



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Planning and Zoning Board

Wednesday, November 18, 2015

7:00 PM

Commission Chambers

1. CALL TO ORDER:

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

2. ROLL CALL:

Also Present: Ron Paradise, Planning and Development Services; Kathrine Kyp, Planning and Development Services.

Present: 5 - Chair Tom Burbank
Vice Chair Adam Walosik
Member Victor M. Ramos
Member Noble Olasimbo
Member Stony Sixma

Absent: 1 - Member Herb Zischkau

3. APPROVAL OF MINUTES & AGENDA:

A. Approval of Minutes for October 21, 2015

Motion by Member Olasimbo to approve the Minutes for October 21, 2015. The motion carried by the following vote:

For: 4 - Chair Burbank, Vice Chair Walosik, Member Olasimbo and Member Sixma

Abstain: 1 - Member Ramos

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM:

6. OLD BUSINESS:

7. NEW BUSINESS:

A. Variance Application VR 15-002, Saxon/Finland RaceTrac Gas Station for a 75 Square Foot Monument Sign. Resolution No. 2015-42

Mr. Paradise stated that all board members received an updated staff report for the item

on tonight's agenda. He explained that the reason for the change to approval was due to the sign code rewrite timing. He also stated that Staff went out to Saxon Blvd. to measure the signs and the RaceTrac location in Orange City's sign has 75 square feet of copy face, as well as the Howland Blvd. location.

Member Sixma asked if there was an elevation plan of the sign for the board to review.

Member Olasimbo asked why the variance application was submitted when there no hardship. Mr. Paradise replied that there are factors including existing larger signage and planned road improvements that suggested approving the variance would be appropriate. Member Olasimbo stated that RaceTrac should build to the current code and when new code then they can apply for a variance.

Chairman Burbank discussed the differences between the old staff report and new report.

Thomas Sullivan, ESQ., Gray Robinson, 301 E. Pine Street, Orlando, submitted an image of the RaceTrac Howland Blvd. sign and noted that the Saxon/Finland Blvd. location would be have the same design. He mentioned that the Debary Ave. location would within the 600 ft distance to allow the 75 square feet of copy face. RaceTrac is looking for corporate consistency. He mentioned the timing of construction is 120 days from breaking ground to fully built and the coordination of ordering the sign needs 45 days.

Elizabeth Vanwort, 632 Apache Circle, Deltona, spoke regarding the location of the Racetrac. Her concern is the children in the residential area and would like speed bumps.

Member Ramos noted that the Howland Blvd. and Saxon Blvd are two different locations and the applicant should have realized that when purchasing the properties. He stated that he appreciated Staff's original recommendation of denial. Member Sixma asked if any other locations besides the interchange areas are eligible for larger signs. Mr. Paradise stated the activity center because of a Planned Unit Development Agreement. Member Walosik noted that the canopy above the gas pumps is signage. Member Olasimbo stated that all existing business conformed to the current code. RaceTrac gets passerby trips more than the sign. Member Ramos noted that the Halifax Health location on Saxon Blvd. had requested additional signage and the code didn't allow them.

Motion by Member Olasimbo, seconded by Vice Chair Walosik, to recommend denial of Variance Application VR 15-002, Saxon/Finland RaceTrac Gas Station for a 75 Square Foot Monument Sign. Resolution No. 2015-42. The motion carried by the following vote:

For: 5 - Chair Burbank, Vice Chair Walosik, Member Ramos, Member Olasimbo and Member Sixma

8. STAFF COMMENTS:

Mr. Paradise noted that the CIE will be on the agenda for December. He also stated that the rewrite of the sign code will be coming before the board in the future.

Member Ramos noted that the rewrite of the sign code should be sped up.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

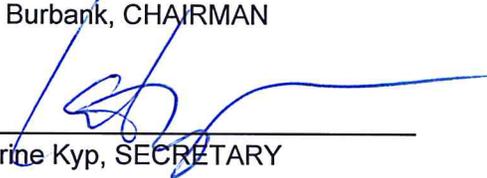
Chairman noted that election of secretary needed to be added to agenda for the December meeting.

10. ADJOURNMENT:

The meeting was adjourned at 7:32 pm.



Tom Burbank, CHAIRMAN



Kathrine Kyp, SECRETARY