



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Agenda

### Development Review Committee

*Chair Jordan Smith*  
*Vice Chair Phyllis Wallace*  
*Member John Cox*  
*Member Leigh Grosvenor*  
*Member Dino Lucarelli*  
*Member Chad Tate*

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Thursday, February 26, 2026

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): 252 016 741 578 00

Phone Conference ID: 235 733 746#

Meeting passcode: F4HW6sw7

Join Meeting:

<https://teams.microsoft.com/meet/25201674157800?p=WiXaA83q1IU6o2MG0h>

**1. CALL TO ORDER:**

**2. ROLL CALL:**

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

- A. [Minutes of February 12, 2026](#)

**Attachments:** [Minutes from February 12, 2026](#)

**4. OLD BUSINESS:**

- A. [Quick Service Oil Change - 625 Howland Boulevard - Final Site Plan Approval](#)

**Background:**

**Applicant:** Jason Bellows  
140 E. Morse Blvd, Unit J

Winter Park, Florida 32789

**Project Name:** Strickland Auto  
**Project Acreage:** 0.78 Acres  
**Current Zoning:** C-1, Retail Commercial District  
**Future Land Use:** Commercial  
**Reference:** SP25-0005  
**Tax Parcel No.:** 8130-62-08-0150  
**Property Location:** Northwest corner of Howland Blvd and Fort Smith Blvd.  
**Background:** Final Site Plan Application to allow a 1,671 square foot, three (3) bay quick service oil change business to be located at 625 Howland Boulevard. The property is +/- 0.78 acres.

**Attachments:** [Staff Report - SP25-0005-Strickland Strickland Auto Development Order](#)

**B. [LEHA Business Park - 3141 Howland Boulevard - Final Site Plan Approval](#)**

**Background:** **Applicant:** Kris Rowley  
300 Interchange Blvd  
Ormond Beach, FL 32176  
**Project Name:** LEHA Business Park  
**Project Acreage:** 10.10 Acres  
**Current Zoning:** LEHA BPUD  
**Future Land Use:** Commercial  
**Reference:** SP25-0001  
**Tax Parcel No.:** 8108-00-00-0014  
**Property Location:** 3141 Howland Boulevard  
**Background:** Applicant plans to construct 82,141 square feet of self-storage warehouses, 75 RV parking spaces, 21,750 square feet of Office Building, and 3,750 square feet of medical offices, located at 3141 Howland Boulevard zoned Business Planned Unit Development (BPUD)

**Attachments:** [Staff Report LEHA Business Park LEHA Development Order](#)

**5. NEW BUSINESS:**

**A. [Chick-fil-A - Deltona Village BPUD - Pre-Application Meeting](#)**

**Background:** **Applicant:** Andres Mizrahi

1301 International Parkway Suite 530  
Sunrise, FL 33323

**Project Name:** Chick-fil-A  
**Project Acreage:** 3.93 Acres  
**Current Zoning:** Deltona Village BPUD  
**Future Land Use:** 4(AC) - Activity Center Commercial Tourist  
**Reference:** PAR26-0003  
**Tax Parcel No.:** 8107-01-04-0010  
**Property Location:** Southeast of the Graves Avenue and Howland Boulevard intersection.  
**Background:** The proposed project consists of development of a 5,208-square-foot Chick-fil-A restaurant with a drive-thru facility, to be located at the southeast corner of Graves Avenue and Howland Boulevard.

**Attachments:** [Summary Narrative](#)  
[Concept Plan](#)

**6. STAFF COMMENTS:**

**7. BOARD/COMMITTEE MEMBERS COMMENTS:**

**8. 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.*