Planning and Zoning Board was the deciding body.

Mr. Barfield, the attorney representing the applicant, explained the project, stating a quick service oil change facility does not require 150 feet of frontage since customers remain in their vehicles.

Vice Chair D'Errico requested additional information regarding the conditional use approval from 2024 and asked if there was a reason the 100 feet footage was needed.

Mr. Barfield stated it would allow the lot to be split into two separate uses, and the oil change would fit efficiently with the 100 foot frontage.

Member Northey requested clarification regarding traffic. Staff explained a traffic study isn't required and reviewed until the Final Site Plan application.

Member French asked if this was approved, if this would affect other future variance or projects.

City Attorney Good explained each project is reviewed on an individual basis.

Mr. Barfield explained the conceptual site plan will not change whether the variance was approved or not.

Chair Cardo asked why the applicant is requesting to split the parcel and if there would be a shared parking agreement between the two parcels.

Chair Cardo opened public forum.

Eric Sewell, 3135 Howland Blvd., disagrees with the variance. He expressed concerns

regarding the business being a high turnover business, meaning more traffic in the area. He stated the 150 feet is required for safety and the spacing requirement should be followed. He stated the city's code should be followed, as this is not a hardship.

City Attorney Torcivia explained the Board is not bound by staff recommendation.

Mike Chavlo, representing 3174 Howland Boulevard, stated he is requesting a frontage road to his property from 3150 Howland Boulevard. He explained this would be a new urbanist approach to better the intersection. He is requesting no more curb cuts in the area.

Chair Cardo closed public forum.

Attorney Barfield, stated property would need to be taken to do this access road, that there are not easements for this.

Discussion occurred regarding cross access.

Motion by Alternate Warnicke, seconded by Member French, to approve 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. The motion carried by the following vote:

For: 5 - Chair Cardo, Secretary Amoroso, Member Gonzalez, Alternate French and Alternate Warnicke

Against: 2 - Vice Chair D'Errico and Member Northey

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."

City Attorney Torcivia read Ordinance No. 33-2025 into the record.

Director Smith gave a presentation regarding Communication Antennas and Towers, explaining that the updates are intended to modernize this section of the code. He reviewed each proposed change and noted that staff recommends the Planning and Zoning Board forward a recommendation of approval to the City Commission.

Member French requested the inclusion of Fish and Wildlife information regarding towers, specifically related to birds and tower locations.

Member Northey clarified that the ordinance primarily reflects clean-up language.

Chair Cardo opened the public forum; with no speakers, the forum was closed.

Motion by Member Northey, seconded by Vice Chair D'Errico, to recommend the City Commission approve Ordinance No. 33-2025, with the addition of information from the Florida Fish and Wildlife Conservation Commission and the American Bird Conservancy. The motion carried by the following vote:

For: 7 - Chair Cardo, Vice Chair D'Errico, Secretary Amoroso, Member Gonzalez, Member Northey, Alternate French and Alternate Warnicke

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.

City Attorney Torcivia read the Ordinance into the record.

Director Smith presented updates to Section 74 of the Land Development Code. He explained the revisions incorporate recent Florida Statute changes, encourage redevelopment, update development approval processes, and clean up existing language. He noted that redevelopment applications would be reviewed and approved by the Planning and Zoning Board as Conditional Uses, considered on a case-by-case basis rather than as blanket approvals. He also stated staff expanded the community awareness meeting requirement from 300 feet to 500 feet. Staff recommended the Planning and Zoning Board forward a recommendation of approval to the City Commission.

Vice Chair D'Errico asked for clarification regarding the Final Plat approval process, suggesting a designee be added in addition to the Director. She also requested clarification on the redevelopment criteria.

Discussion followed regarding approval processes related to redevelopment requirements.

Member Northey requested additional information on plat approvals.

Motion by Vice Chair D'Errico, seconded by Secretary Amoroso, to recommend the City Commission approve 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. The motion carried by the following vote:

For: 7 - Chair Cardo, Vice Chair D'Errico, Secretary Amoroso, Member Gonzalez, Member Northey, Alternate French and Alternate Warnicke

8. STAFF COMMENTS:

Director Smith welcomed Member French to the Board, and stated an alternate to replace his spot would be chosen by the City Commission soon.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

Chair Cardo and Member Northey thanked staff for sending out information regarding the educational classes offered.

Chair Cardo asked the members to reach out to staff to sign up for the classes.

10. ADJOURNMENT:

The meeting adjourned at 6:55 pm.

Chairperson, Andrea Cardo

ATTEST:

Board Secretary, Jessica Entwistle