



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Planning and Zoning Board

Wednesday, April 29, 2026

6:00 PM

Deltona Commission Chambers

Rescheduled Meeting from April 15, 2026

1. CALL TO ORDER:

Meeting called to order at 6:00 pm

2. ROLL CALL:

Present: 9 - Chair Andrea Cardo
Vice Chair Tara D'Errico
Member Rachel Amoroso.
Member Larry French
Member Pat Northey
Member David Stewart
Member Lori Warnicke
Alternate Christian O'Brien
Alternate Jeffrey Zlatos

Excused: 1 - Alternate Robert Hasson

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of January 13, 2026

Motion by Member French, seconded by Vice Chair D'Errico, to approve the Minutes of January 13, 2026, as presented.

4. PUBLIC FORUM: Public comments shall be limited to items on the agenda and shall not exceed three 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.

5. OLD BUSINESS:

None.

6. NEW BUSINESS:

A. Ordinance No. 06-2026 - Establishing a new Article III, "Small Wireless Facilities" of Chapter 82, "Communication, Antennas and Towers," within the Land Development Code of the City of Deltona's Code of Ordinances, in order to comply with Florida Statutes and best practices.

Community Development Services Director Smith presented Ordinance No. 06-2026, giving a brief overview of small wireless facilities and proposed updates to the Land Development Code, including placement and design standards. He recommended approval to the City Commission and addressed State Statute versus City regulatory questions.

Vice Chair D'Errico and Secretary Amoroso inquired about permit costs and fees. Director Smith and City Attorney Good clarified it would be a right of way utilization permit fee.

Member Stewart expressed concerns about resident impacts and Public notice. Director Smith explained residents may see construction but would not be directly notified of individual permits and cannot alter approvals, though they may comment.

Discussion followed on legal challenges in other cities, definitions of small wireless facilities, and comparisons to other utility installations. Director Smith confirmed height limits of up to 10 feet on existing structures.

Discussion also covered public notice procedures, DRC involvement, and monitoring of applications already submitted.

Chair Cardo mentioned the City's Land Development Code, Section 82-33 requires amendments consistent with applicable code.

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

Motion by Vice Chair D'Errico, seconded by Secretary Amoroso, to approve Ordinance No. 06-2026, establishing a new Article III, Small Wireless Facilities of Chapter 82, Communication, Antenna, and Towers. The motion carried unanimously.

A. Land Use Presentation

City Attorney Good reviewed legislative and quasi-judicial processes, explaining that quasi-judicial hearings focus on determining facts about a proposal and applying policy with judgment and discretion. He clarified the difference between legislative decisions and quasi-judicial decisions.

Discussion occurred regarding how officials should communicate with the public and ex-parte communication with applicants.

City Attorney Good explained ex-parte communication by comparing it to judges avoiding outside discussions about a case, and warned that bias in quasi-judicial matters can arise from interactions with close family or business associates. The presentation concluded with recommended best practices.

7. PRESENTATIONS/AWARDS/REPORTS:

None.

8. STAFF COMMENTS:

Community Development Service Director Smith stated that the next Planning and Zoning meeting is scheduled for May 20, 2026, and the next joint workshop will cover Chapter 66 regarding parking and the Comprehensive Plan update will be held on June 8, 2026.

City Attorney Good mentioned that his presentation may be counted as training hours for board members.

Member French suggested increasing public awareness about opportunities for involvement, including participation in the DRC, that could contribute to long-term goals for 2050.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

10. ADJOURNMENT:

Meeting adjourned at 6:50 pm.

Andrea Cardo, Chairperson

Nelly Kerr, Board Secretary