



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, April 18, 2024

9:00 AM

2nd Floor Conference Room

The DRC and Informational/Pre-application meeting is held both in person and in a virtual environment via Microsoft Teams and can be accessed by the following methods:

1. CALL TO ORDER:

The meeting was called to order at 9:00 am.

2. ROLL CALL:

Present: 3 - Chair Phyllis Wallace
Member Jessica Entwistle
Member Leigh Grosvenor

Absent: 1 - Member Carl Lynch

Also present: Alternate Samuel Schaller; Alternate Sharon Shivers; Nelly Kerr, and Milton Robles, Planning and Development Services; James Parrish, Bobbie Degon, and Tony Elam, Deltona Water; City Attorney, Marsha Segal-George; Greg Hudak, Hudak Engineering; and Stan Smith.

3. APPROVAL OF MINUTES & AGENDA:

A. DRC Minutes April 4, 2024

Motion by Jessica Entwistle, seconded by Samuel Schaller to approve the Minutes of April 4, 2024, as presented.

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.

None.

6. OLD BUSINESS:

None.

7. NEW BUSINESS:**A. Pre-Application Meeting - Comprehensive Plan Amendment and Rezone**

Member Entwistle gave an overview of the proposed project, and explained it is in the JPA which would require involvement of Volusia County. She explained a rezone would be needed to utilize the space for the proposed conceptual plan.

Applicant Greg Hudak provided further background of their proposed preliminary plans, and stated they only plan to develop the front of the property.

Chair Wallace stated the property would need a base flood elevation due to the wetlands and flood zone on the property as well as a wildlife survey.

Discussion occurred regarding wetland mitigation and flood zones.

Member Entwistle explained parking requirements and loading spaces depending on the use of the buildings on the property.

Discussion occurred regarding utilities and driveway access to the property.

Alternate James Parish stated the property as it currently stands has utilities available.

Discussion occurred regarding similar project that have been developed in the area, and other potential properties the applicant is interested in developing.

Member Entwistle stated a Comprehensive Plan Amendment would be needed, and explained the process for rezoning the property. She explained the Comprehensive Plan Amendment and rezone could be done at the same time to save time, but suggested speaking to Volusia County before moving forward.

8. STAFF COMMENTS:

None.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

10. ADJOURNMENT:

The meeting adjourned at 9:25 am.

Phyllis Wallace, Committee Chair

ATTEST:

Brandon Hatch, Committee Secretary.