

# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Planning and Zoning Board

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Wednesday, January 20, 2016

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:

**Present:** 6 - Chair Tom Burbank  
Vice Chair Adam Walosik  
Member Victor M. Ramos  
Member Noble Olasimbo  
Member Stony Sixma  
Member John Harper

Also present: Planning & Development Services, Assistant Director, Ron Paradise and Administrative Assistant, Kathrine Kyp.

#### A. Election of Officers

Secretary Ramos called for nominations for the position of Chairman.

**Motion by Member Sixma, seconded by Member Walosik, to nominate Tom Burbank for Chairman. The motion carried unanimously.**

**For:** 6 - Chair Burbank, Vice Chair Walosik, Member Ramos, Member Olasimbo, Member Sixma and Member Harper

Chairman Burbank called for nominations for the position of Vice-Chairman.

**Motion by Member Ramos, seconded by Member Sixma, to nominate Adam Walosik for Vice-Chairman. The motion carried unanimously.**

**For:** 6 - Chair Burbank, Vice Chair Walosik, Member Ramos, Member Olasimbo, Member Sixma and Member Harper

Chairman Burbank called for nominations for the position of Secretary.

**Motion by Member Sixma, seconded by Member Ramos, to nominate Noble Olasimbo for Secretary. The motion carried unanimously.**

For: 6 - Chair Burbank, Vice Chair Walosik, Member Ramos, Member Olasimbo, Member Sixma and Member Harper

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

**A. Minutes for December 16, 2015**

**Motion by Member Sixma, seconded by Member Olasimbo, to approve the minutes for December 16, 2015. The motion carried by the following vote:**

For: 6 - Chair Burbank, Vice Chair Walosik, Member Ramos, Member Olasimbo, Member Sixma and Member Harper

**4. PRESENTATIONS/AWARDS/REPORTS:**

**5. PUBLIC FORUM:**

**6. OLD BUSINESS:**

**7. NEW BUSINESS:**

**B. Ordinance No. 02-2016, Business Planned Unit Development Rezoning Request for Lots 2 and 3 Deltona Welcome Center**

Mr. Paradise provided the Board with information regarding Ordinance No. 02-2016, Business Planned Unit Development Rezoning Request for Lots 2 and 3 Deltona Welcome Center. He explained that the access previously proposed on Debary Av. was denied by Volusia County and the application needed to be resubmitted due to the adjusted access and development. He noted that the prohibition of front/roadway facing parking is not part of the proposed Development Agreement (DA). He noted that this change does not go against the Enterprise Overlay District. Mr. Paradise stated that the requested full access on Deltona Blvd. should be allowed. However, the applicant needs to do a cross access easement designed and sized to support access to Lot 4. He stated that roadway improvements such as a right turn deceleration lane on Deltona Blvd to the access point, a center lane afforded between Deltona Blvd. and Debary Av. and expanded Deltona Blvd. lanes would be required and have been added to the DA. Mr. Paradise explained that the applicant is solely responsible to design, finance and construct these improvements before a Certificate of Occupancy is issued, and also that the city will request a signal warrant study within one year due at the Welcome Center

Drive/Deltona Blvd. Intersection.

Discussion regarding the poor maintenance of the site's stormwater facilities occurred between Member Harper and Mr. Paradise.

Member Walosik noted that the turning radius needs be improved. Mr. Paradise noted the DA has language regarding that the turning radii must be compliant with state standards.

Discussion amongst the board occurred regarding access to the location and circulation concerns.

Chairman Burbank stated that the potential future signal should be a mast arm signal per the Urban Design Plan and suggested it be added to the DA.

Mikal Hale, Traffic Engineering Data Solutions, 80 Spring Vista Drive, Debary, spoke regarding the questions the Board had.

Member Harper asked if there are pedestrian features, such as crosswalks at the intersection. He stated that three way pedestrian signals should be included with the list of improvements.

Chairman Burbank asked if the applicant accepted the changes cited in the DA and the applicant acknowledged.

Chairman Burbank opened the public hearing.

Chairman Burbank closed the public hearing.

**Motion by Member Harper, seconded by Vice-Chair Walosik, to recommend for approval, Ordinance No. 02-2016, Business Planned Unit Development Rezoning Request for Lots 2 and 3 Deltona Welcome Center with Staff suggested changes. The motion carried by the following vote:**

**For:** 5 - Chair Burbank, Vice Chair Walosik, Member Ramos, Member Sixma and Member Harper

**Against:** 1 - Member Olasimbo

**8. STAFF COMMENTS:**

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

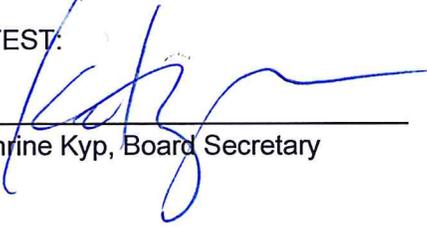
**10. ADJOURNMENT:**

The meeting adjourned at 7:33 pm.



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Tom Burbank, Chairperson

ATTEST:



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Kathrine Kyp, Board Secretary