



**CITY OF DELTONA, FLORIDA  
PLANNING & ZONING BOARD  
WEDNESDAY, MARCH 18, 2009**

**REGULAR MEETING MINUTES**

A Regular Meeting of the Planning and Zoning Board was held on Wednesday, March 18, 2009 at the City Commission Chambers, located at 2345 Providence Boulevard, Deltona, Florida 32725.

**1. CALL TO ORDER:**

Chairman Diane Miller called the meeting to order at 6: 35 p.m.

**2. ROLL CALL:**

Chairman	Diane Miller	<b>Present</b>
Vice Chairperson	Victor Ramos	<b>Present</b>
Secretary	Katrina Lacey	<b>Present</b>
Board Member	Herbert Christian	<b>Present</b>
Board Member	John Porta	<b>Present</b>
Board Member	Ed Alvarado	<b>Absent</b>
Board Member	Wesley Kihlmire	<b>Present</b>

Also present were Chris Bowley, Director; Ron Paradise, Planning Manager; Tom Burbank, Current Planner; Randall Hanson, Assistant City Attorney; Sherri Campbell, Board Secretary.

**3. APPROVAL OF MINUTES:**

**A. Regular Meeting Minutes:**

**1. Regular Planning & Zoning Board Meeting – February 18, 2009**

**Wesley Kihlmire made a motion for approval of the March 18, 2009 regular meeting minutes. Herbert Christian seconded the motion. The motion carried unanimously.**

4. **ANNOUNCEMENTS:**

5. **OLD BUSINESS:**

6. **NEW BUSINESS:**

- A. **Project No. CP08-001 - Property Address:** 890 Osteen Cemetery Road - **Applicant:** RKH Investments, LLC. Future Land Use Map Amendment changing the future land use designation of approximately 142.20 acres of land from Volusia County Forestry Resource (1 dwelling unit per 20 acres) and County Agricultural Resource (1 dwelling unit per 10 acres) to City Low Density Residential (0-6 dwelling units per acre) and Conservation, generally located northeast of Pine Ridge High School. **Ordinance No. 04-2009**

Ron Paradise gave the staff report and answered board members questions.

Wesley Kihlmire noted that the City will continue to grow and that this density is in-line with the City. He also asked what had changed since the last time the VHMC last saw a comp plan on this property.

Diane Miller asked about gopher tortoises and had concerns about traffic.

John Porta asked about water and sewer time frame and if the City was going to have to pay for that.

Herbert Christian asked about what kind of roads were there, and he feels it would be better suited for one house per acre.

Ty Harris, representative for the applicant, reminded the board that the City supported the initial application and explained some of the changes such as the conservation area is now bigger, capacity was fine now with the VCSB, and that the density is better in this area.

**Wesley Kihlmire made a motion to recommend approval of the matter. Katrina Lacey seconded the motion. The motion passed with the board voting as follows.**

**Diane Miller – For**  
**John Porta – For**  
**Herbert Christian - Against**  
**Katrina Lacey – For**  
**Ed Alvarado – Absent**  
**Wesley Kihlmire – For**  
**Victor Ramos – For**

- B. Ordinance No. 07-2009** - An ordinance of the city of Deltona, Florida, amending Deltona's comprehensive plan ordinance no. 32-98 as previously amended, by amending chapter 1: "future land use element", by adding the "Osteen local plan" including background, future land use designations, goals, objectives and policies; amending the "future land use map" by adding the "Osteen local plan future land use map" to the future land use map series changing 3990 acres from agricultural resource, commercial, environmental systems corridor, forestry resource, low impact urban, natural resource management area, public/semi-public, rural, urban low intensity, and urban medium intensity to Osteen local plan Osteen commercial village, mixed use village, tech center, urban residential, transitional residential, cluster residential, and rural estate.

Ron Paradise gave the staff report and answered board members questions.

Diane Miller asked if any of the City of Deltona was included in the JPA area, if development would proceed before improvements to SR 415, and what the consequences would be if it was not transmitted by April.

Herbert Christian asked if this is approved how long till SR 415 is paved and if the City is putting in the water and sewer.

Wesley Kihlmire asked if the residents of Osteen have been involved and if the traffic study was complete.

Katrina Lacey asked what the time frame was on development.

Chris Bowley explained to the board the process and reasons for needing to transmit by due date. He told them there were a lot of things unknown and that this was just the macro level. He assured them they would be dealing with the future issues of this matter.

**Wesley Kihlmire made a motion to recommend approval of the matter. Katrina Lacey seconded the motion. The motion passed with the board voting unanimously.**

- C. Ordinance No 01-2009** - An Ordinance amending Section 74-58, Utility Location Standards, Deltona Land Development Code, by adding provisions prohibiting the installations of mail boxes and newspaper delivery boxes within the rights-of-way of all streets designated on the Thoroughfare Map in the Deltona Comprehensive Plan.

Tom Burbank gave the staff report and answered board members questions.

Wesley Kihlmire asked if they were similar to the ones we already have and feels it's a great idea to put them on the side street.

Diane Miller asked if the post office was paying for them, how many units per box, how big the boxes were and if anyone has asked the citizens how they feel about this.

Victor Ramos asked if there would be one cluster box per block.

Herbert Christian asked if they were just for the citizens living on the thoroughfares and if the side street homes will still have individual mail boxes.

Greg Leftwich, representative for the US Postal Service, explained that approximately twenty-two hundred customers would be affected and one hundred and forty cluster boxes would be needed. He also explained that the cluster boxes were much safer.

**Herbert Christian made a motion to recommend approval of the matter. John Porta seconded the motion. The motion passed with the board voting as follows.**

**Diane Miller – For  
John Porta – For  
Herbert Christian - For  
Katrina Lacey – For  
Ed Alvarado – Absent  
Wesley Kihlmire – For  
Victor Ramos – Against**

- D. Ordinance No. 09-2009** - An Ordinance of the City of Deltona, Florida, Amending Article II, Section 70-26, Definitions, Land Development Code, adding a definition of Public Market and Amending Article VIII, Supplementary Regulations, Section 110-817(g), conditional uses, removing Flea Markets as a permitted conditional use, providing for conflicts, codification, severability and an effective date.

Tom Burbank gave the staff report and answered board members questions.

Wesley Kihlmire asked if there was a proposed site.

Victor Ramos asked if this was just for people in the city or could outside vendors participate.

Diane Miller asked if the income has been designated for anything.

**John Porta made a motion to recommend approval of the matter. Katrina Lacey seconded the motion. The motion passed with the board voting unanimously.**

7. **OTHER BUSINESS:**

- A. **Module 2 of the Unified Land Development Code:** Presented by Tom Burbank;  
Current Planner.

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 Wesley Kihlmire to adjourn the meeting; it was seconded by Katrina Lacey. The motion was unanimously approved.

**MEETING ADJOURNED AT 8:30 p.m.**

Approved this 15<sup>th</sup> day of April, 2009

**ATTEST:**

\_\_\_\_\_  
**Sherri Campbell, Recording Secretary**

\_\_\_\_\_  
**Diane Miller, Chairman**