



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Agenda

### Development Review Committee

*Chair Phyllis Wallace*

*Member John Cox*

*Member Leigh Grosvenor*

*Member Jordan Smith*

*Member Chad Tate*

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Thursday, October 9, 2025

9:00 AM

2nd Floor Conference Room

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- 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:](#)

**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): 210 006 757 125 9

Phone Conference ID: 548 617 24#

Meeting passcode: B3tF6BX9

Join Meeting:

[<https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZWNiZmYwZWQtYmYzZC00MzEwLWEzMWltM2U3Mjg4NTQyYTM5%40thread.v2/0?context=%7b%22id%22%3a%226a79fd65-87d2-498e-9a3d-d9e9a25de730%22%2c%22oid%22%3a%22e5d66ce2-ef2d-4764-9428-8bff1261a910%22%7d>](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWNiZmYwZWQtYmYzZC00MzEwLWEzMWltM2U3Mjg4NTQyYTM5%40thread.v2/0?context=%7b%22id%22%3a%226a79fd65-87d2-498e-9a3d-d9e9a25de730%22%2c%22oid%22%3a%22e5d66ce2-ef2d-4764-9428-8bff1261a910%22%7d>)

**1. CALL TO ORDER:**

**2. ROLL CALL:**

**3. APPROVAL OF MINUTES & AGENDA:**

- A. [Minutes of September 25, 2025](#)

**Attachments:**     [Minutes of September 25, 2025](#)

**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. [Halifax Crossings - Final Plat - DRC Approval for the Final Plat SD22-0017](#)**

**Background:**

**Applicant:** Logan Belk, Allen & Company

16 E. Plant Street

Winter Garden, Florida 34787

**Project Name:** Halifax Crossings

**Project Type:** Final Plat

**Project Acreage:** 109.71 Acres

**Current Zoning:** BPUD

**Future Land Use:** BPUD

**Reference:** SD22-0017

**Tax Parcel No.:** 8106-08-00-0081

**Property Location:** The property is located along Halifax Crossings Boulevard.

**Background:** The applicant is requesting a Final Plat for Halifax Crossings.

**Attachments:**

[Halifax Replat D.O](#)

[DRC Staff Report - SD22-0017 - Halifax Replat](#)

**7. NEW BUSINESS:**

**A. [1330 Howland Blvd - Tutoring Center - Pre-Application](#)**

**Background:**

**Applicant:** Brittney Van Patten

13330 Howland Blvd

Deltona, Florida 32738

**Project Name:** 1330 Howland Tutoring Center

**Project Type:** Conceptual Site Plan

**Project Acreage:** 0.57 Acres

**Current Zoning:** C1, Commercial Retail District

**Future Land Use:** Commercial

**Reference:** SP25-0014

**Tax Parcel No.:** 8130-38-11-0270

**Property Location:** The property is located at the intersection of

Howland Boulevard and Alley 976.

**Background:** The applicant is proposing internal alterations to the building in order to operate a tutoring center.

**Attachments:** [Survey 1330 Howland](#)

**B. [Eloah Estates - Reinstatement of Plat - Pre-Application](#)**

**Background:**

**Applicant:** Christine Hall, Exo Limited  
489 SR 436 Unit 117  
Casselberry, FL 32707

**Project Name:** Eloah Estates

**Project Type:** Final Plat

**Project Acreage:** 48.61 Acres

**Current Zoning:** RM-1, Multiple Family Residential Dwelling District

**Future Land Use:** Residential Medium Density (6.1 - 12 units per acre)

**Reference:** PAR25-0013

**Tax Parcel No.:** 8108-00-00-0035

**Property Location:** The property is located along Eloah Estates Road, east of Howland Boulevard.

**Background:** The applicant is requesting that the original plat to be resubmitted.

**Attachments:** [20200230 PLAT OF ELOAH ESTATES\\_v1 \(1\)](#)  
[Narrative For Pre-App\\_v1](#)

**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](mailto: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.*