

## RESOLUTION NO. 2025-63

**A RESOLUTION OF CITY OF DELTONA, FLORIDA;  
RELATING TO ZONING IN PROGRESS REGARDING  
AMENDMENTS TO THE LAND DEVELOPMENT CODE  
ARTICLE IV. STORMWATER MANAGEMENT,  
APPLICABLE TO ALL DEVELOPMENT APPLICATIONS  
ON PROPERTIES WITHIN THE CITY LIMITS OF  
DELTONA; PROVIDING FOR LEGISLATIVE FINDINGS  
RECOGNIZING ZONING IN PROGRESS; PROVIDING  
CONDITIONS, CONFLICTS, SEVERABILITY, AND AN  
EFFECTIVE DATE.**

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**WHEREAS**, pursuant to Article VIII, Section 2 of the Florida Constitution and Section 166.021, Florida Statutes, the City has the governmental, corporate, and proprietary powers to enable it to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power except when expressly prohibited by law; and

**WHEREAS**, the City of Deltona continuously monitors and reviews the Comprehensive Plan and the Land Development Code to ensure the City adopts appropriate regulations for development and zoning within the City, and from time to time recognizes the need to study and amend aspects of same; and

**WHEREAS**, the City Commission determines that it is in the best interests of its residents, businesses and visitors to enact sufficient development and zoning regulations to ensure their health, safety and welfare; and

**WHEREAS**, the City of Deltona adopted its original Land Development Code in 1998; and

**WHEREAS**, the impacts of Hurricanes and the amount of rainfall causes serious flooding and drainage impacts on the community; and

**WHEREAS**, City staff and the City's engineering consultant will pursue and study to proposed modifications in the minimum levels of service for drainage and stormwater related to new development; and

**WHEREAS**, the City Commission previously declared “zoning in progress” on these matters pursuant to Resolution 2024-71 adopted by the City Commission on February 3, 2025; and

**WHEREAS**, it was originally anticipated that City staff would have sufficient time to prepare appropriate regulations in approximately four months and requested for 120 days to reconcile existing regulations with Florida law; and

**WHEREAS**, it is now anticipated that City staff will prepare appropriate regulations in approximately three months from the adoption of this resolution and requests an additional 90 days to reconcile existing regulations with Florida law; and

**WHEREAS**, until the City Commission has time, approximately 90 days from the adoption of this Resolution, to review, study, and hold public hearings, prepare and adopt revisions, the City Commission finds that it is in the best interests of the City to declare that there is continued “zoning in progress” relating to these issues and that any application, inquiry or submittal shall be made subject to the ultimate determinations to be made by the City Commission; and

**WHEREAS**, Florida law recognizes the doctrine of “Zoning in Progress” that allows applications for permitting to be accepted, but temporarily delayed or suspended for a reasonable amount of time, while Land Development Code changes are pending that would affect a permit, as explained in *City of Hollywood v. Hollywood Beach Hotel Co.*, 283 So.2d 867 (Fla 4th DCA 1973) aff’d in pertinent part. 329 So.2d 10 (Fla. 1976), and *City of Pompano Beach v. Yardarm Restaurant, Inc.*, 509 So.2d 1295 (Fla. 4th DCA 1989).

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA:**

**Section 1. Recitals Adopted.** The above recitals are hereby adopted as the legislative findings of the City Commission. The City Commission finds and determines that there is competent substantial evidence to support the findings are determinations made in this Resolution.

**Section 2. Legislative Findings Recognizing Zoning in Progress.** The City is currently engaged in “zoning in progress” relating to Stormwater Management. Any applications for, the processing of, and the issuance of Development Agreements and Development Orders, as those terms are defined in Section 163.3164 Florida Statutes, or any other official action of the City shall be subject to the zoning which is in progress even though not finalized and adopted at the time the particular application was submitted.

**Section 3. Conflicts.** All Resolutions or parts of Resolution insofar as they are inconsistent or in conflict with the provisions of this Resolution are hereby repealed to the extent of any conflict.

**Section 4. Severability.** In the event any portion of this Resolution is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portion or sections of the Resolution which shall remain in full force and effect.

**Section 5. Effective Date.** This Resolution shall become effective immediately upon its adoption. If this resolution does not begin to serve the purpose for which it is granted within twelve (12) months from the date of adoption, or if its use is abandoned for twelve (12) consecutive months from the date of adoption, it shall expire.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF  
DELTONA, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

BY: \_\_\_\_\_  
Santiago Avila, Jr., MAYOR

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
Joyce Raftery, CMC, MMC, CITY CLERK

Approved as to form and legality  
for use and reliance of the City of  
Deltona, Florida

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TG Law, PLLC, CITY ATTORNEY

Name	Yes	No
Avila-Vazquez		
Colwell		
Heriot		
Howington		
Lulli		
Santiago		
Avila		