



# MEMORANDUM

DATE: September 17, 2025

TO: Planning and Zoning Board

FROM: Jordan Smith, AICP, PP Planning and Development Services Director

THRU: Jordan Smith, AICP, PP Planning and Development Services Director

SUBJECT: Ordinance No. 33-2025, Amendment to Chapter 82 "Communication Antennas and Towers" of the Land Development Code. (Legislative – Public Hearing) (Matthew West, Project Manager)

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**REFERENCES:** City Comprehensive Plan, Code of Ordinances.

**REQUEST:** Update Chapter 82 "Communication Antennas and Towers" of the Land Development Code.

**BACKGROUND:** On July 7, 1997, the City Commission adopted Ordinance No. 06-1997, establishing Chapter 82 to regulate Communication Antennas and Towers. Proposed Ordinance No. 33-2025 updates and clarifies these provisions, incorporating recent amendments to the City Zoning Code (Chapter 110).

Key Proposed Changes:

- 1) Defers to Table 1 of Chapter 110 for determining where Communication Towers are permitted.
- 2) Eliminates references to a "Tower Map" as Table 1 now controls tower locations.
- 3) Updates references from "Deltona Lakes Community Development Plan Regulations" to "City of Deltona Land Development Code."
- 4) Establishes design standards for "Osprey Nesting Platforms."

The Clean Version consolidates and modernizes the regulations by deferring entirely to Chapter 110 (Table 1) for where towers are permitted, while the strike/through-underline version shows the edits needed to achieve this update. In several places, strike-through text deletes references to the outdated "Tower Map" and the "Deltona Lakes Community Development Plan Regulations," while underlined text replaces those provisions with references to the current City of Deltona Land Development Code. For example, tower siting standards (Sec. 82-36), application requirements (Sec. 82-37), and setback rules (Sec. 82-62) all delete old plan references and underline updated zoning code language. Similarly, co-location provisions (Sec. 82-71) strike through Tower Map requirements and underline zoning table standards, and antenna placement rules (Sec. 82-36(c)(7)) strike through restrictions tied to the Tower Map while underlining language allowing antennas on utility poles in permitted zoning districts. Finally, Section 82-21 is revised so that

underlined text adds design standards for osprey nesting platforms, supplementing the existing section and providing clarity for these installations.

**COMPREHENSIVE PLAN CONSISTENCY:**

Ordinance No. 33-2025 is consistent with the City of Deltona Comprehensive Plan, specifically the Future Land Use Element. The amendments update internal references, resolve conflicts with the zoning code, and clarify standards for Osprey Nesting Platforms.

**STAFF RECOMMENDATION:**

Pursuant to Section 163.3174, Florida Statutes, the local planning agency is required to review proposed land development regulations and provide recommendations to the City Commission regarding their consistency with the adopted Comprehensive Plan. Staff has reviewed the proposed amendments and recommends that the City Commission approve Ordinance 33-2025, which updates Chapter 82 of the Land Development Code. These updates have been evaluated for consistency with the Comprehensive Plan and are intended to support continued alignment of the City's zoning regulations and its current policy objectives and land use priorities.

**NEXT STEPS:** The Mayor and City Commission will consider this item at first reading on October 20, 2025.

**ATTACHMENTS:**

- Ordinance No. 33-2025