



# 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](#)

**6. OLD BUSINESS:**

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

**Background:**

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



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 Boulevard 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 Normandy Boulevard and Howland Boulevard.

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

**8. STAFF COMMENTS:**

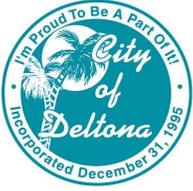
**9. BOARD/COMMITTEE MEMBERS COMMENTS:**

**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](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.*



## Agenda Memo

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**AGENDA ITEM: A.**

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**SUBJECT:**

***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:***

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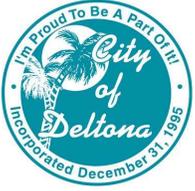
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Meeting passcode: F4HW6sw7

**Join Meeting:**

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



# City of Deltona

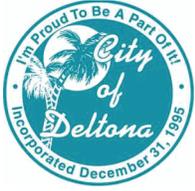
2345 Providence Blvd.  
Deltona, FL 32725

## Agenda Memo

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**AGENDA ITEM: A.**

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# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Development Review Committee

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Thursday, February 12, 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:**

**1. CALL TO ORDER:**

The meeting was called to order at 9:00 am.

**2. ROLL CALL:**

Also present: Brandon Hatch, Milton Robles, Nicole Robles, David Webster, Freshteh Somji, Daryl Cooley, Nelly Kerr, and Matthew West, Planning and Development Services; James Parrish, and Tony Elam, Deltona Water; Jason Lewis.

**Present:** 6 - Chair Jordan Smith  
Vice Chair Phyllis Wallace  
Member John Cox  
Member Leigh Grosvenor  
Member Chad Tate  
Member Dino Lucarelli

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

**A. Minutes from January 22, 2026**

**Motion by Jordan Smith, seconded by Jim Parrish to approve the Minutes of January 22, 2026, as presented. The motion carried unanimously.**

**4. OLD BUSINESS:**

None.

**5. NEW BUSINESS:**

**A. 2501 N Normandy Blvd - IPUD - Pre-Application Meeting**

The applicant, Jason Lewis discussed the proposal being a 2nd building (2 million sq ft) on the site located North of Sylvester Road. He added that access points will be to and from N

Normandy Boulevard.

Planner 1, Brandon Hatch provided the applicant with the fees and processes related to submitting a final site plan. He discussed parking standards, landscaping requirements and storm water management. He also informed the applicant that striping in the parking area must maintain accurate distances and markings.

Mr. Lewis added that the Southwest pond on the property is a natural pond that is being reshaped. He also stated that character trees will be planted on-site.

Member Wallace discussed the need for traffic to flow in and out from the north of the property instead of the south.

City Engineer, Dino Lucarelli advised the applicant to have signs on-site that will direct traffic to flow to the north of the property;

Brief discussion about the end-user, potential number of employees, and estimated costs of the project.

**6. STAFF COMMENTS:**

None.

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

None.

**8. ADJOURNMENT:**

The meeting was adjourned at 9:38 pm.

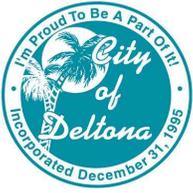
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Jordan Smith, Committee Chair

ATTEST:

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David Webster Jr, Committee Secretary



**Agenda Memo**

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**AGENDA ITEM: A.**

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**TO:** Development Review Committee

**AGENDA DATE:** 2/26/2026

**FROM:** Retail Development Properties

**AGENDA ITEM:** 4A

**SUBJECT:**

Quick Service Oil Change - 625 Howland Boulevard - Final Site Plan Approval

**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

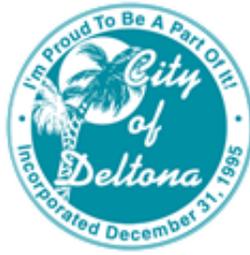
**Future Land Use:** Commercial

**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.



# MEMORANDUM

DATE: February 26, 2026

TO: Development Review Committee

FROM: Matthew West, AICP, Planning Manager

THRU: Planning and Development Services

Applicant: Retail Development Properties

SUBJECT: SP25-0005 - Final Site Plan application for a 1,671 square foot, three (3) service-bay quick service oil change business to be located at 625 Howland Boulevard currently zoned C-1, Retail Commercial, with a Conditional Use (Resolution No. 2023-25) to allow the quick service oil change.

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**REFERENCES:** Resolution No. 2023-25, City Comprehensive Plan, and Code of Ordinances Section 75-4

**REQUEST:** The applicant is requesting approval of Final Site Plan SP25-0005, to construct an three (3) bay quick service oil change business to be located at 625 Howland Boulevard. Approval of this application by the Development Review Committee (DRC) will authorize the execution and recording of the Development Order and Final Site Plan, thereby allowing the applicant to proceed to schedule a pre-construction meeting and the building permit phase.

**DISCUSSION:** A Conditional Use to allow an automobile service station, type A, was approved by the City Commission on June 17, 2024, via Resolution No. 2024-25. The Resolution had two conditions:

1. A Combination of lots application is required to combine Lots 15, 16, 17 and 18. This was accomplished July 24, 2024.
2. A Final Site Plan is required.

The lots were combined per the recorded agreement dated January 3, 2024. The Final Site Plan application was submitted to the Planning and Development Services Department on April 9, 2025. Following a sufficiency review, an Acceptance Letter was issued on June 3, 2025. The first DRC comment letter was provided on May 20, 2025. After three review cycles, all substantive issues have been addressed.

**ANALYSIS:** Staff has completed a comprehensive review of the Final Site Plan and supporting documentation and has determined the submittal to be in compliance with the applicable requirements of the City's Land Development Code and Comprehensive Plan.

## **DEVELOPMENT REVIEW COMMITTEE:**

The proposed Final Site Plan complies with all relevant provisions of the City's Comprehensive Plan and Chapter 75 of the Land Development Code. Therefore, staff recommends the Development Review Committee approve the Final Site Plan SP25-0005, subject to the following conditions:

1. The applicant shall comply with all conditions outlined in the Development Order.
2. A pre-construction meeting with the Engineering Department shall be scheduled and attended prior to the start of any site work.
3. Prior to scheduling the pre-construction meeting, the applicant shall address the comments dated February 16, 2026, by Pegasus Engineering, and those added by Dino Lucarelli, P.E. via email dated February 17, 2026, to the satisfaction of the City Engineer or designee (see attached comments).
4. A building permit application shall be submitted to, reviewed, and approved by the Building Department before construction begins.
5. A Business Tax Receipt shall be submitted with the Business Tax Office prior to the issuance of a Certificate of Occupancy for the business.

## **LEGAL DESCRIPTION:**

Lots 15, 16, 17 and 18, Block 1590, Deltona Lakes, Unit 62, PB 28, Pages 95-99

## **ATTACHMENTS:**

- Development Order
- 3<sup>rd</sup> DRC Comment Letter



added by Dino Lucarelli, P.E. via email dated February 17, 2026, to the satisfaction of the City Engineer or designee (see attached comments).

3. The owner/developer shall contact Public Works Project Administrator, Ms. Bobbie Degon, at (386) 878-8976 to schedule a Pre-Construction Meeting after the Development Order is issued.
4. Before the clearing of the site commences, the owner/developer shall contact the NPDES Inspector at (386) 878-8979 to arrange for a site inspection to verify the proper installation of silt fences and other best management protection devices. A minimum of 48 hours advance notice is required prior to scheduled clearing.
5. The owner/developer or contractor shall contact Public Works Engineering Inspectors office at (386) 878-8945 or (386) 878-8996 to schedule all engineering and stormwater inspections. A minimum of 24 hours advance notice is required for all field inspections.
6. The owner/developer shall contact the Utility provider, which is the City, to schedule the coordination of utility construction activities, such as wet taps, backflow prevention equipment inspections, pressure testing, lift station start-ups, inspections, and fees. A minimum 24-hour advance notice is required for all field activities or inspections.
7. A Site Engineering Permit/Inspection Placard shall be issued by Public Works consistent with the implementation of the applicable conditions of this Development Order. This permit, when issued, shall be posted at the construction site in a prominent place for public viewing. A minimum of 48 hours advance notice is required for all inspections. Please see the Site Engineering Permit/Inspection Placard for contact information.
8. The owner/developer shall contact the Deltona Fire Department, Fire Prevention Division at (386) 575-8655 to schedule the coordination of fire safety required site and construction inspections, such as underground fire lines, fire sprinkler backflows, water supplies, site final, etc.; as well as questions concerning fire safety fees. A minimum of 48 hours advance notice is required for all field activities or inspections.

9. The holder of all required state, county, and federal permits shall have acquired such permits before the commencement of any site development or clearing and provide a copy to the City of Deltona for review.
10. Fire department access roads shall maintain a clear width of 24 feet and a vertical clearance of 17 feet. The locations of any plantings shall consider the full growth of trees and landscaping, and shall not obstruct fire apparatus access, or access to, visibility of, or function of any fire protection equipment.
11. Fire Department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction (NFPA 1, Fire Code, 2021 Edition, Section 16.1.4).
12. In order to ensure the maintenance of fire department access throughout the proposed phasing of the project, a written narrative, along with a site layout depicting the locations of construction fencing and access gates, shall be provided.
13. Before site clearing work can commence, the owner/developer must post the approved original signature permits from all local, state, and federal agencies on-site at all times, and arrange for a pre-clearing inspection to verify that the tree barrier protection, landscape buffers, historic/specimen trees, if any, and all trees to remain, are properly protected. The owner/developer must have all legally required local, state, and federal permits for construction and or land-clearing activities prior to the live capture, relocation, and release of any species listed as endangered, threatened, or of special concern by the State of Florida Fish and Wildlife Conservation Commission. The owner/developer will contact the Public Works Department's Project Manager/Environmental at (386) 878-8965 a minimum of 48 hours before the owner/developer environmental consultant/contractor commences work on-site.
14. In accordance with Florida Statute 556.105, before any site clearing or digging commences, the owner/developer shall provide a copy of the call ticket and number to Public Works Environmental staff at a pre-clearing inspection. To schedule the utility locate, please contact Sunshine One at

(800) 432-4770, or visit [www.callsunshine.com](http://www.callsunshine.com). This condition must be prior to pre-clearing inspection (see #5 above). If the call ticket is not provided at time of pre-clearing, the inspection will not be approved and will be subject to any civil penalties. For more information or additional assistance, please contact the Public Works Division at (386) 878-8950.

15. Although irrigation plans are submitted to the City as part of the Final Site Plan review process, approval and permitting for irrigation is obtained from the Volusia County Office of the Florida State Health Department. Please contact Mr. Andy Natal at (386) 736-5444 for additional information.
16. Consistent with Ordinance No. 06-2019 the City has granted a waste hauler exclusive right to haul waste and refuse (residential and non-residential uses) within the city limits of Deltona. Therefore, all waste management, including, but not limited to, debris and other refuse generated during the land clearing and construction phase shall be hauled by the sole hauler granted exclusive rights by the City. The City currently has a relationship with the solid waste hauler Waste Pro. To coordinate waste management with Waste Pro, contact Waste Pro at (386) 788-8890. This condition will apply to any future exclusive solid waste hauling terms negotiated by the City.
17. After roads or other infrastructure are built and accepted by the City, no right-of-way or other dedicated areas can be used to store or place any solid waste or solid waste container.
18. The applicant shall apply for a Business Tax Receipt (BTR) before or after a Certificate of Occupancy is issued. BTR's can be applied for at City Hall in person. Please contact the Business Tax Office at (386) 878-8560 for additional information.

H. CERTIFICATE OF CONCURRENCY:

Concurrency requirements, pursuant to the City's Comprehensive Plan and Land Development Code, have been reviewed and are determined to be sufficient. The Certificate of Concurrency is achieved by issuance of this Development Order and shall remain valid for the duration of this Development Order.

However, concurrency is not vested and, should the project fail to meet concurrency requirements at the time a building permit application is made, the permit may not be issued.

I. LIMITATIONS:

1. This Development Order authorizes development within the City of Deltona, as specified herein. Any deviation from or modifications of the development authorized by this Development Order must be submitted to the Department of Planning and Development Services for appropriate review and, if warranted, approval.
2. This Development Order does not confer vested rights to development after the expiration date, specified herein. This Development Order authorizes the issuance of permits and is not a substitute for any required permit. This Development Order does not eliminate or substitute obligations to comply with all applicable City codes or ordinances, or for compliance with any other required federal, state, regional, or local permits.
3. As part of the inspection and acceptance of project infrastructure, the Fire Prevention Division shall determine if the accessibility for a fire apparatus is met, as per a Final Site Plan, and any corrective measures necessary shall be completed prior to the issuance of a Certificate of Occupancy.
4. Buildings undergoing construction, alteration, or demolition operations, shall comply with NFPA 1, Fire Code 2021, as amended, Sections 16.1, 16.4 and 16.5.
5. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. (NFPA 1, Fire Code, 2021 Edition, Section 16.4.3.1.3 16.5.3.1.3).
6. A water supply for fire protection, either temporary or permanent, shall be made available, as soon as combustible material accumulates. There shall be no delay in the installation of fire protection equipment. (NFPA 1, Fire Code, 2021 Edition, Sections 16.5.3.1.1 and 16.5.3.1.2)
7. No vertical construction or storage of combustible material on-site shall be permitted, until fire hydrants are installed, inspected, flow tested and approved

by the Fire Prevention Division. Fire flows shall be conducted during peak demand hours, as determined by the Fire Department.

8. Open burning of land clearing debris (uprooted or cleared vegetation) for purposes of preparation for development or construction of buildings and rights-of-way or land development is prohibited. Alternative means for disposal/removal shall be agreed upon with the city of Deltona Fire Official.
9. The Deltona Utility Department shall be notified to witness tapping of water lines for hydrants and the inspection of hydrant connections and piping. All hydrants and installations shall meet Volusia County specifications.
10. Requirements for Projects with NPDES Permits: It will be the responsibility of the contractor(s) to ensure that all required permits are obtained and are in hand at the job site prior to commencement of construction. The contractor shall abide by all conditions contained therein. Permits included (but not necessarily limited to) are:
  - FDEP and St. Johns River Water Management District permits
  - Local right-of-way use permits (Volusia County)
  - NPDES General Stormwater Permit
  - USF&W and FWC environmental permits

Copies of the Notice of Intent (NOI) acknowledgement letter from FDEP with permit number and a copy of the Stormwater Pollution Prevention Plan (SWPPP) must be sent to the following address prior to commencing construction:

NPDES Inspector  
201 Howland Blvd.  
Deltona, Florida 32738

11. A copy of the NOI or letter from the FDEP confirming coverage under the State of Florida Construction Generic Permit shall be posted at the construction site in a prominent place for public viewing, in compliance with Part III (C)(2) of the State of Florida Construction Generic Permit.
12. Perimeter soil and erosion controls and controls for sensitive areas that conform to Best Management Practices (BMPs) must be installed prior to land clearing/disturbing activities. The contractor is to continually maintain, at his/her

expense, any and all erosion prevention systems, material management, and waste management needed to ensure that project construction will limit the exposure of these materials to stormwater and that construction will not cause any water quality degradation or violations to on-site or off-site properties, water bodies, ponds, lakes, or wetlands. No direct discharge of unfiltered water to downstream receiving waters will be allowed and discharge water shall be routed in such a manner as to adequately remove silt prior to runoff from the site. The proposed BMP controls shall conform to federal, state, and local requirements or manual of practice, as applicable. The contractor shall implement additional controls as directed by permitting agency or owner. Wash-out areas shall be clearly delineated with silt fence, utilized, inspected daily, and maintained.

13. The contractor shall be responsible for performing weekly inspections of the SWPPP erosion controls and completing the Inspection Forms. Copies of these reports shall be maintained at the project site and made available to the City NPDES Inspector, upon request.
14. The limits of disturbance have been provided to the contractor on the construction plan. Unless otherwise directed by the owner or engineer, the contractor is expected to contain all construction activities within these limits. At no time shall the contractor disturb surrounding properties or travel on surrounding properties without written consent from the property owner. Any repair or reconstruction of damaged areas in surrounding properties shall be repaired by the contractor on an immediate basis. All repairs shall be the responsibility of the contractor, and no extra compensation shall be provided.
  - A. All Florida Department of Environmental Protection application forms submitted to the City or Deltona Water must bear original signatures and seal of the engineer of record (EOR). Two (2) sets of signed and sealed construction plans are required for City records.
  - B. Two (2) sets of as-built plans signed and sealed by the EOR, and a certification of construction letter from the EOR certifying that construction has been completed in substantial accordance with the approved plans and specifications must be submitted to the City/Deltona Water prior to

final project inspections being performed of the completed project. Any deviations or modifications from the approved plans and specifications must be noted by the EOR in the certification letter and indicated on the as-built plans as applicable.

- C. The Site Engineering Permit/Inspection Placard shall be posted with the Building Permit and inspections performed by the applicable City Departments, as noted on the permit. It is the responsibility of the owner/developer and/or contractor to ensure that inspections are requested and performed as appropriate for the project.
- D. A copy of the St. Johns River Water Management District Environmental Review Permit (District), or letter from the District exempting site from permitting requirements, shall be provided to Public Works/Engineering prior to construction of any stormwater system improvements. Upon completion of construction, the EOR shall also submit a copy of the executed District certification of construction form.

\_\_\_\_\_  
Planning & Dev. Services Director or Designee

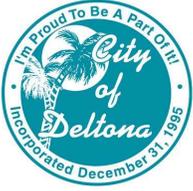
\_\_\_\_\_  
Date Approved

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the **Director of Community Development Services**, who is personally known to me and who did not take an oath.

\_\_\_\_\_  
Notary Public Signature

(Notary Stamp)



## Agenda Memo

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**AGENDA ITEM: B.**

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**TO:** Development Review Committee

**AGENDA DATE:** 2/26/2026

**FROM:** Zev Cohen & Associates

**AGENDA ITEM:** 4B

**SUBJECT:**

LEHA Business Park - 3141 Howland Boulevard - Final Site Plan Approval

**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)



# MEMORANDUM

DATE: February 26, 2026

TO: Development Review Committee

FROM: Brandon Hatch, Planner I

THRU: Planning and Development Services

Applicant: Zev Cohen and Associates, Inc.

SUBJECT: SP25-0001 - Final Site Plan application for 82,141 square feet of self-storage warehouse, 75 RV parking spaces, 21,750 square feet of Office Building, and 3,750 Square Feet of Medical, located at 3141 Howland Boulevard within the LEHA Business Park Planned Unit Development (BPUD) Zoning District.

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**REFERENCES:** City Comprehensive Plan, Code of Ordinances Section 75-4.

**REQUEST:** The applicant requests approval of Final Site Plan SP25-0001 to construct an approximate 82,141 square feet of self-storage warehouse, 75 RV parking spaces, 21,750 square feet of Office Building, and 3,750 Square Feet of Medical. Approval by the Development Review Committee (DRC) will authorize the execution and recording of the Final Site Plan and Development Order, allowing the applicant to proceed to schedule a pre-construction coordination meeting and the building permit process.

**DISCUSSION:** The Final Site Plan application was submitted to the Planning and Development Services Department on February 21, 2025. Following staff's sufficiency review, the initial DRC comment letter was provided on March 31, 2025. After four review cycles, staff has deemed the majority of all substantive comments have been adequately addressed, and any outstanding comments shall be addressed prior to the pre-construction meeting.

**ANALYSIS:** Staff has completed a comprehensive review of the Final Site Plan application and supporting materials and finds the proposed development to be consistent with the City's Comprehensive Plan and compliant with the applicable provisions of the Land Development Code.

## **DEVELOPMENT REVIEW COMMITTEE:**

The proposed Final Site Plan complies with all applicable provisions of the City's Comprehensive Plan and Chapter 75 of the Land Development Code. Therefore, staff recommends that the Development Review Committee approve Final Site Plan SP25-0001, subject to the following conditions:

1. The applicant shall comply with all conditions of the Development Order.
2. A pre-construction meeting with the Engineering Department shall be scheduled and attended prior to the commencement of any site work.
3. All required building permits shall be obtained prior to the start of construction.
4. A Business Tax Receipt shall be obtained prior to the issuance of a Certificate of Occupancy.

5. All outstanding comments with the City and with Volusia County shall be addressed prior to the pre-construction meeting.

**LEGAL DESCRIPTION:**

BEGIN AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4, SECTION 8, TOWNSHIP 18 SOUTH, RANGE 31 EAST; THENCE RUN NO 1 DEGREES 15' 35" W 2262.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 444; THENCE RUN EASTERLY ALONG SAID RIGHT-OF-WAY LINE 295.17 FEET; THENCE RUN N 88 DEGREES 44' 00" E. 200 FEET; TO THE POINT OF BEGINNING; THENCE RUN N 88 DEGREES 44' 00' E 200 FEET; THENCE RUNS 01 DEGREES 16' 00" E. 1100 FEET"; THENCE RUNS 88 DEGREES 44' 00" W 200 FEET; THENCE RUN N 01 DEGREES 16' 00" 'AL 1100 FEET TO THE POINT OF BEGINNING.

**ATTACHMENTS:**

- Development Order



2. The owner/developer shall contact Public Works Project Administrator, Ms. Bobbie Degon, at (386) 878-8976 to schedule a Pre-Construction Meeting after the Development Order is issued.
3. Before the clearing of the site commences, the owner/developer shall contact the NPDES Inspector at (386) 878-8979 to arrange for a site inspection to verify the proper installation of silt fences and other best management protection devices. A minimum of 48 hours advance notice is required prior to scheduled clearing.
4. The owner/developer or contractor shall contact Public Works Engineering Inspectors office at (386) 878-8945 or (386) 878-8996 to schedule all engineering and stormwater inspections. A minimum of 24 hours advance notice is required for all field inspections.
5. The owner/developer shall contact the Utility provider DeINorth to schedule the coordination of utility construction activities, such as wet taps, backflow prevention equipment inspections, pressure testing, lift station start-ups, inspections, and fees.
6. A Site Engineering Permit/Inspection Placard shall be issued by Public Works consistent with the implementation of the applicable conditions of this Development Order. This permit, when issued, shall be posted at the construction site in a prominent place for public viewing. A minimum of 48 hours advance notice is required for all inspections. Please see the Site Engineering Permit/Inspection Placard for contact information.
7. The owner/developer shall contact the Deltona Fire Department, Fire Prevention Division at (386) 575-6908 to schedule the coordination of fire safety required site and construction inspections; as well as questions concerning fire safety fees. A minimum of 48 hours advance notice is required for all field activities or inspections.
8. The holder of all required state and federal permits shall have acquired such permits before the commencement of any site development or clearing and provide a copy to the City of Deltona for review.

9. Fire department access roads shall maintain a clear width of 24 feet and a vertical clearance of 17 feet. The locations of any plantings shall consider the full growth of trees and landscaping, and shall not obstruct fire apparatus access, or access to, visibility of, or function of any fire protection equipment.
10. Fire Department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction (NFPA 1, Fire Code, 2021 Edition, Section 16.1.4).
11. Before site clearing work can commence, the owner/developer must post the approved original signature permits from all local, state, and federal agencies on-site at all times, and arrange for a pre-clearing inspection to verify that the tree barrier protection, landscape buffers, historic/specimen trees, if any, and all trees to remain, are properly protected. The owner/developer must have all legally required local, state, and federal permits for construction and or land-clearing activities prior to the live capture, relocation, and release of any species listed as endangered, threatened, or of special concern by the State of Florida Fish and Wildlife Conservation Commission. The owner/developer will contact the Public Works Department's Project Manager/Environmental at (386) 878-8965 a minimum of 48 hours before the owner/developer environmental consultant/contractor commences work on-site.
12. In accordance with Florida Statute 556.105, before any site clearing or digging commences, the owner/developer shall provide a copy of the call ticket and number to Public Works Environmental staff at a pre-clearing inspection. To schedule the utility locate, please contact Sunshine One at (800) 432-4770, or visit [www.callsunshine.com](http://www.callsunshine.com). This condition must be prior to pre-clearing inspection (see #5 above). If the call ticket is not provided at time of pre-clearing, the inspection will not be approved and will be subject to any civil penalties. For more information or additional assistance, please contact the DelNorth (Volusia County Utilities).
13. Although irrigation plans are submitted to the City as part of the Final Site Plan review process, approval and permitting for irrigation is obtained from

the Volusia County Office of the Florida State Health Department. Please contact Mr. Andy Natal at (386) 736-5444 for additional information.

14. Consistent with Ordinance No. 06-2019 the City has granted a waste hauler exclusive right to haul waste and refuse (residential and non-residential uses) within the city limits of Deltona. Therefore, all waste management, including, but not limited to, debris and other refuse generated during the land clearing and construction phase shall be hauled by the sole hauler granted exclusive rights by the City. The City currently has a relationship with the solid waste hauler Waste Pro. To coordinate waste management with Waste Pro, contact Waste Pro at (386) 788-8890. This condition will apply to any future exclusive solid waste hauling terms negotiated by the City.
15. After roads or other infrastructure are built and accepted by the City, no right-of-way or other dedicated areas can be used to store or place any solid waste or solid waste container.
16. Applicant shall have a NO PARKING; NO OVERNIGHT PARKING signage or similar along any joint/shared roadway access. Therefore, the developer needs to address with signage on their portion of the roadway.
17. The applicant shall apply for a Business Tax Receipt (BTR) for each business before or after a Certificate of Occupancy is issued. BTR's can be applied for at City Hall in person. Please contact the Business Tax Office at (386) 878-8560 for additional information.

H. CERTIFICATE OF CONCURRENCY:

Concurrency requirements, pursuant to the City's Comprehensive Plan, Land Development Code, and LEHA BPUD Development Agreement have been reviewed and are determined to be sufficient. The Certificate of Concurrency is achieved by issuance of this Development Order and shall remain valid for the duration of this Development Order. However, concurrency is not vested and, should the project fail to meet concurrency requirements at the time a building permit application is made, the permit may not be issued.

I. LIMITATIONS:

1. This Development Order authorizes development within the City of Deltona, as specified herein. Any deviation from or modifications of the development authorized by this Development Order must be submitted to the Department of Planning and Development Services for appropriate review and, if warranted, approval.
2. This Development Order does not confer vested rights to development after the expiration date, specified herein. This Development Order authorizes the issuance of permits and is not a substitute for any required permit. This Development Order does not eliminate or substitute obligations to comply with all applicable City codes or ordinances, or for compliance with any other required federal, state, regional, or local permits.
3. As part of the inspection and acceptance of project infrastructure, the Fire Prevention Division shall determine if the accessibility for a fire apparatus is met, as per a Final Site Plan, and any corrective measures necessary shall be completed prior to the issuance of a Certificate of Occupancy.
4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. (NFPA 1, Fire Code, 2021 Edition, Section 16.5.3.1.3).
5. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates on site. There shall be no delay in the installation of fire protection equipment. (NFPA 1, Fire Code, 2021 Edition, Sections 16.5.3.1.1 and 16.5.3.1.2).
6. No vertical construction or storage of combustible material on-site shall be permitted, until fire hydrants are installed, inspected, flow tested and approved by the Fire Prevention Division. Fire flows shall be conducted during peak demand hours, as determined by the Fire Department.
7. Buildings undergoing construction, alteration, or demolition operations, shall comply with NFPA 1, Fire Code, as amended, Sections 16.1,16.4 and 16.5.
8. The DelNorth Utility Department shall be notified to witness tapping of water lines for hydrants and the inspection of hydrant connections and piping. All hydrants and installations shall meet Volusia County specifications.

9. Requirements for Projects with NPDES Permits: It will be the responsibility of the contractor(s) to ensure that all required permits are obtained and are in hand at the job site prior to commencement of construction. The contractor shall abide by all conditions contained therein. Permits included (but not necessarily limited to) are:

- FDEP and St. Johns River Water Management District permits
- Local right-of-way use permits
- NPDES General Stormwater Permit
- USF&W and FWC environmental permits

Copies of the Notice of Intent (NOI) acknowledgement letter from FDEP with permit number and a copy of the Stormwater Pollution Prevention Plan (SWPPP) must be sent to the following address prior to commencing construction:

NPDES Inspector  
201 Howland Blvd.  
Deltona, Florida 32738

10. A copy of the NOI or letter from the FDEP confirming coverage under the State of Florida Construction Generic Permit shall be posted at the construction site in a prominent place for public viewing, in compliance with Part III (C)(2) of the State of Florida Construction Generic Permit.

11. Perimeter soil and erosion controls and controls for sensitive areas that conform to Best Management Practices (BMPs) must be installed prior to land clearing/disturbing activities. The contractor is to continually maintain, at his/her expense, any and all erosion prevention systems, material management, and waste management needed to ensure that project construction will limit the exposure of these materials to stormwater and that construction will not cause any water quality degradation or violations to on-site or off-site properties, water bodies, ponds, lakes, or wetlands. No direct discharge of unfiltered water to downstream receiving waters will be allowed and discharge water shall be routed in such a manner as to adequately remove silt prior to runoff from the site. The proposed BMP controls shall conform to federal, state, and local requirements or manual of practice, as applicable. The contractor shall implement additional controls as directed by permitting agency or owner.

Wash-out areas shall be clearly delineated with silt fence, utilized, inspected daily, and maintained.

12. The contractor shall be responsible for performing weekly inspections of the SWPPP erosion controls and completing the Inspection Forms. Copies of these reports shall be maintained at the project site and made available to the City NPDES Inspector, upon request.
13. The limits of disturbance have been provided to the contractor on the construction plan. Unless otherwise directed by the owner or engineer, the contractor is expected to contain all construction activities within these limits. At no time shall the contractor disturb surrounding properties or travel on surrounding properties without written consent from the property owner. Any repair or reconstruction of damaged areas in surrounding properties shall be repaired by the contractor on an immediate basis. All repairs shall be the responsibility of the contractor, and no extra compensation shall be provided.
  - A. All Florida Department of Environmental Protection application forms submitted to the City or Deltona Water must bear original signatures and seal of the engineer of record (EOR). Two (2) sets of signed and sealed construction plans are required for City records.
  - B. Two (2) sets of as-built plans signed and sealed by the EOR, and a certification of construction letter from the EOR certifying that construction has been completed in substantial accordance with the approved plans and specifications must be submitted to the City/Deltona Water prior to final project inspections being performed of the completed project. Any deviations or modifications from the approved plans and specifications must be noted by the EOR in the certification letter and indicated on the as-built plans as applicable.
  - C. The Site Engineering Permit/Inspection Placard shall be posted with the Building Permit and inspections performed by the applicable City Departments, as noted on the permit. It is the responsibility of the owner/developer and/or contractor to ensure that inspections are requested and performed as appropriate for the project.

D. A copy of the St. Johns River Water Management District Environmental Review Permit (District), or letter from the District exempting site from permitting requirements, shall be provided to Public Works/Engineering prior to construction of any stormwater system improvements. Upon completion of construction, the EOR shall also submit a copy of the executed District certification of construction form.

\_\_\_\_\_  
Planning & Dev. Services Director or Designee

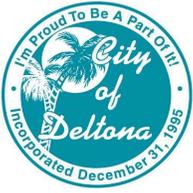
\_\_\_\_\_  
Date Approved

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the **Director of Planning and Development Services**, who is personally known to me and who did not take an oath.

\_\_\_\_\_  
Notary Public Signature

(Notary Stamp)



**Agenda Memo**

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**AGENDA ITEM: A.**

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**TO:** Development Review Committee

**AGENDA DATE:** 2/26/2026

**FROM:** Bowman Consulting

**AGENDA ITEM:** 5A

**SUBJECT:**

Chick-fil-A - Deltona Village BPUD - Pre-Application Meeting

**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 Boulevard 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 Normandy Boulevard and Howland Boulevard.



January 16, 2026

City of Deltona  
Planning and Development Services  
2345 Providence Blvd  
Deltona, FL 32725

**RE: *City of Deltona Development Review Committee  
Pre-application Meeting Request  
I-4 Logistics Phase II***

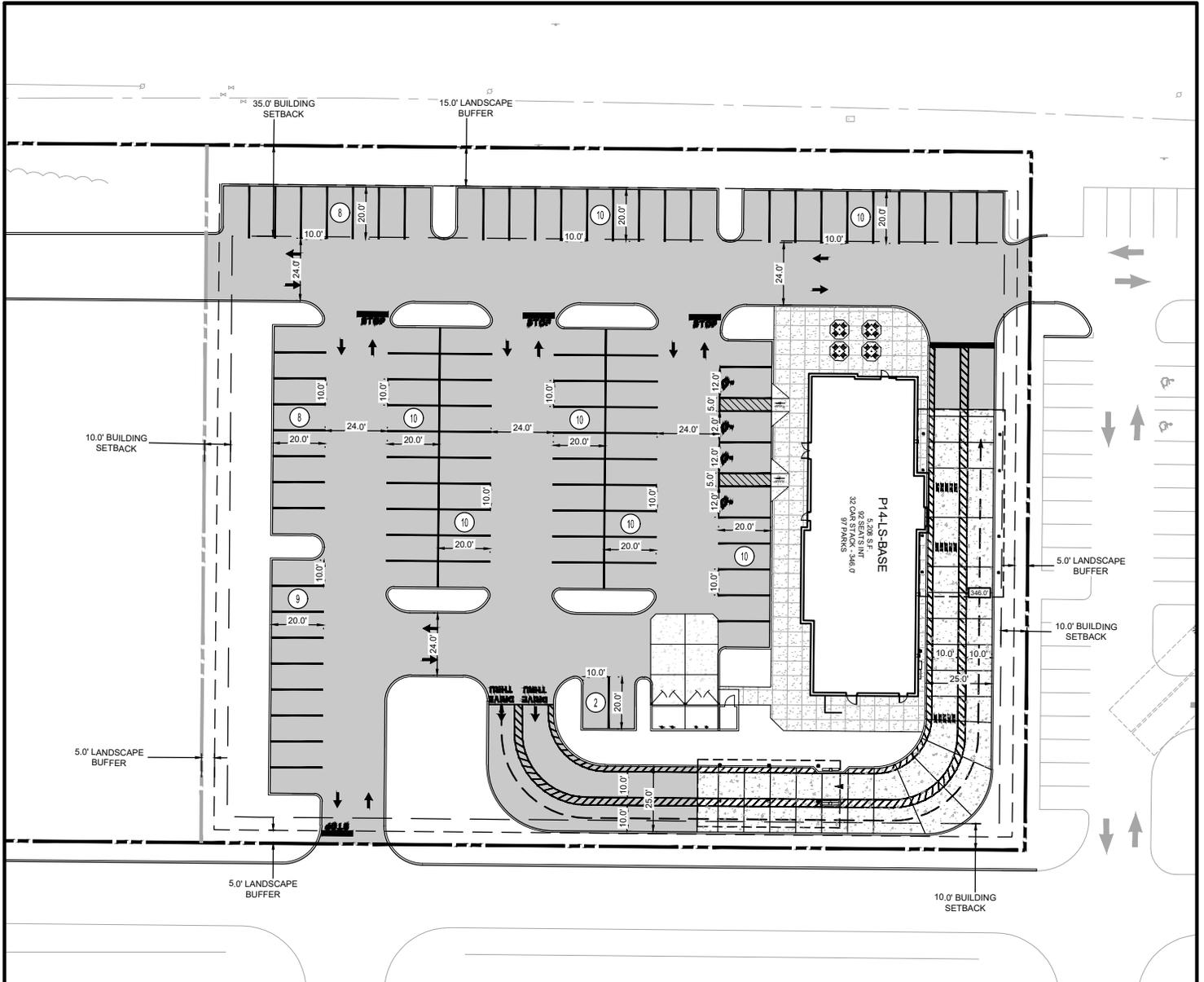
To the City of Deltona Development Review Committee:

Kimley-Horn is requesting a Preapplication meeting with the City of Deltona DRC to discuss the next phase of development for I 4 Logistics Park. This phase will include a 1,000,000-sf high cube distribution facility and associated infrastructure.

Please contact me at (863) 701-8702 or [jason.lewis@kimley-horn.com](mailto:jason.lewis@kimley-horn.com) should you have any additional questions.

A handwritten signature in blue ink, appearing to read "J. Lewis".

Sincerely,  
Jason A. Lewis, P.E.  
Senior Project Manager

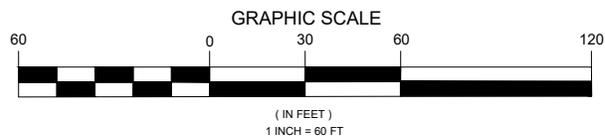


**SITE SUMMARY**

JURISDICTION	DELTONA
ZONING	BPUD
USE	RESTAURANT
PARCEL ID	810706000050 & 810701040010
LOT	
SIZE	85,457 SF (1.96 AC)
BUILDING	
SIZE	5,208 SF
PARKING	
SIZE	10' X 20'

**PARKING CALCULATIONS**

USE	QTY	RATIO	REQUIRED
RESTAURANT	5,208 SF	10 SPACES PER 1,000SF	52 SPACES
STANDARD PARKING PROVIDED			93
HANDICAP PARKING REQUIRED			4
HANDICAP PARKING PROVIDED			4
TOTAL PARKING PROVIDED			97



**PRELIMINARY CONCEPT - NOT FOR DESIGN**



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 Fort Lauderdale, Florida 33316  
 Phone: (954) 814-8480  
 www.bowman.com  
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**CHICK-FIL-A**  
 SEC OF N NORMAND BLVD. & HOWLAND BLVD  
 DELTONA, FL 32725



**CONCEPT 4.0**

CITY OF DELTONA VOLUSIA COUNTY DWN BY: JP SCALE: 1" = 60' DATE: 1/15/2026