



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Planning and Zoning Board

Wednesday, July 20, 2016

7:00 PM

Deltona Commission Chambers

1. CALL TO ORDER:

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

2. ROLL CALL:

Planning & Development Director, Chris Bowley, AICP; Planning & Development Assistant Director, Ron Paradise; City Attorney, Becky Vose; and Administrative Assistant, Kathrine Kyp.

Present: 7 - Chair Tom Burbank
Vice Chair Adam Walosik
Member John Harper
Member Noble Olasimbo
Member Donald Philpitt
Member Michael Putkowski
Member Stony Sixma

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of June 15, 2016

Motion by Member Sixma, seconded by Member Putkowski, to Minutes of June 15, 2016. The motion carried by the following vote:

For: 7 - Chair Burbank, Vice Chair Walosik, Member Harper, Member Olasimbo, Member Philpitt, Member Putkowski and Member Sixma

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM:

6. OLD BUSINESS:

A. Ordinance No. 26-2016: Project No. RZ16-001, Deltona Free Standing Emergency Room, Business Planned Unit Development

Mr. Paradise provided a presentation regarding the proposed BPUD rezoning of the 3.24 acres for a 10,000 square feet Free Standing Emergency Room (FSER) with diagnostic imaging allowed. He noted that, if approved, it would supersede the previous approval. Mr. Paradise, stated that the only access will only be from Graves Ave. with FCC right in and right out turning movements, pork chop design and raised concrete median as a requirement to discourage illegal left hand turns into the property. He stated that the recent Development Agreement (DA) changes were based on discussion amongst the property owner, City Attorney and the applicant. Discussion ensued between the board and staff regarding the type of use, parking, architectural design, platting, the right in and right out pork chop raised median and the need for sidewalks. Member Olasimbo explained that the right in and right out pork chop design is an accurate design for this area and it is to reduce the amount of traffic. Member Harper and Mr. Paradise discussed the functionality of the right in and right out pork chop design.

Matthew West, LittleJohn Engineers, 1615 Edgewater Dr. Orlando, spoke on behalf of the applicant. He presented a Power Point presentation on the proposed use and noted that is compliant with the future land use, and that the DA is complying with the original approvals and will install sidewalks along Graves Ave. and east side of access road. He stated that they will comply with the Urban Design Pattern Book during the site plan review. He noted that the property was a part of Volusia County Phase I traffic study and per the DA it shows that they will pay the proportionate fair share; but no physical mitigation. Trip generation rates were used for Hospital use that generates 145 vehicle trips per day. When compared to the other uses previously approved, this use is significantly lower. He noted that this is consistent with the city and will help support a medical city.

George Huddleston, LittleJohn Engineers, 1615 Edgewater Dr. Orlando spoke on behalf of the applicant. He noted that AHCA states that the free standing emergency room project will be built to have 12 stations based on the square footage. Discussion occurred regarding the types of illnesses or needs that will be treated at the facility and how they will be directed to this facility instead of a hospital.

Darren Elkind, Paul, Elkind, Branz & Kelton, P.A., 505 Deltona Blvd. Suite 105, Deltona, spoke against the application on behalf of Halifax Hospital. He provided a background regarding the history of Halifax Hospital's development approvals with the city. HCA does not believe there is need for this hospital and that they objected to the need during the application process with AHCA. He spoke regarding the Comprehensive Plan FLU elements and that the Activity FLU Element: 2-1 states that it should achieve well planned uses, mix of land uses and ensure diversity of uses within the center. He stated that there is not a need to have two FSER at the same intersection and the idea behind the Activity Center was to have a heavily intense mixed uses and highly traffic. He stated the board has the legal right to approve or disapprove and believes that approving this is a bad decision.

Bill Griffin, Halifax Hospital, 6193 Shoreline Dr., Port Orange. spoke to the board. He

explained that the FSER will screen cases and most cases are minor and explained that major cases will be transferred to another hospital not in Deltona. He noted the future plans for Halifax Hospital, are to have the FSER transition into a hospital with the construction of medical offices and then a hospital. He stated that allowing another FSER in the area may delay the ability to provide the full access with impatient care. Member Walosik asked Mr. Griffin how long will the FSER building be there until the hospital is constructed. He stated Spring 2017 then an additional two (2) years afterwards. He noted that the FSER will have 12 treatment rooms, six (6) waiting areas and the shell is to designed to accomidate the need to expand. Member Walsoik noted the quantity of the rooms doesn't match the large population of Deltona. Mr. Griffin noted that the FSER phase is 18 rooms but room to expand to more.

Member Walosik and Mr. Elkind discussed the need for the community to reroute the minor illnesses to the FSER facility than to a hospital.

Jonathon Huels, Lowndes, Drosdick, Doster, Kantor & Reed P.A., 215 N. Eola Dr., Orlando, spoke on behalf of the applicant. He stated that the current BPUD agreement allows for this type of use if it was recorded in the past. Staff advised them to create a Development Agreement and the intensity was driven by what the applicant needed to build. He stated competition is not a factor the board needs to factor into their approval. He noted that this use would be a catalyst for the intersection. Mr. Huels spoke on the inconsistency of the hospital's statements and made reference to a Daytona Beach NewsJournal article dated June 6th, 2016, if the FSER June 6th NJ, which noted the hospital's administration developed financial outlets.

Wendy Brand, CEO of Central Florida Regional Hospital spoke for the application. She stated that 50% of their patients are Volusia County residents. Member Harper asked what the protocol is to transport patients who need a higher level of care. Ms. Brand stated that the patients are given a choice to select a hospital to further their care and noted that 40% of the patients choose another facility. Member Walosik noted that these patients could choose to be transported to Halifax Hospital across the street. Ms. Brand concurred.

The board noted that the population is aging, demand for healthcare is rising and that there is a need for two (2) facilities. weaknesses in code and comprehensive plan and that the population is aging and the demand is rising.

Motion by Member Olasimbo, seconded by Vice Chair Walosik, to approve with conditions, Ordinance No. 26-2016: Project No. RZ16-001, Deltona Free Standing Emergency Room, Business Planned Unit Development with updated changes to the Development Agreement. The motion carried by the following vote:

For: 7 - Chair Burbank, Vice Chair Walosik, Member Harper, Member Olasimbo, Member Philpitt, Member Putkowski and Member Sixma

7. NEW BUSINESS:

8. STAFF COMMENTS:

9. BOARD/COMMITTEE MEMBERS COMMENTS:

10. ADJOURNMENT:

The meeting adjourned at 8:04 pm.

Tom Burbank, Chairperson

ATTEST:

Kathrine Kyp, Board Secretary