



**CITY OF DELTONA, FLORIDA
PLANNING & ZONING BOARD
WEDNESDAY, JUNE 16, 2010**

REGULAR MEETING MINUTES

A Regular Meeting of the Planning and Zoning Board was held on Wednesday, June 16, 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	Present
Secretary	VACANT	
Board Member	Victor Ramos	Present
Board Member	Herbert Christian	Present
Board Member	Noble Olasimbo	Present
Board Member	Tom Burbank	Present

Also present were Chris Bowley, Director; Gary Cooney, City Attorney; Tom Pauls, Current Planner; and Sherri Campbell, Board Secretary.

3. APPROVAL OF MINUTES:

A. Regular Meeting Minutes:

1. Regular Planning & Zoning Board Meeting – March 17, 2010

Tom Burbank made a motion for approval of the May 26, 2010, regular meeting minutes. Victor Ramos seconded the motion. The motion carried unanimously.

4. **ANNOUNCEMENTS:**

NONE:

5. **OLD BUSINESS:**

NONE:

6. **NEW BUSINESS:**

- A. **PROJECT NO. FSP10-003:** The City of Deltona has received a Final Site Plan application for a ±51,116 SF theatre, to be located at SE corner of Graves Av. and Normandy Bv. **Applicant:** Deltona Retail Holdings.

Chris Bowley gave staff report and answered board members questions.

Herb Christian asked about signs and the location of sewer hookups.

Adam Walosik asked about drive isles and gave a suggestion on changing the parking to a ninety degree and adding parking at the south east corner of the theatre. He also discussed widening the sidewalk to six feet and mentioned that the parking adjacent to the building should have parking stops to prevent cars from hanging over the sidewalk. Adam asked if there was any more discussion about a bus stop.

Tom Burbank stated he would like to see an (8) eight foot wide sidewalk along the entrance and suggested a bicycle lane. He also would like the site to be more multi module accessible and he inquired about impervious surfaces. He asked Jim McMullan if he knew the parking spaces could be smaller. Jim stated they were happy with the size of the spaces.

Noble Olasimbo asked about TIA's for the site including total trips the project will generate. He also asked about a multi-module system in regards to the project having enough lanes to support that.

Katrina Ekman asked if the applicant had any other theatres next to a high school, she also stated that little magnolias are not canopy trees and asked the developer to pick some other tree, she inquired as to who will be putting in the ROW buffer landscaping, once the out-parcels are sold. She also objected to the grass in the buffer on Normandy. She stated in the staff report there was no mention of the hedge that was discussed at DRC. She asked what the notation of IP was around the dumpster. She also asked about the irrigation system and the number of trees proposed to be planted.

Jim McMullan addressed the Board members comments concerning sidewalks, bike lanes, ingress egress circulation for traffic, pedestrian access, he explained there are wheel stops on the 5 foot sidewalks, that the impervious surfaces meet the comp

plan, and noted that the landscape plans that are being revised at this time. He also explained that the out parcels are not included in the area determining the number of trees required. Regarding the truancy issue, Jim explained that was up to the school and the parents and due to legal issues the owner does not want to get involved.

Tom Burbank prefers that the sidewalks being widened to six feet and states he wants it as a condition of approval.

Adam Walosik suggested that the drive isles be narrowed in order to put in wider sidewalks. Tom Burbank stated the Fire Marshall may not approve that.

Tom Burbank made a motion to approve, with the conditions that the final site plan DO be conditioned on the recording of the Final Plat, all DRC comments addressed, sidewalk and bike path in front of theatre be improved, landscape plans to be revisited for compliance with LDC, and consideration to be given to improve traffic circulation in front of theatre. Adam Walosik seconded the motion. The motion passed with the board voting as follows.

**Katrina Ekman - For
Nobel Olasimbo - Against
Adam Walosik - For
Herbert Christian - Against
Victor Ramos - For
Tom Burbank - For**

7. OTHER BUSINESS:

Katrina Ekman asked if the board wanted to elect a new secretary. Victor Ramos nominated Tom Burbank, Herbert Christian seconded the nomination, the nomination was unanimously approved.

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 8:15 p.m.

Approved this 21st day of July, 2010

ATTEST:

Sherri Campbell, Recording Secretary

Katrina Ekman, Chairwoman