



**CITY OF DELTONA, FLORIDA  
PLANNING & ZONING BOARD  
WEDNESDAY, JULY 21, 2010**

**REGULAR MEETING MINUTES**

A Regular Meeting of the Planning and Zoning Board was held on Wednesday, July 21, 2010, at the City Commission Chambers, located at 2345 Providence Boulevard, Deltona, Florida, 32725.

**1. CALL TO ORDER:**

Vice Chairman Adam Walosik called the meeting to order at 7:03 p.m.

**2. ROLL CALL:**

Chairperson	Katrina Ekman	<b>Absent</b>
Vice Chairman	Adam Walosik	<b>Present</b>
Secretary	Tom Burbank	<b>Present</b>
Board Member	Victor Ramos	<b>Present</b>
Board Member	Herbert Christian	<b>Present</b>
Board Member	Noble Olasimbo	<b>Present</b>
Board Member	VACANT	

Also present were Ron Paradise, Director; Gary Cooney, City Attorney; Tom Pauls, Current Planner; Steve Moore, Director Parks & Recreations; and Sherri Campbell, Board Secretary.

**3. APPROVAL OF MINUTES:**

**A. Regular Meeting Minutes:**

**1. Regular Planning & Zoning Board Meeting – June 16, 2010**

**Herbert Christian made a motion for approval of the June 16, 2010, regular meeting minutes. Noble Olasimbo seconded the motion. The motion carried unanimously.**

**4. ANNOUNCEMENTS:**

NONE:

5. **OLD BUSINESS:**

NONE:

6. **NEW BUSINESS:**

- A. **Project No. CU10-002:** The City of Deltona has received an application for a conditional use to permit a Farmers Market in an existing R-1 residential zoning district. The property is generally located at the intersection of Providence and Tivoli within the City of Deltona. Property Size: ±3.6 acres. Property Location: 1649 Providence Blvd. Applicant: City of Deltona. Resolution No. 2010-17

Ron Paradise gave the staff report and answered Board Members questions.

Tom Burbank asked if they needed a quorum of four members to recommend approval. Gary Cooney stated that they are a recommendation board, the City Commission makes the final decision and that they could continue.

Herbert Christian asked how the produce stand, Appleby's, felt about the Farmers Market being across the street. Ron stated that Steve Moore had spoken with the owner and she has no issues with it. Herb also asked if this was the only location for the market. Steve explained they explored other locations but due to parking and accessibility this was the best spot.

Noble Olasimbo asked if the City was providing liability insurance for the property owner and the vendors. Gary stated that the insurance was included in the agreement with the property owner and would be in the agreements with the vendors. Noble also asked if City staff would patrol the alley and he suggested coning the driveway to maintain traffic.

Adam Walosik asked who would be responsible for maintaining the property and how will the City benefit from having a farmers market. Steve Moore stated the City will maintain the property and the market will foster a sense of community. Adam also asked for written approval from the owner of Appleby's and that traffic access the existing driveway and not the alley.

Tom Burbank stated he felt that competition to Appleby's was not in the spirit of the City Comprehensive Plan and that the City could be running them out of business. He asked if Chief Nabicht approved parking on the grass. Ron stated yes as long as the grass is kept mowed. Tom also noted he would like to see trees planted at the site along Providence Blvd.

Victor Ramos asked to clarify that Appleby's doesn't wish to participate in the market and that they have no objections to the market. Steve Moore explained that

was correct. Victor also asked why vendors could not be on the grass. Steve explained due to the hill and the grass, maneuvering a wheelchair around would be very difficult.

Robert Daudelin, 1422 Gainesville Dr. stated he was opposed to the Farmers Market on this property due to the fact that it backs up to his property. He already has problems with trash in the alley next to his yard. He worries that people will park in the alley and feels that the traffic is going to be a major burden.

**Noble Olasimbo made a motion to recommend approval of the matter. Tom Burbank asked to amend the motion to include the condition that trees be planted along the Providence Boulevard side of the property. Noble amended the motion to recommend approval with staff conditions and the condition that trees be planted along the Providence Boulevard side of the property. Tom Burbank seconded the motion. The motion passed unanimously.**

- B. ORDINANCE NO. 08-2010:** The City of Deltona proposes an amendment to Chapter 98, Natural Resources Protection, of the City of Deltona Code of Ordinances by adding text to Section 98-35, Tree Bank, providing for payment into a tree fund under certain circumstances.

Ron Paradise gave the staff report and answered Board Members questions.

Adam Walosik asked if the money could also be used to install irrigation systems for the trees. Ron explained that yes it could.

Noble Olasimbo asked if specific types of trees could be allowed to prevent line of site problems.

Tom Burbank stated he likes the idea but would like to add language allowing trees to also be planted adjacent to the right-of-way on private property and with the property owner's permission. Ron Paradise expressed concerns about using public funds to enhance private property.

**Tom Burbank made a motion to recommend approval with the condition that language be added allowing trees to be planted adjacent to the right-of-way on private property and with the property owner's permission. Noble Olasimbo seconded the motion. The motion passed unanimously.**

**7. OTHER BUSINESS:**

NONE:

**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 Adam Walosik to adjourn the meeting; it was seconded by Tom Burbank. The motion was unanimously approved.

**MEETING ADJOURNED AT 7:55 p.m.**

Approved this 18<sup>th</sup> day of August, 2010

**ATTEST:**

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**Sherri Campbell, Recording Secretary**

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**Katrina Ekman, Chairwoman**