



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Planning and Zoning Board

Wednesday, November 16, 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: Chris Bowley, Planning and Development Services; Ron Paradise, Planning and Development Services; Joseph Ruiz, Planning and Development Services; Becky Vose, City Attorney and Kathrine Kyp, Planning and Development Services.

Present: 5 - Chair Tom Burbank
Member John Harper
Member Donald Philpitt
Member Michael Putkowski
Member Jose Irizarry

Excused: 2 - Vice Chair Adam Walosik
Member Stony Sixma

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of September 21, 2016.

Motion by Member Harper, seconded by Member Putkowski, to approve the Minutes of September 21, 2016. The motion carried by the following vote:

For: 4 - Member Harper, Member Philpitt, Member Putkowski and Member Irizarry

Abstain: 1 - Chair Burbank

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM:

6. OLD BUSINESS:

7. NEW BUSINESS:

A. Ordinance No. 32-2016, 3151 Howland Blvd., RZ16-003

Mr. Paradise provided the Board with a background regarding Ordinance No. 32-2016. He stated that the application is to rezone the property from General Commercial (C-2) to Retail Commercial (C-1) to allow for a house of worship to occupy one of the suites. He noted that the proposed rezoning is consistent with the Comprehensive Plan and Staff recommends that the Planning and Zoning Board, recommend approval to the City Commission.

Discussion between the Board and Staff ensued regarding the rezoning affecting existing uses and whether it would result in non-comformity with regard to setbacks and floor area ratio. Chairman Burbank asked if they were planning to have a daycare.

Chairman Burbank opened the public hearing.

Pastor Boris W. Diaz, 1233 Bramley Ln. Deland, Florida - spoke regarding the rezoning. He explained that the church is currently in three (3) locations, Deland, Debary and Deleon Springs. The church is Santuario Las Escrituras and they are not planning to add a daycare.

John Trost, 1275 W. Granda Blvd Suite 5B, Ormond Beach, Florida - spoke on behalf of the owner and made himself available for questions.

Chairman Burbank closed the public hearing.

Member Irizzary asked if the rezoning was for one (1) suite. Mr. Paradise stated the entire parcel would be rezoned.

Motion by Member Harper, seconded by Member Putkowski, to recommend for approval, Ordinance No. 32-2016, 3151 Howland Blvd., RZ16-003. The motion carried by the following vote:

For: 5 - Chair Burbank, Member Harper, Member Philpitt, Member Putkowski and Member Irizzary

B. Ordinance No. 29-2016: Amending Chapter 102, Signs, of the City's Land Development Code

Mr. Bowley provided the Board with a summary regarding the revision history of the sign code. He explained that this revision was designed to be streamlined, professional and include quality signage, and a provision for maintenance. He stated that the Deltona Business Alliance suggested that the code include a sign package application process, which is designed to provide for additional flexibility and innovation, which can be found in Sec. 102-11 of the draft ordinance.

Discussion ensued between Chairman Burbank and Ms. Vose regarding Sec. 102-7. He

asked if the City had plans to inventory existing signs, that would be repaired or replaced. Mr. Bowley noted that there is a purpose and intent section of the sign code as well as a section for maintenance to allow ongoing economic development and beautification efforts.

Member Philpitt and Ms. Vose discussed Sec. 102-11. She explained that this section would allow business who are constrained through this code, the ability to have the Development Review Committee review a sign proposal, allowing applicant to go outside of the existing code. Chairman Burbank noted that this could be considered as a sign PUD process. Ms. Vose confirmed.

Discussion amongst the Board and Staff ensued regarding temporary signs, hand-held signs, and neon neon-like signs. Member Irizarry noted that the neon neon-like signs is vague and should be defined. Mr. Bowley stated that he would add a definition for neon neon-like signs, which has since been deleted for efficacy.

Motion by Member Philpitt, seconded by Member Putkowski, to recommend for approval, Ordinance No. 29-2016: Amending Chapter 102, Signs, of the City's Land Development Code with the addition of a definition for neonlike. The motion carried by the following vote:

For: 5 - Chair Burbank, Member Harper, Member Philpitt, Member Putkowski and Member Irizarry

C. Ordinance No. 28-2016: Amending Chapter 94, Impact Fees

Mr. Bowley provided the Board with a summary of Ordinance No. 28-2016. He stated that the City engaged Burton and Associates (Burton) to revisit the impact fees adopted in the fee schedule and the methodology to have uniform land use categories that match the Deltona land use pattern. He noted that the impact fees for fire/rescue and law enforcement were found to be comparable to local communities and the existing parks impact fee is higher than comparative communities and Burton recommends keeping the current Parks fee. The proposed transportation impact fees from Burton for some land use categories are high and may be an economic disadvantage for the City. He stated that staff performed a comparative analysis, per the direction of the City Commission, and provides the recommended impact fee schedule within the attached Ordinance No. 28-2016.

Discussion regarding Burton's proposed transportation impact fees ensued. Member Putkowski asked if the City is competitive with the surrounding cities. Mr. Bowley noted that when compared to similar type of communities, Deltona is competitive. Member Irizarry asked where the law enforcement fee goes. Discussion regarding Volusia County Sheriff's office's contract ensued.

Motion by Member Harper, seconded by Member Putkowski, to

recommend for approval, Ordinance No. 28-2016: Amending Chapter 94, Impact Fees. The motion carried by the following vote:

For: 5 - Chair Burbank, Member Harper, Member Philpitt, Member Putkowski and Member Irizarry

8. STAFF COMMENTS:

A. Discussion on Substandard Lots

Chairman Burbank spoke regarding the lots in Deltona that are constrained. He noted that when they factor in the landscape buffer, parking, and distance requirements on these lots, it makes them unbuildable. He recommended modifying the landscape buffer requirement to 10 feet or 10% of the lot depth. Mr. Bowley stated that the landscape code is currently under modification and suggested possible shared parking. Mr. Bowley discussed the difference between screening and buffering. Discussion ensued regarding screening from residential uses and the lack of available utilities.

Member Putkowski and Mr. Bowley discussed permitted stormwater management systems. Chairman Burbank noted that Port Orange allows stormwater management within the landscape buffer with a 6:1 wide slope.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

Chairman Burbank welcomed Member Irizarry and the new planner, Joseph Ruiz.

10. ADJOURNMENT:

The meeting adjourned at 8:03 pm.

Tom Burbank, Chairperson

ATTEST:

Kathrine Kyp, Board Secretary