



**CITY OF DELTONA, FLORIDA
PLANNING & ZONING BOARD
WEDNESDAY, JANUARY 20, 2010**

REGULAR MEETING MINUTES

A Regular Meeting of the Planning and Zoning Board was held on Wednesday, January 20, 2010, at the City Commission Chambers, located at 2345 Providence Boulevard, Deltona, Florida, 32725.

1. CALL TO ORDER:

Chairman Victor Ramos called the meeting to order at 7:02 p.m.

2. ROLL CALL:

Chairman	Victor Ramos	Present
Secretary	Katrina Ekman	Present
Board Member	Herbert Christian	Present
Board Member	Nobel Olasimbo	Present
Board Member	Wesley Kihlmire	Present
Board Member	Jose Irizarry	Present
Board Member	Adam Walosik	Present

Also present were Chris Bowley, Director; Marsha Segal-George, Acting Assistant City Attorney; Scott McGrath, Planner; and Sherri Campbell, Board Secretary.

3. APPROVAL OF MINUTES:

A. Regular Meeting Minutes:

1. Regular Planning & Zoning Board Meeting – December 16, 2009

Herbert Christian made a motion for approval of the December 16, 2009, regular meeting minutes. Katrina Ekman seconded the motion. The motion carried unanimously.

4. ANNOUNCEMENTS:

Victor Ramos welcomed the new Board Member, Nobel Olasimbo.

5. **OLD BUSINESS:**

NONE:

6. **NEW BUSINESS:**

- A. **FSP09-007** - The City of Deltona has received a Final Site Plan application for a ± 9,180 SF Family Dollar retail store to be located at 2810 Elkcarn Blvd. **Applicant:** The Hutton Company, LLC.

Chris Bowley, Director, gave the staff report and answered board members questions.

Wesley Kihlmire asked about stormwater on the site, a retaining wall in the front, and a landscape buffer in the ally to shield the neighborhood. Chris Bowley explained there will be a exfiltration system and a stem wall for the front of the property. Chris noted they may want to request a guard rail with a right of way use permit.

Adam Walosik asked what the need was for a wide ally. Chris stated the ally was found to be insufficient by the City Engineer for the width needed for safety especially for the turning radius. Adam suggested that because of the deliveries in the ally, the paving of the ally should be improved. Paul Sherma explained the extensive process they will use to pave the ally.

Jose Irizarry asked if any law enforcement agency reviews the plans and enquired about burglar alarms going off in the night disturbing the neighbors and asked how many people the store would employ. Chris explained that the plans are transmitted to staff and apologized for not having any statistics on noise from alarms in that area of the City. Taylor Heard stated they would employ approximately 6 to 8 people.

Nobel Olasimbo asked what the speed limit is on Elkcarn and expressed concerns about safety issues for the full access drive. Chris explained the speed limit is thirty-five (35) mph and that the other businesses in this area also have the full access.

Applicants Taylor Heard and Paul Sherma addressed some of the board members concerns such as, clarifying the actual site of the bike racks near the front door, and the elevation of the sidewalk and orientation of the crosswalk.

Katrina Ekman expressed concern about landscaping for the dumpsters, the intensity of the landscape on the back of the ally, drip lines not being shown on the plans, and the overhang of the grass near the parking on the side of the building.

Marsha Segal-George explained board procedures and responsibilities to the board and noted that staff and the board should not make requests for things that are not enforceable by law.

Adam Walosik asked Chris Bowley to explain again, what the issue is with the sprinkler system. Chris explained that the Fire Department is recommending that the building be sprinkled due to the fact that they feel the parking spaces block their second access to the building, but the code (96-39 (e)(2)) states access from one side may be accepted by the Development Review Committee where access from two sides is not possible.

Nobel Olasimbo made a motion to approve the Final Site Plan with conditions that a no left turn sign be added to the stop sign. After some discussion by the board and staff, the motion was amended for a reduction in fire lanes from two (2) to one (1), exempting the applicant from sprinkling the building. Adam Walosik seconded the motion. The motion passed with the board voting, as follows.

**Wesley Kihlmire – For
Jose Irizarry – For
Herbert Christian - For
Katrina Ekman – For
Nobel Olasimbo - For
Adam Walosik – For
Victor Ramos – For**

7. OTHER BUSINESS:

A. Election of Officers for 2010

Acting Chairman, Victor Ramos, passed the gavel to Katrina Ekman, Board Secretary.

Katrina Ekman explained the election rules then opened nominations for chairman.

Wesley Kihlmire nominated Katrina Ekman, there were no further nominations for chairman and nominations were closed. The vote was taken and the motion carried unanimously.

Chairwoman Ekman, opened nominations for Vice Chairman. Victor Ramos nominated Adam Walosik for vice chairman, there were no further nominations for Vice Chairman, and nominations were closed. The vote was taken and the motion carried unanimously.

Katrina Ekman opened nominations for secretary, Victor Ramos nominated Jose Irizarry for secretary, there were no further nominations for secretary, and nominations were closed. The vote was taken and the motion carried unanimously.

8. TRAINING:

NONE

9. DISCUSSION:

- A. By the Board**
- B. By the City Attorney**
- C. By the Director of Development Services**

10. ADJOURNMENT:

A motion was made by Victor Ramos to adjourn the meeting; it was seconded by Jose Irizarry. The motion was unanimously approved.

MEETING ADJOURNED AT 8:20 p.m.

Approved this 16th day of February 17, 2010

ATTEST:

Sherri Campbell, Recording Secretary

Katrina Ekman, Chairwoman