

**CITY OF DELTONA, FLORIDA
PLANNING & ZONING BOARD MEETING
WEDNESDAY, JUNE 18, 2014**

A Regular Meeting of the Deltona Planning and Zoning Board was held on June 18, 2014, in the City's Commission Chambers located at 2345 Providence Boulevard, Deltona, Florida.

1. CALL TO ORDER:

The meeting was called to order at 7:00 p.m. by Chairman Burbank.

2. ROLL CALL:

Chairman	Tom Burbank	Present
Member-Secretary	Noble Olasimbo	Present
Member	Victor Ramos	Present
Member	Wendy Hickey	Present
Member	Adam Walosik	Present
Member	Herb Zischkau	Present

Also present: Planning & Development Director, Chris Bowley, AICP; City Attorney, Becky Vose, Esq.; Administrative Assistant, Kathrine Kyp.

3. APPROVAL OF MINUTES:

A. Minutes:

1. Meeting – May 21, 2014.

Motion by Member Ramos, seconded by Member Olasimbo to adopt the minutes of the Planning & Zoning Board Meeting of May 21, 2014, as presented.

Motion carried unanimously.

4. PUBLIC COMMENTS: None

5. OLD BUSINESS: None

6. NEW BUSINESS:

A. Election of Officer for Vice-Chairman.

Chairman Burbank asked for nominations for the position of Vice-Chairman. Member Walosik nominated Member Olasimbo for Vice-Chairman. There were no further nominations for Vice-Chairman and nominations were closed. The motion carried unanimously.

Chairman Burbank asked for nominations for the position of Secretary. Member Ramos

nominated Member Hickey for Secretary. There were no further nominations for Secretary and nominations were closed. The motion carried unanimously.

B. Ordinance No. 15-2014, Changeable Copy Signs for Houses of Worship.

Mr. Bowley provided the Board with information regarding the proposed amendment to the Sign Code (Code) to allow for electronic changeable copy signs for Houses of Worship. He stated that the City has received requests to allow Houses of Worship to have the most current signage technology. Mr. Bowley explained that criteria will be placed within the Code that limits the number, orientation, land use types, location of sign placement, and evening hour illumination to respect the residential character of area neighborhoods.

Member Zischkau asked Mr. Bowley what the minimum classification of the road that changeable copy signs will be permitted upon. Mr. Bowley replied major and minor arterial roadways.

Chairman Burbank and Mr. Bowley discussed the ability to have the Houses of Worship request the electronic changeable copy signs through the conditional use or variance process. Mr. Bowley responded that they were considered; however, the limitation to arterial roadways and the need to prove hardship addressed those issues.

Motion by Member Olasimbo, seconded by Member Hickey, to recommend that the City Commission approve Ordinance No. 15-2014, an amendment to allow electronic changeable copy signs for Houses of Worship.

Motion carries unanimously.

C. Amendment to the Official Zoning Map (Ordinance No. 05-2014) for the Promenade at Deltona Site.

Mr. Bowley provided information to the Board regarding the rezoning of portions of the Pell property and the Leahy tract that would become the Promenade at Deltona. He discussed access points on Howland Blvd. and SR 415, easements, and current and future utilities.

Member Zischkau asked Mr. Bowley if the right-in/right-out was on Howland Blvd. and who is the property owner of the land at the lighted intersection on Howland Blvd? Mr. Bowley stated the property owner (Luthra) sold the land to Halifax Health and then deferred to the applicant and Engineer of Record for the application, regarding site access.

Rodney Honeycutt, 3700 S. Washington Avenue, Titusville, Florida, discussed access and stated the property does not have access to the adjacent property until the land is developed and only then would there be a cross access easement.

Member Walosik asked if the adjacent property has been platted and if not, how soon? Mr. Bowley stated that the property has completed a rezoning and an Overall Development Plan but the owner of the property has not platted the property. Member Walosik then stated if the

property had been platted, a paper right-of-way could then be used to construct a connection. Mr. Bowley stated that the proposed cross-access easement would be privately controlled by a property owners association.

Member Olasimbo asked why the intersection of Doyle Rd. and SR 415 intersection was not included in the evaluation when a 5 mile-radius was noted in the analysis. Mr. Bowley replied that since improvements have already been designed, permitted and built for the Doyle Rd. and SR 415 intersection by FDOT, it was presumed that FDOT has already accommodated for the additional capacity on the regional roadway network with a 4-lane divided facility with mast-arms.

Chairman Burbank and Mr. Bowley discussed access from the Tractor Supply site, access points for the subject site, and whether staff will require that Tractor Supply provide potential access to the subject property. Mr. Bowley explained that when the parent tract is developed, staff would require internal circulation, so that it protects the capacity of SR 415.

Chairman Burbank opened up to public comments.

Patricia Ungerelli, 3541 Tabb Drive Deltona, Fl 32725 asked the Board about the map on the public notice mail out she received. Chairman Burbank referred to her to discuss with staff after the meeting.

Motion by Member Hickey, seconded by Member Zischkau, to recommend that the City Commission approve, Ordinance No. 05-2014, Amendment to the Official Zoning Map.

Motion carries unanimously

7. DISCUSSION:

A. By the Board: None.

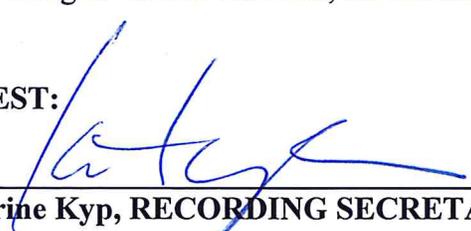
B. By the City Attorney: None.

C. By Planning & Development Staff: None.

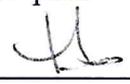
8. ADJOURNMENT:

There being no further business, the meeting adjourned at 7:37 p.m.

ATTEST:



Kathrine Kyp, RECORDING SECRETARY



Tom Burbank, CHAIRMAN