

# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Planning and Zoning Board

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Wednesday, September 16, 2015

7:00 PM

Council Chambers

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#### 1. CALL TO ORDER:

The meeting was called to order at 7:00 pm.

#### 2. ROLL CALL:

Also present: Planning & Development Services Director, Chris Bowley, AICP and Administrative Assistant, Kathrine Kyp.

**Present:** 5 - Chair Tom Burbank  
Member Victor M. Ramos  
Member Noble Olasimbo  
Member Herb Zischkau  
Member Stony Sixma

**Excused:** 2 - Vice Chair Adam Walosik  
Secretary Wendy Hickey

#### 3. APPROVAL OF MINUTES & AGENDA:

##### A. Approval of Minutes for August 19, 2015

Member Olasimbo noted that the motion for RZ15-003, Ordinance No. 14-2015, amending the Deltona Welcome Center Business Planned Unit Development should have included the condition that no access be allowed onto DeBary Ave. and a right-in access only off of Deltona Blvd.

Member Ramos stated that, although the minutes do not reflect the condition, the condition was relayed to the City Commission at the first hearing.

**Motion by Member Zischkau, seconded by Member Ramos, to approve as amended, the Minutes from August 19, 2015 . The motion failed by the following vote:**

**For:** 5 - Chair Burbank, Member Ramos, Member Olasimbo,  
Member Zischkau and Member Sixma

#### 4. PRESENTATIONS/AWARDS/REPORTS:

#### 5. PUBLIC FORUM:

**6. OLD BUSINESS:****7. NEW BUSINESS:****A. Ordinance No. 17-2015: Adopting a Temporary Moratorium on the Processing of Applications Proposing to Use a Package Plant**

Mr. Bowley provided a summary regarding the package sewage treatment plant and the inconsistencies within the Land Development Code and Comprehensive Plan Infrastructure Element. He stated that, the City Attorney concurred that a 12 month moratorium on any applications for a package sewage treatment plant, so the language can be updated.

Discussion between the Board and Mr. Bowley ensued regarding the effect on future developments and the status of the previously submitted Conditional Use application for a package sewer treatment plant.

Chairman Burbank opened and closed the public hearing.

**Motion by Member Olasimbo, seconded by Member Ramos, to approve Ordinance No. 17-2015: Adopting a Temporary Moratorium on the Processing of Applications Proposing to Use a Package Plant . The motion carried by the following vote:**

**For:** 4 - Chair Burbank, Member Ramos, Member Olasimbo and Member Sixma

**Against:** 1 - Member Zischkau

**B. Ordinance No. 18-2015: An Amendment to allow a Comprehensive Sign Plan for Renovated Commercial Development in Blighted Areas.**

Mr. Bowley provided an explanation regarding the comprehensive sign plan ordinance. He stated that it is designed to help business owners in blighted areas reinvest in their site. Member Zischkau and Mr. Bowley discussed the variance application process and the timeline on the update of the current sign code to be updated. The variance process stated by Mr. Bowley pertains to zoning hardships, which signage may not always pertain to.

Chairman Burbank and Mr. Bowley discussed the process of any proposed sign changes. Mr. Bowley stated that any requests would come through staff first, then proceed to the Planning and Zoning Board for a recommendation and then to the City Commission for approval.

Chairman Burbank opened the public hearing.

Mike Metzger- 3662 Avalon Park East Blvd., Orlando, Florida, owner of the Deltona Plaza, spoke regarding revitalizing the Deltona Plaza. He stated that 35,000 square feet has been leased out, but the big box companies and each tenant want their own signage.

Chairman Burbank closed the public hearing.

Chairman Burbank and Mr. Bowley discussed the submittal requirements for the sign plan.

**Motion by Member Olasimbo, seconded by Member Ramos, to approve Ordinance No. 18-2015: An Amendment to allow a Comprehensive Sign Plan for Renovated Commercial Development in Blighted Areas. The motion carried by the following vote:**

For: 5 - Chair Burbank, Member Ramos, Member Olasimbo, Member Zischkau and Member Sixma

**8. STAFF COMMENTS:**

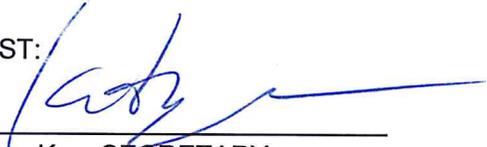
**9. BOARD/COMMITTEE MEMBERS COMMENTS:**

**10. ADJOURNMENT:**

The meeting was adjourned at 7:37 pm.

  
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Tom Burbank, CHAIRMAN

ATTEST:

  
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Kathrine Kyp, SECRETARY