



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Planning and Zoning Board

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Wednesday, December 17, 2025

6:00 PM

Deltona Commission Chambers

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#### 1. CALL TO ORDER:

The meeting was called to order at 6:00pm.

#### 2. ROLL CALL:

**Present:** 9 - Chair Andrea Cardo  
Vice Chair Tara D'Errico  
Secretary Rachel Amoroso  
Member Ron Gonzalez  
Member Pat Northey  
Member David Stewart  
Alternate Lori Warnicke  
Alternate Jeffrey Zlatos  
Alternate Christian O'Brien

**Excused:** 2 - Member Larry French  
Alternate Karen Neher

#### 3. APPROVAL OF MINUTES & AGENDA:

**Motion by Member Northey, seconded by Vice Chair D'Errico, to approve the Minutes of October 15, 2025, as presented.**

**Minutes of October 15, 2025.**

#### 4. PRESENTATIONS/AWARDS/REPORTS:

None.

#### 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.

Chair Cardo opened and closed public forum, as there were none.

#### 6. OLD BUSINESS:

None.

**7. NEW BUSINESS:**

**Ordinance No. 36-2025 - Amending Section 110-814, "Additional Regulations for certain permitted principal uses and structures," of Chapter 110, "Zoning," and Chapter 74, "Administration," of the land development code updating procedures and regulations related to certified recovery residences in compliance with Florida Statutes.**

City Attorney Good read and briefly explained Ordinance No. 36-2025. Discussion occurred regarding the requested changes made by the City Commission.

Ms. Entwistle presented the proposed changes to Ordinance No. 36-2025, noting changes occurred in Section 110-814 regarding enforcement, parking, occupancy limits, spacing and code compliance.

Secretary Amoroso raised questions regarding recovery residences and applicable restrictions, which City Attorney Good clarified.

Alternate O'Brien discussed the application and forms process. Ms. Entwistle explained both paper and electronic applications will be made once the Ordinance goes before the City Commission.

Chair Cardo opened and closed public forum, as there was none.

**Motion by Secretary Amoroso, seconded by Vice Chair D'Errico, to recommend the City Commission approve Ordinance No. 36-2025, amending Section 110-814, "Additional Regulations for Certain Permitted Principal Uses and Structures," of Chapter 110, "Zoning," and Chapter 74, "Administration," of the Land Development Code updating procedures and regulations related to certified recovery residences in compliance with Florida Statutes.**

**For:** 7 - Chair Cardo, Vice Chair D'Errico, Secretary Amoroso, Member Gonzalez, Member Northey, Member Stewart and Alternate O'Brien

**8. STAFF COMMENTS:**

Ms. Entwistle announced the next Comprehensive Plan Workshop is scheduled for January 26th. She asked if anyone needed educational hours or wanted to take the Ethics course.

Chair Cardo requested that staff notify members of available education hour opportunities and advised members to email Nelly, Jessica, or Jordan if interested.

**9. BOARD/COMMITTEE MEMBERS COMMENTS:**

Member Northey asked whether the City Commission is required to take the same courses. City Attorney Good clarified that the City Commission is required to take the ethics course annually, but does not have the same continuing education hour requirement.

**10. ADJOURNMENT:**

Meeting adjourned at 6:15pm.

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Chairperson, Andrea Cardo

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Board Secretary, Nelly Kerr