

## **ORDINANCE NO. 04-2025**

**AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, AMENDING THE ZONING CODE, CHAPTER 74 "ADMINISTRATION," TO INCLUDE REVIEW PROCEDURES, ELIMINATING REVIEW DURATIONS, AND UPDATING PUBLIC NOTICING REQUIREMENTS; AMENDING CHAPTERS 75, 106, AND 110 BY REMOVING PROCEDURES REGULATED IN CHAPTER 74 OF THE LAND DEVELOPMENT CODE OF THE CITY OF DELTONA; PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, Article VIII of the State Constitution and Chapter 166, Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except when expressly prohibited by law; and

**WHEREAS**, the City of Deltona as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

**WHEREAS**, the City Commission of the City of Deltona, Florida, adopted Chapter 74, "Administration," within the Land Development Code to prescribe procedures regulating the Land Development Code; and

**WHEREAS**, the City Commission of the City of Deltona, Florida also included procedures regulating the Land Development Code within Chapter 75, "Site Plan," Chapter 106, "Subdivisions," and Chapter 110, "Zoning;" and

**WHEREAS**, Chapter 74, "Administration," within the Land Development Code shall be amended to update application requirements to include review procedures, eliminate review durations, and update public notice requirements; and

**WHEREAS**, Chapter 75, "Site Plan," Chapter 106, "Subdivisions," and Chapter 110, "Zoning," within the Land Development Code shall be amended to remove procedures regulated within Chapter 74, "Administration;" and

**WHEREAS**, the Planning and Zoning Board held a public hearing on January 15, 2025, and forwarded its recommendations to the City Commission; and

**WHEREAS**, the City Commission finds and determines that these modifications are in the best interest of the public health, safety, and welfare of the residents of the City of Deltona.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA, as follows:**

**Section 1. Recitals Adopted.** The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this ordinance upon adoption hereof.

**Section 2. Amendment to the Code of Ordinances.** The City Commission hereby approves and adopts modifications to Chapter 74, "Administration," within the Land Development Code to update application requirements to include review procedures, eliminate review durations, and update public notice requirements; and modifications to Chapter 75, "Site Plan," Chapter 106, "Subdivisions," and Chapter 110, "Zoning," to remove procedures regulated within Chapter 74, "Administration," as set forth in "Exhibit A" attached hereto.

**Section 3. Conflicts.** Any and all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**Section 4. Severability.** If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect any other provision or application of this ordinance which can be given effect without the invalid provision or application.

**Section 5. Codification.** The provisions of this Ordinance shall be codified as and be made part of the Code of Ordinances of the City of Deltona. The sections of this Ordinance may be renumbered to accomplish such intention.

**Section 6. Effective Date.** This Ordinance shall take effect immediately upon its final adoption by the City Commission.

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

First Reading: \_\_\_\_\_

Advertised: \_\_\_\_\_

Second Reading: \_\_\_\_\_

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

\_\_\_\_\_  
TG Law, PLLC, CITY ATTORNEY

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