



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Planning and Zoning Board

Wednesday, August 17, 2016

7:00 PM

Deltona Commission Chambers

1. CALL TO ORDER:

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

2. ROLL CALL:

Also present: City Attorney, Wade Vose; Planning & Development Assistant Director, Ron Paradise and Planning Coordinator II, Kathrine Kyp.

Present: 6 - Chair Tom Burbank
Member John Harper
Member Noble Olasimbo
Member Donald Philpitt
Member Michael Putkowski
Member Stony Sixma

Excused: 1 - Vice Chair Adam Walosik

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of July 20, 2016

Motion by Member Sixma, seconded by Member Putkowski, to approve the minutes of July 20, 2016. The motion carried by the following vote:

For: 6 - Chair Burbank, Member Harper, Member Olasimbo, Member Philpitt, Member Putkowski and Member Sixma

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM:

6. OLD BUSINESS:

7. NEW BUSINESS:

A. CU16-001, Resolution No. 38-2016, I.M.E.D. Conditional Use

Mr. Paradise presented a summary of Resolution No. 38-2016, the I.M.E.D. Conditional Use application. He stated that the church had a previous conditional use approval as well as an administrative extension that has expired. He noted they do have an approved

Site Plan Development Order that expires April 2, 2017. He noted that with this application, staff is recommending a 24 month approval timeframe for the conditional use.

Member Philpitt asked Mr. Paradise why is the approval for 24 months when Section 110-1102 noted for 12 months, Mr. Paradise stated that the Section 110-1102 has the ability to suggest 24 month period.

Member Putkowski and Mr. Paradise discussed when the building will be completed. Mr. Paradise stated that the applicant is in control of the timeline.

Member Sixma states the site is looking better and glad it is moving forward.

Chairman Burbank and Mr. Paradise discussed the conditions of approval.

Kelly Santos, Pastor for I.M.E.D., 2745 Lake Helen Osteen Rd., Deltona, stated they are requesting another conditional use approval to continue to work on the site. She stated they are working with staff to move the project forward.

Discussion occurred regarding the timeline of completion. Pastor Santos stated that they are working toward the end of this year.

Motion by Member Olasimbo, seconded by Member Sixma, to recommend for approval, CU16-001, Resolution No. 38-2016, I.M.E.D. Conditional Use. The motion carried by the following vote:

For: 6 - Chair Burbank, Member Harper, Member Olasimbo, Member Philpitt, Member Putkowski and Member Sixma

B. RZ16-002, Ordinance No. 30-2016, Dollar Tree 823-827 Debary Avenue

Mr. Paradise provided a presentation regarding the proposed rezoning from Professional Business (PB) to Commercial (C-1). He noted that the land is entitled for commercial and the location is near Thornby Park and the County Multi-Use trail. He noted the proposal is for a discount store and the additional uses in C-1 include restaurants and coffee shops. He noted, the wetland in the rear would allow additional buffering and development would need to comply with the Enterprise Overlay District such as paint color, design and various fenestration requirements.

Discussion amongst board members and staff occurred regarding a cross access easement connection between 7-11 and the property, wetland buffers, etc.

Member Olasimbo excused himself from the application due to a conflict of interest because he owns property near the proposed location.

Peter Pensa, AICP, AVID Group, 2300 Curlew Road Suite 201, Palm Harbor, FL, applicant, noted the requested zoning is appropriate and the wetland will be preserved.

Chairman Burbank opened the public hearing.

Sandra Walters, 480 Warrior Trail, Deltona, spoke against the application and noted that this area is in the Enterprise gateway and is designed to enstil a sense of place. She noted the other uses allowed in the C-1 zoning classification such as gas stations, billiards and package stores. She requested a different vision.

Janet Deyette, 2451 Timbercrest Dr., Deltona spoke against the application and asked for the board to carefully consider the rezoning. She noted they fought hard for the Thornby project and asked the board to not approve the application.

Ed Sullivan, 165 Oaklea Dr., Deltona, spoke against the application and stated that the PB zoning and explained the intention of the transitional zones. He stated with the rezoning there would be no transition and asked to preseve the PB district.

Carol Aymar, 1328 Sioux Trail, Enterprise, spoke against the application and noted per Section 110-315, the C-1 district clearly states it is not suitable for transitional areas.

Chairman Burbank spoke regarding the neighborhood behind the site and stated the buffer requirements will protect the neighborhood.

Member Harper spoke regarding the allowed impervious service percentage for Commercial. Mr. Paradise noted .70 % ISR is allowed for commercial and industrial uses within Deltona.

Member Philpitt asked for the specific design notes for the EOD, Mr. Paradise provided with a visual example.

General discussion ensured between the board and Staff occurred regarding the design requirements of the Enterprise Overlay District and the PB district uses.

Motion by Member Harper, seconded by Member Philpitt, to recommend for approval, RZ16-002, Ordinance No. 30-2016, Dollar Tree 823-827 Debary Avenue. The motion failed by the following vote:

For: 2 - Member Harper and Member Philpitt

Against: 3 - Chair Burbank, Member Putkowski and Member Sixma

Abstain: 1 - Member Olasimbo

C. VR16-003, Resolution No. 2016-37, Dollar Tree 823-827 Debary Avenue

Mr. Paradise stated that the applicant has requested to continue the application to a time certain to September 21, 2016 and 7:00 p.m. and the first hearing of the City Commission on October 17, 2016 at 6:30 p.m.

D. Proposed City of Deltona Community Redevelopment Area Redevelopment Plan

Mr. Paradise provided a background on the Community Redevelopment Area (CRA), located in the southwestern portion of the City. He explained to the Board the process to finalize the CRA. He noted the Board is required to review the plan and provide comments Staff will transmit to the CRA Board for review. He stated the Board is to review and make recommendations as to the conformity to the comprehensive plan and the City as a whole. He stated the plan was intended to be flexible for the area, demonstrate compliance with statutory requirements and provide a capitol improvement plan and budget.

Discussion ensued amongst the board and staff regarding the expectations of the CRA, proposed improvements, landscaping, sewer, roundabouts and the Strategic Plan. Member Olasimbo stated the plan is consistent with other CRA plans and noted that the plan is designed to express a vision for the area.

Member Philpitt and Mr. Paradise discussed the protection of the Trust Fund.

Motion by Member Harper, seconded by Member Olasimbo, to recommend to the Community Redevelopment Agency that Proposed City of Deltona Community Redevelopment Area Redevelopment Plan conforms with the City's Comprehensive Plan. The motion carried by the following vote:

For: 6 - Chair Burbank, Member Harper, Member Olasimbo, Member Philpitt, Member Putkowski and Member Sixma

8. STAFF COMMENTS:

9. BOARD/COMMITTEE MEMBERS COMMENTS:

Member Olasimbo stated he will be retiring and stepping down from the Planning and Zoning Board effective August 31, 2016.

General discussion occurred amongst the board members regarding recommendations in light of City Commission decisions.

10. ADJOURNMENT:

The meeting adjourned at 8:25 pm.

Tom Burbank, Chairperson

ATTEST:

Kathrine Kyp, Board Secretary