



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Development Review Committee

Chair Phyllis Wallace
Member Leigh Grosvenor
Member Jordan Smith
Member Chad Tate

Thursday, September 5, 2024

9:00 AM

2nd Floor Conference Room

- A. [The Informational and Pre-application meeting is held both in person and in a virtual environment via Microsoft Teams and can be accessed by the following methods:](#)

Background:

NOTE

The meeting will be held in the virtual environment via Microsoft Teams and can be accessed by the following methods:

Meeting Details:

Meeting number (access code): 295 438 085 312

Phone Conference ID: 670 437 323#

Meeting password: s3BVLu

Join Meeting:

https://teams.microsoft.com/j/19%3ameeting_MGM4MjM4MTQzMjZmZi00NDViLWE0MTctOWQ3NjQ1MzFhNDE5%40thread.v2/0?context=%7b%22Tid%22%3a%226a79fd65-87d2-498e-9a3d-d9e9a25de730%22%2c%22Oid%22%3a%22e5d66ce2-ef2d-4764-9428-8bff1261a910%22%7d%3e

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVAL OF MINUTES & AGENDA:

- A. [Minutes of August 15, 2024](#)

Attachments: [DRC Minutes of August 15, 2024](#)

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. [Catalina Pointe Final Site Plan - SP23-0011 - DRC Approval](#)

Attachments: [DRC Staff Report SP24-0011 Catalina Pointe 9.5.24](#)
[Catalina Point SP23-0011 Site Plan Commercial D.O 08](#)

B. [Funtastic Final Site Plan - SP22-0010- DRC Approval for Final Site Plan](#)

Background:

Applicant: Jack Liu
Oakville Property Deltona LLC
83 Geneva Dr. #620653
Oviedo, FL 32765

Project Name: Funtastic Learning Academy
Project Type: Final Site Plan
Project Acreage: 1.48
Current Zoning: Retail Commercial (C-1)
Reference: Final Site Plan
PARCEL NO.: 8036-14-00-0020
Property Location: 820 Deltona Blvd, Deltona, FL 32725

Background:

Please see DRC Staff Report.

Attachments: [DRC Staff Report SP22-0010 Funtastic Learning Academy](#)
[Funtastic Learning SP22-0010 D.O](#)

7. **NEW BUSINESS:**

A. [Auburndale Street - Small Office Development - Pre-Application Meeting](#)

Background:

Applicant: Asdrubal Polanco
Project Name: Auburndale Street
Project Type: Rezoning
Project Acreage: +/- 1.01
Current Zoning: Public Use (P)
Reference: N/A

PARCEL NO.: 8130-05-30-0010

Property Location: Auburndale Street, Deltona 32725

Background:

The applicant is interested in developing an office space on the property.

Attachments: [Auburndale Street - Aerial](#)
[Auburndale Street - Zoning](#)
[Auburndale Street - Details](#)
[Auburndale Street - Flood Risk](#)
[Auburndale Street - Scrub Jay](#)

B. [Captain Drive - Residential Development - Pre-Application Meeting](#)

Background:

Applicant: Andres Garban.

Charles Rutenberg Reality

Project Name: Captain Drive

Project Type: Rezone and Plat

Project Acreage: +/- 34.18

Current Zoning: Single-Family Residential (R-1)

Reference: N/A

PARCEL NO.: 8130-54-00-0080

Property Location: Captain Dr, Deltona, 32738 (South of Irondale & Flynn St intersection / West of Utah Drive)

Background:

The applicant is interested in potentially developing the land for multiple single-family homes.

Attachments: [Captain Drive - Details](#)
[Captain Drive - Aerial](#)
[Captain Drive - Zoning](#)
[Captain Drive - Flood Map](#)
[Captain Drive - Scrub Jay](#)
[Captain Drive - Wetlands](#)

C. [716 Fort Smith Blvd - Park & Go - Pre-Application Meeting](#)

Background:

Applicant: Isaac Burgos

Project Name: Park & Go

Project Type: Final Site Plan

Project Acreage: +/- 0.17

Current Zoning: Retail Commercial (C-1)
Reference: N/A
PARCEL NO.: 8130-19-07-0110
Property Location: 716 Fort Smith Blvd, Deltona, FL 32738

Background:

The applicant is interested in developing the property for a park & go.

Attachments: [716 Fort Smith - Aerial](#)
[716 Fort Smith - Details](#)
[716 Fort Smith - Zoning](#)

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.