



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Planning and Zoning Board

Wednesday, September 21, 2016

7:00 PM

Deltona Commission Chambers

1. CALL TO ORDER:

A. Project No. VR 16-003, Resolution No. 2016-37, Dollar Tree 823-827 Debarry Avenue.

Mr. Bowley noted for the record, Project No. VR 16-003, Resolution No. 2016-37, Dollar Tree 823-827 Debarry Avenue has withdrawn their variance application and will not be heard.

2. ROLL CALL:

Present: 5 - Vice Chair Adam Walosik
Member John Harper
Member Donald Philpitt
Member Michael Putkowski
Member Stony Sixma

Excused: 1 - Chair Tom Burbank

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of August 17, 2016.

Motion by Member Harper, seconded by Member Sixma, to Minutes of August 17, 2016. The motion carried by the following vote:

For: 5 - Vice Chair Walosik, Member Harper, Member Philpitt, Member Putkowski and Member Sixma

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM:

6. OLD BUSINESS:

7. NEW BUSINESS:

A. Summary of Powers and Duties for the Planning and Zoning Board.

Mr. Bowley provided the Board with a Power Point presentation regarding the Board's powers and duties as the City of Deltona's Local Planning Agency. He noted that the powers and duties are located within the City's code, under Section 110-1200 and viewable through www.municode.com and the City's website, Planning and Development Services webpage. He provided a summary surrounding the formation of the Board, election of members and attendance. He noted that the application process for the replacement member has been extended for 30 days to fill former Member Olasimbo's position. He stated that City staff acts as the Board's support staff and can provide assistance regarding an item. He noted that the Board cannot direct staff to undertake projects, however, the Board can suggest projects through staff to the City Commission. Mr. Bowley provided a list of public hearing items and what the Board should consider per application from the Land Development Code. He also outlined to the Board the various motions they can use and explained how the information is transmitted to the City Commission.

Member Harper asked why the Board cannot visit the sites of the applications per the City Attorney's email transmission on ex parte. General discussion occurred regarding seeking further clarification on ex parte and Mr. Bowley stated that he will report back on the matter with further research.

Member Putkowski and Mr. Bowley discussed a rezoning application and the range of uses an application can become once the action is approved. Mr. Bowley noted that, although the rezoning applicant may represent one specific business, the policy may allow a list of different business already approved in the zoning district. Discussion between Mr. Bowley and Member Putkowski ensued regarding dissemination of the Board's recommendations to the City Commission. Mr. Bowley recommended the Board review the City Commission meeting agendas including the agenda memo, back up documentation and motions. He explained that staff has to remain objective and scientific with regard to their staff reports and recommendations. Discussion amongst all ensued regarding conventional rezoning versus Planned Unit Development (PUD).

Member Harper asked if they can tie an approval specific to a certain business and not the list of uses within a conventional zoning district. Mr. Bowley stated that the approval of a rezoning assigns development rights. He stated that a PUD allows more flexibility over the approvals within the Development Agreement, whereas the conventional rezoning does not.

Discussion between Member Philpitt and Mr. Bowley ensued regarding the position of Secretary and the broad definition of neighborhood character.

8. STAFF COMMENTS:

9. BOARD/COMMITTEE MEMBERS COMMENTS:

10. ADJOURNMENT:

The meeting adjourned at 7:45 pm.

Tom Burbank, Chairperson

ATTEST:

Kathrine Kyp, Board Secretary