



**CITY OF DELTONA, FLORIDA
PLANNING & ZONING BOARD
WEDNESDAY, SEPTEMBER 15, 2010**

REGULAR MEETING MINUTES

A Regular Meeting of the Planning and Zoning Board was held on Wednesday, September 15, 2010, at the City Commission Chambers, located at 2345 Providence Boulevard, Deltona, Florida, 32725.

1. CALL TO ORDER:

Chairperson Katrina Ekman called the meeting to order at 7:03 p.m.

2. ROLL CALL:

Chairperson	Katrina Ekman	Present
Vice Chairman	Adam Walosik	Absent
Secretary	Tom Burbank	Present
Board Member	Victor Ramos	Present
Board Member	Herbert Christian	Absent
Board Member	Noble Olasimbo	Present
Board Member	Eileen Gallagher	Present

Also present were Gary Cooney, City Attorney; Chris Bowley, Planning & Development Director; Ron Paradise, Asst. Director Planning & Development; Tom Pauls, Current Planner; and Sherri Campbell, Board Secretary.

3. APPROVAL OF MINUTES:

A. Regular Meeting Minutes:

1. Regular Planning & Zoning Board Meeting – July 21, 2010

Victor Ramos made a motion for approval of the August 18, 2010, regular meeting minutes. Tom Burbank seconded the motion. The motion carried unanimously.

4. ANNOUNCEMENTS:

NONE:

5. **OLD BUSINESS:**

NONE:

6. **NEW BUSINESS:**

- A. **Project No. FSP10-006** - The City of Deltona has received a Final Site Plan application for a ±8,000 SF Family Dollar retail store to be located at 2901 Howland Blvd. **Applicant:** Zev Cohen & Assoc. - **Location:** 2901 Howland Blvd. **Resolution No. 2010-31.**

Tom Pauls gave staff report and answered Board Members questions.

Katrina Ekman asked about number of times project went to DRC, the amount of impervious area, lift station and the irrigation plans. Tom Pauls stated the project had gone to DRC once and that staff would insure that all requirements be met. Chris Bowley said the lift station was across the street and was owned by the County. Tom Burbank asked that staff reports from DRC be included with their project packages.

Dwight Durant, Zev Cohen and Associates, addressed Chairperson Ekman's concerns about the landscaping, noting that they have more planting and larger plantings than the code requires and that they felt the five foot landscaping area by the building would be better if placed in the front buffers.

Tom Burbank suggested that if the applicant didn't want or need all (44) forty-four parking spaces they could apply for a variance to reduce the number of spaces.

Noble Olasimbo asked if it was possible to do a continuous right turn lane on Catalina within the 15 foot Right-of-Way that Volusia County has asked for. Mr. Durant stated they could not get Family Dollar to commit at this time but they have placed the landscaping out of the way in preparation for that possible dedication. Dwight also noted that a right turn would be more for the intersection and not for the project site.

Tom Burbank made a motion to recommend approval of the site plan. Noble Olasimbo seconded the motion. The motion passed unanimously.

- B. **Ordinance No. 15-2010:** Amending Section 74-6, *Zoning and Land Development Fees*, and Appendix A, *Fee Schedule*, of the City Code, by restructuring fees to include an 'engineering permit' category and providing reasonable adjustments to cover repeated site engineering inspections.

Tom Burbank made a motion to recommend approval of the ordinance. Eileen Gallagher seconded the motion. The motion passed unanimously.

- C. **Ordinance No. 13-2010:** Amending Section 110.808.05 (d) (4) (a), *Landscape buffers along rights of way*, of the City's Code of Ordinances, by providing greater consistency and uniformity with regard to landscape buffers along streets designated on the Thoroughfare Map in the Deltona Comprehensive Plan.

Tom Burbank made a motion to recommend approval of the ordinance. Victor Ramos seconded the motion. The motion passed unanimously.

- D. **Ordinance No. 14-2010:** Amending Section 110.810.02 (b), *Surfacing, Drainage, Lighting and Access*, of the City's Code of Ordinances, providing language to reduce adverse impacts and improve the overall design of parking lot lighting fixtures.

Tom Burbank made a motion to recommend approval of the ordinance with the spelling correction included. Noble Olasimbo asked that the wording "consistent with most recent technology" be added to the last paragraph along with, professional engineer with expert in industry. Tom Burbank amended the motion. Victor Ramos seconded the motion. The motion passed unanimously.

- E. **Ordinance No. 16-2010:** Amending Section 110.814.09, *Metal Buildings*, of the City's Code of Ordinances, by clarifying circumstances within which façades are required for certain metal buildings and clarifying where alternative mitigation techniques are appropriate.

Tom Pauls gave a brief summary of all of the ordinances and the Board agreed to discuss all as a package.

Tom Burbank asked about screening for the primary building and what happens if the secondary structure is as large as the primary structure. Tom Pauls explained that the principal building will be the one with the most impact. The proposed ordinance still maintains the opaque screening that will protect neighbors from an unsightly view. Tom Burbank stated he would still like to see some type of a threshold on the secondary building. Chris Bowley said they should look towards some kind of screening effort of any building rather than on the building itself.

Katrina Ekman asked what size a typical Win Dixie or Publix. Tom Burbank stated (47) Forty-seven to (53) Fifty-three thousand feet

Tom Burbank made a motion to recommend approval of the ordinance with consideration that staff establish thresholds on building size. Noble Olasimbo seconded the motion. The motion passed unanimously.

- F. **Ordinance No. 17-2010:** Amending Section 110.1202.05 (15) and (16), *Applications and proposals requiring public hearings* of the City's Code of Ordinances, by revising the thresholds used to determine when certain development applications undergo administrative or public hearing considerations.

Tom Burbank made a motion to recommend the ordinance be tabled until the next Planning and Zoning Board in order to give staff an opportunity to review and clarify the language pertaining to appropriate threshold levels. Noble Olasimbo seconded the motion. The motion passed unanimously.

7. **OTHER BUSINESS:**

NONE:

8. **TRAINING:**

NONE:

9. **DISCUSSION:**

A. By the Board

Tom Burbank asked if the board wished to discuss the thresholds for Ord. No. 17-2010. Noble stated he believed staff has a feeling of what the board wants. Chris Bowley stated they need to focus on site plans and asked the board for guidance on the numbers. He explained the reason for the multi family number. Tom Burbank suggested 30,000 SF Commercial, 200 units Residential, and 15 units per acre Multi-Family.

Tom Burbank suggested a liaison between the Planning & Zoning Board and the Beautification Board. Victor Ramos explained that any P & Z member is free to go to the Beautification Boards meetings so why is a liaison needed.

B. By the City Attorney

Ord. No. 09-2010

Gary Cooney stated the City Commission has been discussing the internet café issue over the past few months. He explained the definition of internet café in Florida and that the City Commission has asked for a moratorium on them in order to look into the issue. He noted that the Ordinance has gone to the City Commission for first reading and what the Commissioners decide is yet to be seen.

C. By the Director of Development Services

10. ADJOURNMENT:

A motion was made by Tom Burbank to adjourn the meeting; it was seconded by Noble Olasimbo. The motion was unanimously approved.

MEETING ADJOURNED AT 8:40 p.m.

Approved this 20th day of October, 2010

ATTEST:

Sherri Campbell, Recording Secretary

Katrina Ekman, Chairwoman