



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

Thursday, February 27, 2025

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:](#)

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): 210 041 615 489

Phone Conference ID: 359 026 728#

Meeting passcode: bH2Yb3CF

Join Meeting:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MDZiNGEwNTUtNjQzZi00OTJiLWJhMGQtYTZiZjE1MmQ2MmNj%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:
4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM: If time allows, public comments will be limited to items listed on the agenda and will not exceed two minutes per speaker. No time may be transferred to other residents. The two-minute limit will apply to each speaker. Please be courteous and respectful of others' opinions. Personal attacks on Committee/Board members, City staff, or members of the public are prohibited and will be deemed out of order by the Chair.

6. OLD BUSINESS:

7. NEW BUSINESS:

A. [Reed-Ellis Property - Comp. Plan Amendment and Rezone - Pre-Application Meeting](#)

Background:

Applicant: Yosvany Medina Pinera
1411 Edgewater Drive, Suite 200
Orlando, FL 32804

Project Name: N/A

Project Type: Comprehensive Plan Amendment and Rezone

Project Acreage: 188.34 Acres

Current Zoning: A-1(C) - Volusia County Prime Agriculture

Future Land Use: AG - Agriculture Resource (Volusia County)

Reference: N/A

Tax Parcel No.: 9114-00-00-0020, 9114-00-00-0050, 91144-00-00-0033, 9114-00-00-0037, and 9114-00-00-0038.

Property Location: 2575 Enterprise Osteen Road and 770 and 2573 Reed Ellis Road.

Background: The applicant would like to discuss a proposed single family residential development with accommodating project-specific infrastructure such as parks, stormwater ponds, utilities, lift stations, and residential roadways.

Staff Comments:

- Not in the Joint Planning Area (JPA).
- Would need a Comprehensive Plan Amendment and Rezone.
 - In City's Land Development Code refer to Sections 110-1101 and 110-319.
 - Section 110-319 is currently under zoning in progress, this would need to follow new regulations.
 - Refer to the Future Land Use Element in the Comprehensive Plan, for land use designations.
- Ensure wetland buffers are followed.

- A neighborhood meeting will be required per Section 74 in the LDC, that is currently being updated.

Zoning Map:

Attachments: [Reed-Ellis Concept Plan](#)

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.