



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Planning and Zoning Board

Wednesday, October 16, 2024

6:00 PM

Deltona Commission Chambers

1. CALL TO ORDER:

Chair Berk called the meeting to order at 6:00 pm.

2. ROLL CALL:

Present: 7 - Chair Susan Berk
Vice Chair Andrea Cardo
Secretary Rachel Amoroso
Member Ron Gonzalez
Member Dr. Allen Pfeffer
Alternate Tara D'Errico
Alternate Jeffrey Zlatos

Absent: 2 - Member Eric Alexander
Alternate Steven Webster

3. APPROVAL OF MINUTES & AGENDA:

A. September 18, 2024 Minutes

The minutes have been tabled until the November Planning and Zoning Meeting.

4. PRESENTATIONS/AWARDS/REPORTS:

Chair Berk announced that the Ordinance No 16-2024 will be moved to the first item.

5. PUBLIC FORUM: Time permitted, public comments shall be limited to items on the agenda and shall not exceed four minutes. Please be courteous and respectful of the views of others. Personal attacks on Committee/Board members, City staff or members of the public are not allowed and will be ruled out of order by the Chair.

Chair Berk opened and closed public forum as there was none.

6. OLD BUSINESS:

None.

7. NEW BUSINESS:

C. Ordinance No. 16-2024 - amending the Official Zoning Map to rezone 14.43 acres of land located at 2830, 2846, and 2855 Lake Helen Osteen Road from Residential Estate One (RE-1) to Mixed-Use Planned Unit Development (MPUD).

Attorney Mark Watts, CobbCole, requested for the item to be tabled to the December Planning and Zoning meeting. He stated the applicant would like to have a neighborhood meeting to address residents concerns regarding flooding.

Chair Berk thanked the applicant and public for attending the meeting.

A. Resolution No. 2024-58- Granting a variance to allow for an approximate 4,462 square foot existing office building to encroach within the side and rear setback located at 1670 Providence Boulevard, within the C-1, Retail Commercial Zoning classification.

Brandon Hatch, Planner I, presented Resolution No. 2024-58 regarding a Variance request for the setbacks for the building located at 1670 Providence Boulevard. He provided a timeline and details the building permit, along with an image illustrating the encroachment and setbacks.

Alternate D'Errico asked about possible new construction within the setbacks. Ms. Entwistle and Mr. Hatch explained any new building permits would require that applicant to adhere to the current code regulations.

Motion by Tara D'Errico, seconded by Andrea Cardo, to approve Resolution No. 2024-58- granting a Variance to allow for an approximate 4,462 square foot existing office building to encroach within the side and rear setback located at 1670 Providence Boulevard, within the C-1, Retail Commercial Zoning classification. The motion carried by the following vote:

For: 7 - Chair Berk, Vice Chair Cardo, Secretary Amoroso, Member Gonzalez, Member Pfeffer, Alternate D'Errico and Alternate Zlatos

B. Ordinance No. 17-2024 - amending Section 110-806, "Fences, Walls, and Hedges" of Article VIII, "Supplementary Regulations" of Chapter 110 "Zoning" of the Land Development Code of the City of Deltona.

Jessica Entwistle, Planning Manager, explained Section 110-806, regarding fences, hedges, and walls is before them again as staff has found it too restrictive. She stated the changes would include removing the 5 year survey requirement to follow other building permits, removing the waterfront and golf course verbiage completely, and requiring waterfront lots to have surveys be 2 years or less due to FEMA regulations.

Alternate Zlatos asked about the fence permitting process, and if residents we able to apply online. Staff stated fence permits were allowed accepted in person and online.

Chair Berk opened public forum.

Brian Coleman, 2945 Allegro Court, stated he is experiencing water accumulation from Catalina Boulevard, causing overflow around his home. He inquired if this would make his home waterfront. Jordan Smith, Planning Director, stated staff members will meet with him after the meeting to analyze his situation and determine his status, especially in light of recent flooding in the City.

Jackie Zelos, Deltona, asked for clarity on the discussion regarding lake front properties.

Chair Berk closed public forum.

Motion by Rachel Amoroso, seconded by Ron Gonzalez, to approve Ordinance No. 17-2024- amending Section 110-806, "Fence, Walls, and Hedges" of Article VIII, "Supplementary Regulations" of Chapter 110 "Zoning" of the Land Development Code of the City of Deltona. The motion carried by the following vote:

For: 7 - Chair Berk, Vice Chair Cardo, Secretary Amoroso, Member Gonzalez, Member Pfeffer, Alternate D'Errico and Alternate Zlatos

8. STAFF COMMENTS:

Ms. Entwistle informed the Board that the Comprehensive Plan workshop will be held on October 26th from 10am to noon.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

Alternate D'Errico announced that this Saturday from 10am to 2pm, the Deltona Community Garden will host a fall festival and plant sale. She encourages the Board and staff to participate and show support.

10. ADJOURNMENT:

Meeting adjourned at 6:26pm.

Board Chair, Susan Berk

ATTEST:

Board Secretary, Nelly Kerr

