City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, August 13, 2026 | **9:00 AM** | **2nd Floor Conference Room**

A. 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:

Also present: Jessica Entwistle, Brandon Hatch, Matthew West, Nelly Kerr, Milton Robles, Daryl Cooley, Nicole Robles, and Freshteh Somji, Planning and Development Services; Bobbie Degon and Eric Kozielski, Public Works; Jennifer Cockcroft, TG Law; Angel Ortiz, JD Salazar, Siba Safar, and Kim Neuburger.

Present: 5 - Chair Jordan Smith
Vice Chair Phyllis Wallace
Member John Cox
Member Dino Lucarelli
Member Chad Tate

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes from July 13, 2026

Motion by Vice-chair Wallace, seconded by Chad Tate, to approve the Minutes of July 9, 2026, with the condition of changing Vice-chair Wallace to excused for the meeting. The motion carried unanimously.

4. OLD BUSINESS:

A. Lighthouse Pentecostal - 590 Fort Smith Boulevard - DRC Approval for Final Site Plan

Matthew West, Planning Manager, presented information regarding Lighthouse Pentecostal Church, to be located at 590 Fort Smith Boulevard. He explained that the Final Site Plan application was submitted on September 21, 2021, and, following 13 reviews and approval of a major Conditional Use through Resolution No. 2026-01, the application was found sufficient for approval, subject to the conditions listed in the Development Order.

Motion by Vice-chair Wallace, seconded by member Cox, to approve the Final Site Plan application for Lighthouse Pentecostal to be located at 590 Fort Smith Boulevard with the conditions listed within the Development Order. The motion carried unanimously.

5. NEW BUSINESS:

Chair Smith explained the pre-application process, noting that it is an informal step in the development review process. The goal is to give the applicant an opportunity to present their concept and receive feedback from City staff before submitting a formal application. He stated that the pre-application meeting does not grant any permits, approvals, or development rights.

A. <u>Deez Treez Smokeshop - PAR26-0025 - Pre-Application Meeting</u>

Mr. Salazar explained that Deez Treez Smoke Shop would like to develop the parcels by constructing a retail strip with three (3) businesses on the first floor and office and storage space for the businesses on the second floor. He stated that a variance would be required for the parking.

Freshteh Somji, Planner, explained that the property is currently zoned C-1, Retail Commercial, and that the proposed uses are permitted within the zoning district. She discussed parking, setbacks, combining the lots, architectural design standards, and landscaping regulations.

Member Schaller stated that fire hydrants would be required to be extended to the business and that fire separation would be required.

Member Tate stated that the applicant would be required to construct a dumpster enclosure for the business.

Vice-Chair Wallace explained that the applicant would need to contact the Volusia County Health Department regarding regulations for the current septic system in use. She also discussed access to and use of the alleyway.

Member Lucarelli explained that the applicant would need to submit a Floodplain Permit with the Final Site Plan. He also discussed the use of the alleyway.

B. <u>Moose Lodge - PAR26-0026 - Pre-Application Meeting</u>

Ms. Neuburger explained that the Moose Lodge would like to expand its parking lot.

Brandon Hatch, Planner, stated that a Combination of Lots application would be required. He stated that the parking lot expansion would need to be constructed of concrete or asphalt and that a Final Site Plan would be required for the parking lot.

Vice-Chair Wallace stated that the retention pond may need to be expanded due to the addition of new impervious surface but had no other comments.

Member Lucarelli suggested that the applicant contact an engineer, as the parking lot would need to be graded so that stormwater flows to the retention pond. He also recommended that the engineer review the size of the retention pond.

6. STAFF COMMENTS:

None.

7. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

8. ADJOURNMENT:

The meeting adjourned at 9:33 am.

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Jordan Smith, Committee Chair

ATTEST:

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David Webster, Committee Secretary