

**ORDINANCE NO. 03-2024**

**AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, AMENDING THE OFFICIAL ZONING MAP TO REZONE A ±1.37-ACRE PARCEL OF LAND LOCATED AT 3150 HOWLAND BOULEVARD FROM PROFESSIONAL BUSINESS ZONING DISTRICT (PB) TO CITY OF DELTONA RETAIL COMMERCIAL DISTRICT (C-1); PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Deltona, Florida, has received an application to rezone a ±1.37-acre parcel from Professional Business Zoning District (PB) to Retail Commercial District (C-1) and

**WHEREAS**, the City of Deltona, Florida and its Land Planning Agency have complied with the requirements of the Municipal Home Rule Powers Act, sections 166.011 et. seq., Florida Statutes, in considering the proposed C-1 rezoning; and

**WHEREAS**, after public hearing, the City Commission of the City of Deltona, Florida has determined that the C-1 is consistent with the Comprehensive Plan of the City of Deltona, Florida.

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

**Section 1** Located in the City of Deltona, Florida, 3150 Howland Boulevard property zoning amendment includes Exhibit "A", Legal Description depicting the land hereby rezoned from PB to C-1 and Exhibit "B", Prohibited Uses for the property.

**Section 2.** This Ordinance is adopted in conformity with and pursuant to the Comprehensive Plan of the City of Deltona, The Local Government Planning and Development Act, sections 163.131 et. seq., Florida Statutes, and the Municipal Home Rule Powers Act, sections 166.011 et. seq., Florida Statutes.

**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 Conflicts.** Any and all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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. 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 \_\_\_\_\_, 2024.**

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

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

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

By: \_\_\_\_\_

Santiago Avila, Jr., MAYOR

ATTEST:

\_\_\_\_\_  
Joyce Rafferty, CMC, MMC, CITY CLERK  
Approved as to form and legality  
for use and reliance of the City of Deltona, Florida

\_\_\_\_\_  
Marsha Segal-George, CITY ATTORNEY