



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Planning and Zoning Board

Wednesday, April 17, 2024

6:00 PM

Deltona Commission Chambers

1. CALL TO ORDER:

2. ROLL CALL:

Present: 6 - Vice Chair Susan Berk
Member Ron Gonzalez
Member Dr. Allen Pfeffer
Member Manuel Rodriguez
Alternate Andrea Cardo
Alternate Tara D'Errico

Excused: 2 - Chair Eric Alexander
Secretary Rachel Amoroso

Absent: 1 - Alternate Steven Webster

B. Election of officers

Vice Chair Berk asked the Board due to the lack of members, if they would be okay with postponing the election to the next meeting.

Member Pfeffer requested the election happen next meeting, even if there were absences.

Motion by Manuel Rodriguez, seconded by Tara D'Errico, to move the election of officers to the next meeting. The motion carried unanimously.

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of December 13, 2023

Motion by Alternate Andrea Cardo, seconded by Alternate Tara D'Errico to approve the Minutes of December 13, 2023, as presented. The motion carried unanimously.

4. PRESENTATIONS/AWARDS/REPORTS:

None.

5. PUBLIC FORUM: Time permitted, public comments shall be limited to items on the agenda and shall not exceed two 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.

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

6. OLD BUSINESS:

None.

7. NEW BUSINESS:

C. Ordinance No. 05-2024- Amending the Comprehensive Plan of the City of Deltona, by amending the Capital Improvements Element providing for the replacement of the Capital Improvement Project five year schedule.

Ms. Entwistle presented the Ordinance No. 05-2024 regarding the Capital Improvements Schedule Level of Service Report 2023/2024-2027/2028. She spoke regarding the City's Level of Service (LOS) for Solid Waste, Parks and Recreation, Potable Water, Schools, Transportation, Stormwater, and Wastewater.

Discussion occurred regarding the LOS for solid waste. Ms. Entwistle stated the 8.6 pounds per household per day in the report is the number in the Comprehensive Plan that was adopted from Volusia County. She explained the City uses about 3.04 pounds per capita per day, which is less than half.

Member Pfeffer asked if all numbers were adopted from Volusia County. Ms. Entwistle explained only solid waste was taken from Volusia County, and stated that the storm water and waste water is not copied from the county, and was based on the City's research.

Alternate Cardo explained how stormwater numbers are determined by civil engineers and the review process for the City's Development Review Committee.

Member Rodriguez requested staff to look into the possibility of using the undeveloped 284 acres of parks in Deltona for affordable housing. He explained he is a member of the Affordable Housing Advisory Committee and they are always looking for land to use for affordable housing. Staff advised they would look into the land for him, but they believed most of it was unusable.

Vice Chair Berk requested information regarding septic tanks and how the City works with developers to increase the number of households connecting to the City's sewer system. She asked if the City is doing anything to connect more residents to the sewer system other than working with the developers.

Ms. Entwistle explained there is a study being done in the CRA to extend sewer and is one of the main topics being mentioned in the Comprehensive Plan update.

Ms. Wallace stated all new developments connect to sanitary sewer and the City is looking at opportunities for up-sizing and upgrading piping. She explained, if a development needs a four (4) inch force main the City may ask them to up-size to an eight (8) inch force main. She explained the cost of sewer can be overwhelming and that's why it's so important to have these conversations. She stated the City is looking into resources to assist with sewer.

Discussion occurred regarding the need of sewer throughout the City to assist with environmental needs and the new septic system being required by the Health department are more costly.

Alternate Cardo discussed with Ms. Wallace regarding public and private lift stations and the City's preference for different types of development.

Discussion occurred regarding subdivision lift stations.

Motion by Tara D'Errico, seconded by Manuel Rodriguez, to recommend the City Commission approve Ordinance No. 05-2024- amending the Comprehensive Plan of the City of Deltona, by amending the Capital Improvements Element providing for the replacement of the Capital Improvement Project five year schedule. The motion carried by the following vote:

For: 6 - Vice Chair Berk, Member Gonzalez, Member Pfeffer, Member Rodriguez, Alternate Cardo and Alternate D'Errico

8. STAFF COMMENTS:

Ms. Entwistle advised the Board there would be a meeting in May and in June, that the agendas were both already full.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

10. ADJOURNMENT:

Meeting adjourned at 6:27 pm.

Susan Berk, Vice Chair

ATTEST:

Nelly Kerr, Board Secretary