



**4. PRESENTATIONS/AWARDS/REPORTS:**

**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.

**6. OLD BUSINESS:****A. [2838 Howland Blvd. - Demitrich Auto Center - Final Site Plan update](#)****Background:**

**Applicant:** Robert Nieves  
Demitrich Auto Center  
**Project Name:** Demitrich Auto Center  
**Project Type:** Final Site Plan  
**Project Acreage:** +/- 0.34 acres  
**Current Zoning:** C-1, Retail Commercial  
**Reference:** SP23-0004  
**PARCEL NO.:** 8130-39-09-0070  
**Property Location:** 2838 Howland Blvd.

**Background:**

The applicant has questions regarding comments from the May 2023 Comment Letter. Planning staff sent the applicant an email providing the details below on Fire Safety and Code Compliance issues on the property.

**The following has been outlined from Fire Safety regarding your property:**

1. The facilities store in excess of 500 tires on the property which triggers a multitude of requirements, derived from Florida Fire Prevention Code, NFPA 1, Ch. 33 - Outside Storage of Tires. As of our last site visit on 3/8/2023, we counted 879 tires.
1. An Emergency Response Plan for management of emergencies on the facility shall be developed and submitted to our office for review. (FFPC NFPA 1 Ch. 33.3.1)
2. Due to the number of tires stored on site, the rims must be removed from the tires being stored. (FFPC NFPA 1 Ch. 33.1.10)
3. An exterior, noncombustible fence, at least 10 ft in height, with intruder control on top, shall be provided around the entire perimeter of the property. (FFPC NFPA 1 Ch. 33.6.2)
4. Approved signage, stating the name of the operator, operating hours, emergency telephone numbers, and site rules shall be posted all site entrances. (FFPC NFPA 1 Ch. 33.6.1)
5. Permit No. BLDC21-0141 for the demolition of the building

addition added on to the main structure expired on 06/08/2022 and shall be renewed and pass final inspections. (FFPC NFPA 1 Ch. 1.7.12.10)

6. An operational use permit shall be required for the tire storage yard if tires are to remain in excess of 500. (FFPC NFPA 1 Ch. 1.12.8)

In addition, please see attached: "NFPA 1\_ Fire Code, 2021 Edition - Chapter 33 Outside Storage of Tires. PDF.

**The following has been outlined from Code Compliance regarding your property:**

1. Permit NO. BLDC22-0082 for the demolition of the canopy expired 10/25/2022 and shall be renewed and pass final inspections.
2. Permit No. ELEC22-0007 for the Change of Service expired 11/28/2022 and fees due amounting to \$60.

**Attachments:**     [1st DRC Comment Letter 05.16.2023](#)  
[Demitrich Auto Center site plan](#)

## 7. NEW BUSINESS:

### A. [Pre-application Meeting - Wolf Pack Run - Final Site Plan](#)

**Background:**

**Applicant:** Bennet Sebastian  
Invision Construction and Development  
3525 W. Lake Mary Blvd. Suite 303  
Lake Mary, FL 32746

**Project Name:** N/A

**Project Type:** Rezone

**Project Acreage:** ± 2.29 acres

**Current Zoning:** C-2, General Commercial

**Reference:** N/A

**PARCEL NO.:** 8108-05-00-0020

**Property Location:** South of the O'Reilly Auto Store and East of  
Deltona High School

**Background:**

The applicant would like to build a combination of office/showroom space and warehouse space. The unit sizes would be around 2,000 square feet on average with either front or rear loading doors, depending on what is allowed. There is an existing retention pond abutting this property that services both this parcel as well as the parcel to the north (O'Reilly Auto Parts). Dumpster location and final parking count are still fluid at the moment.

..**End**

**Attachments:** [1](#)  
[2](#)  
[3](#)  
[4](#)

**B. Informational Meeting - Multiple Fort Smith Properties - Rezone**

**Background:**

**Applicant:** Ed Durruthy  
Resolute Development Group  
625 Main Street Suite 105  
Windermere, FL 34786

**Project Name:** N/A

**Project Type:** Rezone

**Project Acreage:** 257 Fort Smith Blvd. -  $\pm 0.17$  acres  
317 Fort Smith Blvd. -  $\pm 0.17$  acres  
321 Fort Smith Blvd. -  $\pm 0.17$  acres  
700 Fort Smith Blvd. -  $\pm 0.17$  acres  
724 Fort Smith Blvd. -  $\pm 0.17$  acres  
728 Fort Smith Blvd. -  $\pm 0.17$  acres  
740 Fort Smith Blvd. -  $\pm 0.17$  acres  
755 Fort Smith Blvd.-  $\pm 0.17$  acres  
825 Fort Smith Blvd.-  $\pm 0.65$  acres

**Current Zoning:** C-1, Retail Commercial

**Reference:** N/A

**PARCEL NO.:** 8130-19-02-0010, 8130-42-25-0190, 8130-42-25-0040, 8130-42-25-0030, 8130-19-07-0150, 8130-19-07-0090, 8130-16-07-0080, 8130-19-07-0050, and 8130-19-03-0100.

**Property Location:** Fort Smith Boulevard

### Background:

I am representing a National Builder who is interested in acquiring a number of In-Fill Fractures lots in Volusia County under City of Deltona Jurisdiction please see some below some of the property addressees: 257, 700, 724, 728, 740 755, 825, 317 & 321 Fort Smith Boulevard. The intent is to Rezone them to Residential R-4 to allow the construction of SFR. This is one of the Top 3 National Builders who intends to scale up their acquisition of Lots. I wanted to ask how I can best explore this possibility with Staff. ..End

**Attachments:** [257, 317, and 321 Fort Smith](#)  
[700, 724, 728, 740, 755, and 825 Fort Smith](#)

**8. STAFF COMMENTS:**

**9. BOARD/COMMITTEE MEMBERS COMMENTS:**

**10. ADJOURNMENT:**

*NOTE: If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).*

*Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Manager in writing at CityManager@deltonafl.gov or to Deltona City Hall, 2345 Providence Blvd., Deltona, FL 32725 at least 48 hours prior to the meeting at which the person wishes to attend. The City is not permitted to provide the use of human physical assistance to physically handicapped persons in lieu of the construction or use of ramps or other mechanical devices in order to comply with Florida law. If proper accommodations for handicapped access cannot be made at a particular public meeting venue pursuant to a timely written request under Section 286.26 F.S., the City Manager shall change the venue of that meeting to a location where those accommodations can be provided.*