



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.



Tom Burbank, CHAIRMAN

ATTEST:



Kathrine Kyp, SECRETARY