



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Planning and Zoning Board

Chair Eric Alexander
Vice Chair Susan Berk
Secretary Rachel Amoroso
Member Andrea Cardo
Member Ron Gonzalez
Member Dr. Allen Pfeffer
Member Manuel Rodriguez
Alternate Tara D'Errico
Alternate Steven Webster
Alternate Jeffrey Zlatos

Wednesday, May 15, 2024

6:00 PM

Deltona Commission Chambers

1. CALL TO ORDER:

2. ROLL CALL:

A. [Election of Officers](#)

3. APPROVAL OF MINUTES & AGENDA:

A. [Minutes of April 17, 2024](#)

Attachments: [Minutes April 17, 2024](#)

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. [Resolution No. 2024-25 - Granting a Conditional Use to permit an Automobile Service Station Type A within the Retail Commercial District \(C-1\) for the property located at 625 Howland Boulevard.](#)

Attachments: [Staff Report - 625 Howland Blvd. CU22-0009- 2024](#)
[Resolution No 2024-25](#)
[625 Howland Blvd. Maps](#)
[625 Howland Blvd Conceptual Site Plan](#)
[625 Howland CU Summary v1](#)
[Corporate Letter v1](#)
[Stacking analysis for 625 Howland Blvd.](#)
[Conditional Use 625 Howland Boulevard. CU23-0009](#)

- B. [Resolution No. 2024-19 - Granting a Variance to allow a six\(6\) foot wooden fence in the side street yard located on the property at 402 Bali Terrace, within the R1, Single-Family Residential Zoning Classification.](#)

Attachments: [Staff Report - 402 Bali Terrace](#)
[Resolution No 2024-19](#)
[402 Bali Terrace Maps](#)
[Exhibit Building Permit BLDR23-2248](#)
[Screenshot of property appraiser form 2006](#)
[Intersection of Bali Terrace and Eleanor Avenue](#)
[02-27-2023 fence](#)
[PowerPoint Resolution 2024-19](#)

- C. [Ordinance No. 08-2024 - Amending the Official Zoning Map to rezone two \(2\) parcels totaling 43.55 acres of land located south of Fernanda Drive and east of Pine Ridge High School currently zoned City of Deltona Agriculture classification \(A\) to Single-Family Classification \(R1\).](#)

Attachments: [Staff Report Fernanda P3 RZ23-0026](#)
[Ordinance 08-2024 Fernanda Phase 3](#)
[Fernanda Place P3 - Exhibit A Legal Description](#)
[Fernanda Phase 3- Concept Plan - Exhibit B](#)
[Fernanda Place P3 Maps](#)
[VCSB Concurrency Fernanda P3](#)
[Signal Warrant Analysis - Howland Blvd and Fernanda Dr.](#)
[VCTE TIA Comments May 2024](#)
[Ordinance No 08-2024 Fernanda PPT](#)

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 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.