



**CITY OF DELTONA, FLORIDA
PLANNING & ZONING BOARD
WEDNESDAY, FEBRUARY 17, 2010**

REGULAR MEETING MINUTES

A Regular Meeting of the Planning and Zoning Board was held on Wednesday, February 17, 2010, at the City Commission Chambers, located at 2345 Providence Boulevard, Deltona, Florida, 32725.

1. CALL TO ORDER:

Chairman Victor Ramos called the meeting to order at 7:10 p.m.

2. ROLL CALL:

Chairperson	Katrina Ekman	Present
Vice Chairman	Adam Walosik	Absent
Secretary	Jose Irizarry	Absent
Board Member	Victor Ramos	Present
Board Member	Herbert Christian	Present
Board Member	Noble Olasimbo	Present
Board Member	Wesley Kihlmire	Present

Also present were Chris Bowley, Director; Skip Fowler, Acting City Attorney; Scott McGrath, Planner; and Sherri Campbell, Board Secretary.

3. APPROVAL OF MINUTES:

A. Regular Meeting Minutes:

1. Regular Planning & Zoning Board Meeting – December 16, 2009

Wesley Kihlmire made a motion for approval of the January 20, 2010, regular meeting minutes. Victor Ramos seconded the motion. The motion carried unanimously.

4. ANNOUNCEMENTS:

NONE:

5. **OLD BUSINESS:**

A. Unified Land Development Code Review #2 – Presented by Chris Bowley, AICP, Planning and Development Services Director.

Chris Bowley gave a Power Point presentation explaining staffs goals and the changes for the Unified Land Development Code. He explained changes in the nomenclature for zoning districts, urban design patterns, new use standards, drought-resistant landscaping, natural resource protection, and development review timeline charts.

Herb Christian asked about plans for water resources.

Wesley Kihlmire thanked him for the presentation.

B. FSP09 – 006 Family Dollar – 951 Doyle Road - A final site plan for a +/- 9,200 SF retail business on a +/- 1.418 acre parcel in a C-1 (EO) zoning district.

Chris Bowley explained in detail the steps the applicant has taken to develop the property at 951 Doyle Road and the recent changes that have been made to accommodate some of the requests from staff and the public.

Herb Christian asked if a French drain could be installed to allow for more parking. Chris Bowley explained that they have changed to a vault system and picked up the parking spaces needed to avoid need of a variance. Chris also explained they would be adding a retaining wall for retention. Katrina Ekman noted that she would still like to see the dry retention ponds further from the neighboring property in order to protect the adjacent wells. She explained that an exfiltration system would be cheaper than a vault and much easier to maintain. Chris stated they could possibly move the ponds a little further to the east

Katrina also inquired as to how wide the access to the site will be. Chris explained that the access was thirty-three (33) feet wide. Katrina stated she couldn't see a large truck safely turning left out of the site or making a right and having to drive several miles to find a safe turn. Herb asked if there will be a west bound left turn lane into the site and how staff felt about the traffic issue. Katrina asked if there would be more stacking and if the numbers were closer to what the County wanted. Chris stated yes there will be a left turn lane.

Wesley Kihlmire stated he felt it was a dangerous situation; he would like to see the property developed but they needed to take the safety of the citizens into account.

Chris Bowley asked the Board that with the changes that have been made to the plan, would they feel they could amend their previous motion to send the project to the

City Commission with a recommendation of approval. After some discussion Katrina announced that traffic was still an issue and the Board was determined to stick with their previous decision of a recommendation of denial.

6. NEW BUSINESS:

NONE:

7. OTHER BUSINESS:

A. Approval of 2010 Meeting Schedule:

Chairwoman Katrina Ekman asked for a motion to approve the 2010 Meeting Schedule. Herbert Christian made a motion to approve the schedule; Victor Ramos seconded the motion; the motion passed unanimously.

8. TRAINING:

NONE:

9. DISCUSSION:

- A. By the Board**
- B. By the City Attorney**
- C. By the Director of Development Services**

10. ADJOURNMENT:

A motion was made by Wesley Kihlmire to adjourn the meeting; it was seconded by Herb Christian. The motion was unanimously approved.

MEETING ADJOURNED AT 9:00 p.m.

Approved this 17th day of March, 2010

ATTEST:

Sherri Campbell, Recording Secretary

Katrina Ekman, Chairwoman