



**CITY OF DELTONA, FLORIDA  
PLANNING & ZONING BOARD  
WEDNESDAY, JUNE 17, 2009**

**REGULAR MEETING MINUTES**

A Regular Meeting of the Planning and Zoning Board was held on Wednesday, June 17, 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 6:33 p.m.**

**2. ROLL CALL:**

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

Also present were Ron Paradise, Planning Manager; George Trovato, City Attorney; Tom Burbank, Planner II; Scott McGrath, Planner II; and Sherri Campbell, Board Secretary.

**3. APPROVAL OF MINUTES:**

**A. Regular Meeting Minutes:**

**1. Regular Planning & Zoning Board Meeting – May 20, 2009**

**Victor Ramos made a motion for approval of the May 20, 2009 regular meeting minutes. Katrina Ekman seconded the motion. The motion carried unanimously.**

4. **ANNOUNCEMENTS:**

Tom Burbank reminded the board members to file their financial papers and gave them an update on last month's agenda items.

5. **OLD BUSINESS:**

6. **NEW BUSINESS:**

- A. **Project No.: CP09-002:** A Future Land Use Map Amendment changing the future land use designation of approximately 120 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. **Property Address:** 890 Osteen Cemetery Road. **Applicant:** RKH Investments, LLC; **Ordinance No. 12-2009**

Scott McGrath, Planner II, gave the staff report with a Power Point presentation and along with Ron Paradise, answered board members questions.

Diane Miller asked where the two points of access to the property were, and if the two dwelling units per acre applied to the entire site or just the sixty acres. It was explained the density applies to the entire site, and that the access points were via the school access and Osteen Cemetery Road. Ms. Miller also reminded the board that this item was simply to amend the map, not to approve the development.

John Porta stated he likes the project, but asked where people were going to come from in this economy to fill the new homes.

Ed Alvarado stated he also likes the project.

Herbert Christian noted he was against it before and he is still against it. He voiced concerns over traffic and water availability.

Ty Harris, representing the applicant, explained how he feels this process will lead to better planning and that the new application addresses the board members issues. Mr. Harris also noted that they secured the timetable for the expansion of Howland Blvd. and that it would be done by the time development started and he feels this is an appropriate use of the property.

Ed Alvarado made a motion to recommend approval of the item. Katrina Ekman 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 – For  
Wesley Kihlmire – Absent  
Victor Ramos – For

7. **OTHER BUSINESS:**

8. **TRAINING:**

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 Herbert Christian to adjourn the meeting; it was seconded by Katrina Ekman. The motion was unanimously approved.

**MEETING ADJOURNED AT 8:00 p.m.**

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

**ATTEST:**

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**Sherri Campbell, Recording Secretary**

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**Diane Miller, Chairman**