

City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Planning and Zoning Board

Chair Tom Burbank
Vice Chair Adam Walosik
Member Victor M. Ramos
Member Noble Olasimbo
Member Herb Zischkau
Member Stony Sixma

Wednesday, November 18, 2015

7:00 PM

Commission Chambers

1. CALL TO ORDER:

2. ROLL CALL

3. APPROVAL OF MINUTES & AGENDA:

A. Approval of Minutes for October 21, 2015

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM:

6. OLD BUSINESS:

7. NEW BUSINESS:

A. Variance Application VR 15-002, Saxon/Finland RaceTrac Gas Station for a 75 Square Foot Monument Sign. Resolution No. 2015-42

8. STAFF COMMENTS:

9. BOARD/COMMITTEE MEMBERS COMMENTS:

10. ADJOURNMENT:

NOTE: If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk, Joyce Raftery 48 hours in advance of the meeting date and time at (386) 878-8500.



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Planning and Zoning Board

Wednesday, October 21, 2015

7:00 PM

Deltona Commission Chambers

1. CALL TO ORDER:

2. ROLL CALL:

Also present: Ron Paradise, Planning and Development Services and Kathrine Kyp, Planning and Development Services.

Present: 4 - Chair Tom Burbank
Vice Chair Adam Walosik
Secretary Wendy Hickey
Member Noble Olasimbo

Excused: 1 - Member Stony Sixma

Absent: 2 - Member Victor M. Ramos
Member Herb Zischkau

3. APPROVAL OF MINUTES & AGENDA:

A. Approval of Minutes for September 19, 2015

Motion by Secretary Hickey, seconded by Member Olasimbo, to approve the Minutes for September 19, 2015. The motion carried unanimously.

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM:

6. OLD BUSINESS:

7. NEW BUSINESS:

A. Resolution No. 2015-39, Conditional Use Approval for a Granny Flat, File No. CU 15-003

Mr. Paradise provided a brief description regarding the conditional use application and the granny flat conditional use requirements. He noted that the footprint for the granny flat is located on a portion of the 100 year floodplain and that the applicant has agreed to move the structure out of the affected area.

Jerry Mayes, 925 Dandridge Drive, Deltona, applicant for the granny flat conditional use

application and Chairman Burbank discussed the options to keep the structure in the 100 year floodplain.

Motion by Member Olasimbo, seconded by Secretary Hickey, to recommend for approval, Resolution No. 2015-39, Conditional Use Approval for a Granny Flat, File No. CU 15-003.. The motion carried unanimously.

B. Ordinance No. 28-2015, Amend the Official Zoning Map from Professional Business (PB) to Retail Commercial District (C-1) for 3108 & 3096 Howland Boulevard, File No. RZ 15-005

Mr. Paradise provided a summary on the rezoning application. The application is to amend the Official Zoning Map from Professional Business (PB) to Retail Commercial District (C-1) for 3108 & 3096 Howland Boulevard.

Discussion amongst the board and staff ensued regarding the transitional uses in the PB zoning district, the permitted uses in the C-1 zoning district such as bars and nightclubs and the need for a hard buffer to protect residential neighborhoods.

Mr. Paradise and the Board spoke regarding the existing safeguards in the City's code to help protect the residential areas from the more intensive types of uses.

Chairman Burbank and Mr. Paradise discussed the progression of Howland Boulevard over the past several years, how the City staff back in 2006 discussed the need to rezone the land to PB and how Howland Boulevard is developing today.

Member Hickey asked if any of the land uses are being reviewed in the Land Development Code amendment process. She noted that the site plan process would also afford additional protection to the neighborhood.

Jeannette Roselli, 3097 Boxelder St. Deltona, FL spoke against the rezoning. Criminal activity is a concern with the more intense uses.

Jack Roselli, 3097 Boxelder St. Deltona, President of the Homeowners Association spoke against the rezoning. Noise, trash odor, vermin and criminal behavior are concerns.

Catherine Clem, 3086 Howland Boulevard, Deltona, spoke for the rezoning. She stated that Howland Boulevard is built for commercial not suitable for residential anymore.

Motion by Member Olasimbo, seconded by Secretary Hickey, to recommend for approval, Ordinance No. 28-2015, to amend the Official Zoning Map from Professional Business (PB) to Retail Commercial District (C-1) for 3108 & 3096 Howland Boulevard, File No. RZ 15-005 .

The motion failed by the following vote:

For: 2 - Secretary Hickey and Member Olasimbo

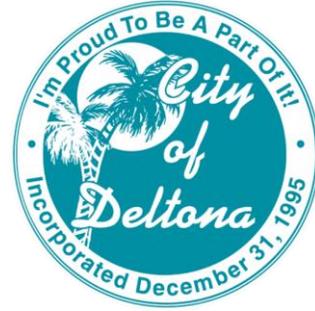
Against: 2 - Chair Burbank and Vice Chair Walosik

8. STAFF COMMENTS:

9. BOARD/COMMITTEE MEMBERS COMMENTS:

10. ADJOURNMENT:

The meeting was adjourned at 7:37 pm.



Staff Report

To: Planning and Zoning Board

From: Ron A. Paradise, Assistant Director, Planning and Development Services

Date: November 4, 2015

Re: Variance Application VR 15-002, Saxon/Finland RaceTrac Gas Station for a 75 Square Foot Monument Sign. Resolution No. 2015-42

A. Summary of Application:

Applicant: Tom Sullivan, Esq. representing RaceTrac Petroleum, Inc.

Request:

The City has received a Zoning Variance application for the property located at the northeastern corner of the intersection of Saxon Blvd. and Finland Dr. The request is for a 75 square foot copy face monument sign instead of a monument sign with 48 square feet of area allowed by City Code. According to the approved RaceTrac site plan, (May of 2015) a monument sign would be located along the Saxon Blvd. frontage about 130 feet eastward of the Saxon Blvd./Finland Dr. intersection.

Tax Parcel No.: 8130-03-40-0230, 8130-03-40-0240, 8130-03-40-0250, 8130-03-40-0260, 8130-03-40-0270, 8130-03-40-0280, 8130-03-40-0290, 8130-03-40-0300, 8130-03-40-0310, 8130-03-40-0320 and 8130-03-00-0110

Property Acreage: ±3.56 acres

Property Location: Northeastern corner of the intersection of Saxon Blvd. and Finland Dr.

Legal Description: See attached.

B. Existing Zoning:

1. Subject Property: C-2, General Commercial

2. Adjacent Properties:

North: Office Residential, Public (Power line Easement) and north of the power line, R-1 (Single-family)

South: Saxon Blvd. right-of-way and Office Residential

East: Apache Dr. right-of-way and Office Residential

West: Finland Dr. right-of-way and C-2

C. Zoning Description:

The C-2 zoning classification, as the title implies, allows a wide range of commercial uses including retail, service and office. The C-2 is intended to encourage more intensive commercial development in strategic areas of the City including along major thoroughfares. The C-2 zoning may be applied within areas that have traditionally been used for residential uses but are in transition to non-residential uses.

D. Background:

The subject property was rezoned by the City from Office Residential to C-2 via an application made by representatives of RaceTrac Petroleum, in April of 2014. In May of 2015 a site plan was approved for a RaceTrac gas station featuring a 5,928 square foot convenience store with 20 fueling bays under an approximately 8,400 square foot canopy.

E. Matters for Consideration:

The variance application is to allow a sign that is much larger (75 square feet) than what would be allowed (48 square feet) under Chapter 102, Signs, of the City Land Development Code. To establish an avenue of relief from the City sign regulations, Chapter 102 relies on the Chapter 110 zoning variance procedure. (Sec. 102-51 9(a)) The variance process is established in Sec. 110-1103 of the City Land Development Code. Section 110-1103 establishes parameters regarding the appropriateness of a variance. The conditions of which granting a variance maybe appropriate include that the variance request is not contrary to the public interest; the regulations create an undue hardship that are not self-imposed; and is not of a reoccurring nature as to warrant an amendment to applicable City codes. In addition, the following provisions from the City Land Development Code provide further guidance.

1. Special conditions and circumstances exist which are peculiar to the land, structure, sign, or building involved and which are not applicable to other lands, structures, signs, or buildings in the same zoning classification.

According to the written information submitted, the applicant has indicated that the gas station/convenience store use is intended to serve the traveling public and therefore needs a greater market window through expanded signage. Section 102-106 of the City sign code which allows more sign options, including more sign area, for areas associated with Interstate 4 interchanges is cited by the applicant as a reason to allow the 75 square feet of sign area at the site because of the juxtaposition of the property to the interchange. Interchange areas are specifically defined as being “parallel to and within 600 feet of interchange right-of ways”. The site proposed for the RaceTrac, at the nearest point, is 800 feet from the Saxon/I-4 interchange. The written material submitted by the applicant mentions the RaceTrac facility located along Howland Blvd. within the Activity Center as potential precedence for allowing greater sign area at the Saxon/Finland property. The Howland Blvd. store does have a 75 square foot sign like is being requested for the Saxon/Finland Site and is located well outside of the 600’ interchange envelope. The Howland Blvd. store is located in an Activity Center and the Activity Center is earmarked for a very intensive development program including interchange oriented uses that can serve the traveling public (hotel/motel).

City sign regulations allow RaceTrac at the Saxon/Finland site a monument sign with 48 square feet of sign area. Other signs in the area were reviewed to provide some perspective on sign size. Some of the signs measured were within the 600’ interchange area and some were located out of the 600’ interchange area. Staff even measured a few signs along the Saxon Blvd. corridor in Orange City. The findings were that many of the signs measured were much larger than the 48 square foot area allowed. For example, the sign for the adjacent Publix shopping center has a copy face of 60 square feet – compliant with Sec. 102-106. The RaceTrac in Orange City just west of Interstate 4 on Saxon Blvd. has a monument sign that consists of about 75 square feet of sign area.

48 square feet of sign area appears to be undersized compared to other signage (some of which is non-conforming or out of jurisdiction) along the Saxon Corridor.

2. Special conditions and circumstances exist that do not result from the actions of the applicant.

There is one special condition associated with the site that would have bearing on the variance request. The segment of Saxon Blvd. where the site is located features four travel lanes and one center turn lane. As part of the I-4 Beyond Ultimate project, Saxon Blvd. from I-4 to N. Normandy is planned to be expanded to 6 travel lanes within a 200 foot wide envelope. The subject Saxon Blvd. segment where the RaceTrac facility is proposed will be wider and more heavily traveled than it is even today. While comprehensive sign regulations including size requirements are important on all roads, there is some logic that greater sign area for uses along larger and more traveled transportation corridors may be appropriate if safety and the aesthetic expectations of the community are not compromised. This is especially true for intensively

traveled/planned areas like the Activity Center or a corridor like the subject segment of Saxon Blvd.

3. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classifications, under the terms of the chapter, and would work cause an unnecessary and undue hardship on the applicant.

One goal of the City sign regulations is to establish/maintain an aesthetically appropriate view-shed of the City while still allowing business to effectively utilize available market window. The 48 square foot monument sign allowance does provide the applicant some market window. However, that window is undersized when compared to other signage along the Saxon corridor and the fact that Saxon Blvd in the vicinity of the RaceTrac will be upgraded to six travel lanes in the future.

4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, structure, or sign.

Based on other signage in the area and the fact that the subject segment of Saxon Blvd. is slated for significant improvement in the future, the variance requested is reasonable.

5. The granting of the variance is in harmony with the general intent and purpose of this chapter and the City of Deltona Comprehensive Plan, as it may be amended from time to time, and that such variance will not be injurious to the area involved.

The Comprehensive Plan indicates that the City “shall utilize land development regulations” to implement the plan. Several land development regulation strategies are listed in the plan including sign regulations. In addition, the following policy indicates that the City shall adopt regulations to ensure proper aesthetics:

Policy FLU1-5.13

In implementing the Future Land Use Element, the City shall develop and adopt regulations to ensure to the maximum extent feasible, compatibility of use of areas and properties, including but not limited to such factors as traffic circulation, air quality and odor control, noise control, lighting and aesthetics. 9J-5.006(3)(c)(2)

A prime objective of the City sign regulations is to enhance the appearance of the City through providing a level of sign consistency throughout the City.

The Saxon Blvd. corridor between I-4 and Normandy Blvd. is associated with commercial land use entitlements. Notwithstanding the current residential use of much of the subject roadway segment, there is anticipation that this area will eventually transition to a much more intensive

commercial corridor. Based on the Saxon Blvd. corridor serving as a major City of Deltona gateway and being a well-traveled corridor, the requested signage square footage (75') would not be inconsistent City aesthetic expectations.

CONCLUSION/STAFF RECOMMENDATION:

A review of signage along the Saxon Blvd. corridor and similarly situated areas like the Activity Center indicates that the request for enhanced copy face at the Saxon Blvd./Finland Dr. intersection would be appropriate. In addition, the sign would be a monument type and would be aesthetically compatible with other monument type signs in the area. Therefore, staff recommends that the request for 75' of sign area for the RaceTrac project located at the Saxon Blvd./Finland Dr. intersection be approved.



FINLAND DR W

CR 4146 (SAXON BLVD)

APACHE CIR W

AERIAL

Legend

-  Subject Parcels
-  City Boundary



NOT TO SCALE

PUBLIC SEMIPUBLIC CONSERVATION

COMMERCIAL

APACHE CIR N

FINLAND DR W

APACHE CIR W

CR 4146 (SAXON BLVD)

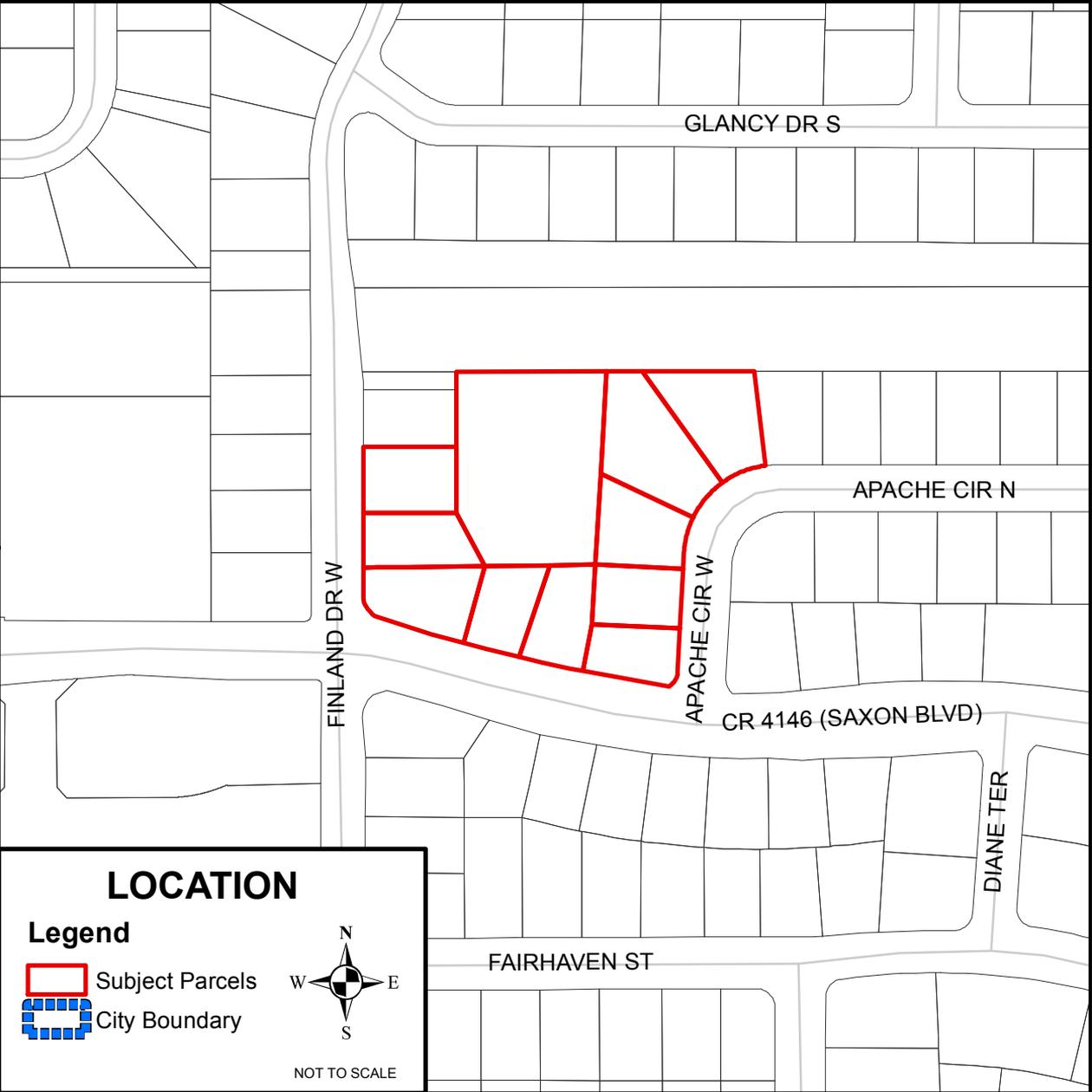
FUTURE LAND USE

Legend

-  Subject Parcels
-  City Boundary



NOT TO SCALE



GLANCY DR S

APACHE CIR N

FINLAND DR W

APACHE CIR W

CR 4146 (SAXON BLVD)

FAIRHAVEN ST

DIANE TER

LOCATION

Legend

-  Subject Parcels
-  City Boundary



NOT TO SCALE

APOPKA FINE SAND,
0 TO 5 PERCENT SLOPE

PAOLA FINE SAND,
0 TO 8 PERCENT SLOPE

FINLAND DR W

APACHE CIR W

CR 4146 (SAXON BLVD)

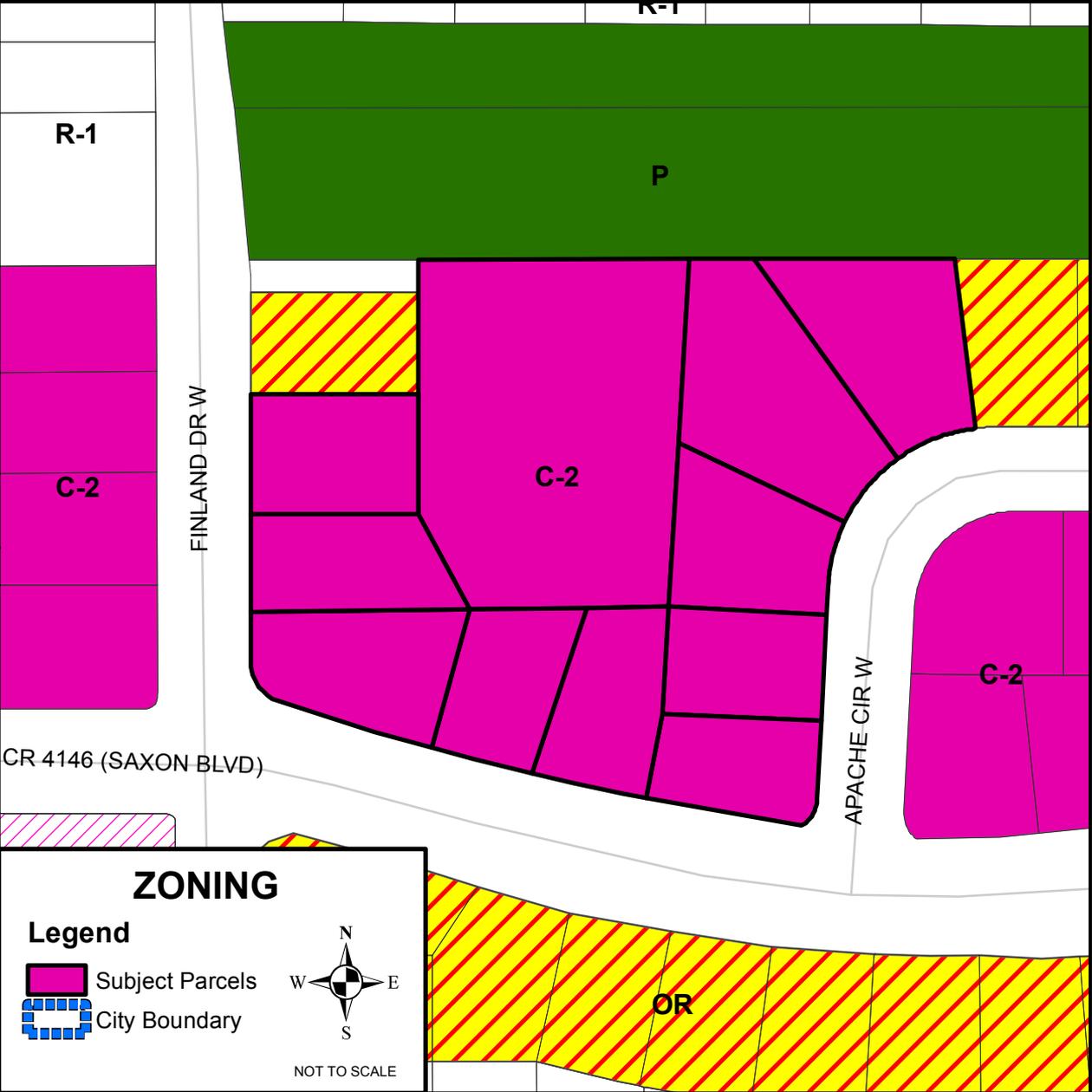
SOILS

Legend

-  Subject Parcels
-  City Boundary



NOT TO SCALE



Variance Petition
RaceTrac: Saxon & Finland

The following written petition addresses the items found in Section 110-1103(a)(1)(d) the City Code:

1. Special conditions and circumstances exist, which are peculiar to the land, structure, or building involved; and which are not applicable to other lands, structures, or buildings in the same zoning classification.

This variance request is being submitted in connection with RaceTrac's planned construction of its newest store in the City at Saxon and Finland. This store is the newest model RaceTrac builds and is consistent with the existing Howland location. The Howland location has a 75 ft. freestanding sign and, for consistent corporate identification, RaceTrac would also like a 75 ft. sign at this location in lieu of the 48 ft. maximum allowed the Code. Section 102-1066 of the Code creates a distinction for sites that are over 800 feet away from I-4 right of way. The Howland location is within 800 feet, but this location is not. However, this location is relatively close to I-4, and is clearly designed to serve the motoring public as a highway commercial use which is likely the intent behind Section 102-1066. This creates a hardship in the context of a constructing this project because it arbitrarily limits RaceTrac from marketing the site.

2. The special conditions and circumstances do not result from the actions of the applicant.

The special condition described above is created by the application of the City Code the development of the new store, rather than by RaceTrac.

3. Literal interpretation and the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classifications, under the terms of this chapter, and would work an unnecessary and undue hardship on the applicant.

Other properties in the same zoning district which do not have another identical location in the City which are designed to serve the motoring public, including vehicles from the interstate, do not face the same hardship and can accommodate signage within the parameters of the City's Code.

4. Granting of the variance request will not confer on the applicant any special privilege that is denied by the development code to other lands, buildings, or structures in the same zoning district.

No special privilege denied to others would be conferred by granting the requested variance to RaceTrac due to the unique circumstances described above.

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, structure or sign.

The requested variance is the absolute minimum necessary and matches the existing Howland location.

6. The grant of the variance will be in harmony with the general intent and purpose of this chapter and the City of Deltona Comprehensive Plan, as it may be amended from time to time, and that such variance will not be injurious to the area involved.

The effect of the variance request is consistent with the general intent of the Code and Comprehensive Plan as it is only a measured increase based on unique circumstances. Additionally, a constructing the site in the manner desired by RaceTrac is in harmony with the City's pro-business Mission Statement.

RESOLUTION NO. 2015-42

A RESOLUTION OF THE CITY OF DELTONA, FLORIDA, APPROVING A VARIANCE FOR 3.9 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF SAXON BLVD. AND FINLAND DRIVE CONSISTENT WITH SEC. 102-51 OF THE CITY OF DELTONA LAND DEVELOPMENT CODE TO ALLOW AN INCREASE OF MONUMENT SIGNAGE FROM THE MAXIMUM ALLOWED OF 48 SQUARE FEET TO 75 SQUARE FEET; PROVIDING FOR CONFLICTS, SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the City of Deltona, Florida, has adopted Chapter 102 Signs of the Land Development Code to provide reasonable sign regulations:

WHEREAS, Chapter 102 does establish a variance process;

WHEREAS, the City of Deltona has received a variance application and the City has found that the proposed increase of a monument sign from 48 square feet to 75 square feet meets the basic requirements of a variance; and

WHEREAS, the City of Deltona finds that a literal enforcement would unduly burden the applicant and cause a hardship that was not self-imposed; and

WHEREAS, the City of Deltona has determined that the grant of the variance would not conflict with the City Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA, as follows:

Section 1. The City of Deltona hereby grants the variance for a 75 square foot monument sign at the northeast corner of the intersection of Saxon Blvd. and Finland Dr, more specifically described as follows:

LEGAL DESCRIPTION

A TRACT OF LAND, BEING LOTS 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND TRACT "K", BLOCK 101, DELTONA LAKES UNIT THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 105 THROUGH 120, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 32, FOR A POINT OF BEGINNING; THENCE RUN NORTH 89°23'36" EAST, ALONG THE NORTH LINE OF SAID LOT 32, A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF SAID

LOT 32; THENCE RUN NORTH 00°50'10" WEST, ALONG THE WEST LINE OF SAID TRACT "K", 100.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "K", THE RUN NORTH 89°29'56" EAST ALONG THE NORTH LINE OF SAID TRACT "K", LOT 24 AND LOT 23, A DISTANCE OF 403.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 23; THENCE RUN SOUTH 09°42'25" EAST, ALONG THE EAST LINE OF SAID LOT 23, A DISTANCE OF 128.53 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23 AND A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF W. APACHE CIRCLE AS RECORDED IN AFORESAID PLAT OF DELTONA LAKES UNIT THREE, SAID POINT ALSO LIES ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 77°00'37", AN ARC LENGTH OF 174.73 FEET, A CHORD LENGTH OF 161.87 FEET AND A CHORD BEARING OF SOUTH 41°47'17" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 03°16'58" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 159.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49°18'42", AN ARC LENGTH OF 21.52 FEET, A CHORD LENGTH OF 20.86 FEET AND A CHORD BEARING OF SOUTH 27°56'20" WEST TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAXON BOULEVARD, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4981, PAGE 3204, OF SAID PUBLIC RECORDS; SAID POINT ALSO LIES ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE PER SAID OFFICIAL RECORDS BOOK 4981, PAGE 3204 AND THE FOLLOWING OFFICIAL RECORDS BOOKS 6233 PAGE 3574, OFFICIAL RECORDS BOOK 4716 PAGE 4217, OFFICIAL RECORDS BOOK 4857 PAGE 1546 OF SAID PUBLIC RECORDS AND SAID CURVE, HAVING A RADIUS OF 1088.00 FEET A CENTRAL ANGLE OF 11°50'21", AN ARC LENGTH OF 224.81 FEET, A CHORD LENGTH OF 224.41 FEET AND A CHORD BEARING OF NORTH 79°05'56" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 73°10'46" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 55.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 807.00 FEET, A CENTRAL ANGLE OF 08°27'39", AN ARC LENGTH OF 119.17 FEET, A CHORD LENGTH OF 119.06 FEET AND A CHORD BEARING OF NORTH 77°24'35" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 80°48'15", AN ARC LENGTH OF 49.36 FEET, A CHORD LENGTH OF 45.37 FEET AND A CHORD BEARING OF NORTH 41°14'18" WEST TO THE POINT OF TANGENCY, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF FINLAND DRIVE, AS RECORDED IN THE AFORESAID PLAT OF DELTONA LAKES UNIT THREE, THENCE RUN NORTH 00°50'10" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 201.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND, LIES THE CITY OF DELTONA, VOLUSIA COUNTY, FLORIDA AND CONTAINS 3.904 ACRES, MORE OR LESS.

Section 2. Conflicts. Any and all ordinances or resolutions that conflict with this resolution are hereby repealed.

Section 3. Severability. If any provision of this Resolution or application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Resolution, which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are declared severable.

Section 4. Effective Date. This Resolution shall become effective immediately upon its adoption and, in accordance with Section 102-51.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA THIS ____ DAY OF _____ 2015.

BY: _____
JOHN C. MASIARCZYK, SR., Mayor

ATTEST:

JOYCE RAFTERY, CMC, City Clerk

Approved as to form and legality for use
and reliance of the City of Deltona, Florida

GRETCHEN R. H. VOSE, ESQ., City Attorney