



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, October 30, 2025

9:00 AM

Commission Chambers

- 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): 261 956 438 901 7

Phone Conference ID: 464 833 06#

Meeting passcode: N6g2YW3Z

Join Meeting:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDExOGEwMGYtYTQ3MC00YzY5LTkxYTUtNzRmM2NhMjA2MjY0%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 from October 9, 2025](#)

Attachments: [Minutes of October 9, 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:**

7. **NEW BUSINESS:**

A. [355 Fort Smith Blvd - Tire Shop - Pre-Application](#)

Background:

Applicant: Rich Paulin

18856 N Dale Mabry Hwy
Lutz, Florida 33548

Project Name: Tire Shop

Project Type: Preliminary Site Plan

Project Acreage: 1.22 Acres

Current Zoning: C-1, Commercial Retail District

Future Land Use: Commercial

Reference: PAR25-0014

Tax Parcel No.: 8130-41-74-0010, 8130-41-74-0020, 8130-41-74-0030, 8130-41-74-0040, 8130-41-74-0050, 8130-41-74-0060

Property Location: The property is located at the southwest intersection of Courtland and Fort Smith Boulevard.

Background: The applicant is proposing a 6,500 square-foot 8-bay tire store with associated parking, drive aisles, and drainage pond.

Attachments: [Concept Plan 355 Fort Smith](#)

B. [241 Fort Smith - Landscape Supply - Pre-Application Meeting](#)

Background:

Applicant: Jerman Wheeler

241 Fort Smith Boulevard
Deltona, FL 32738

Project Name: Beaver Land Clearing

Project Type: Site Plan

Project Acreage: 13,500 Sq Ft

Current Zoning: C-1, Commercial-Retail District

Future Land Use: Commercial

Reference: SP25-0015

Tax Parcel No.: 8130-42-25-0230

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

Smith Boulevard and Alley 1184.

Background: The applicant is proposing a landscape supply location that provides mulch, wood chips, top soil, gravel, potting soil, etc. The site will serve as a pickup location for customers needing landscape materials.

Attachments: [Site Plan](#)

C. [Pine Ridge - RPUD - Pre-Application Meeting](#)

Background:

Applicant: Elaina Hilyard
600 N Broadway Avenue Suite 301
Bartow, Florida 33380

Project Name: Pine Ridge RPUD

Project Type: Preliminary Subdivision Plan

Project Acreage: 13.06 Acres

Current Zoning: RE-1, Residential Estate One

Future Land Use: Residential Low Density (0 - 6 units/acre)

Reference: PAR25-0015

Tax Parcel No.: 8130-41-74-0010, 8130-41-74-0020, 8130-41-74-0030, 8130-41-74-0040, 8130-41-74-0050, 8130-41-74-0060

Property Location: The property is located at near the intersection of Fish Hawk Road and Howland Boulevard.

Background: The applicant is proposing 53 - 40' wide single-family lots with a 50' wide proposed right-of-way with 24' wide roadway, Miami curb, and 5' sidewalk. The proposed lot minimum area is 4,800 square feet.

Attachments: [Pine Ridge Site Plan](#)

D. [Catalina Craven - PUD - Pre-Application Meeting](#)

Background:

Applicant: Elaina Hilyard
600 N Broadway Avenue Suite 301
Bartow, Florida 33380

Project Name: Catalina Craven

Project Type: Rezone

Project Acreage: 17.58 Acres

Current Zoning: C-1, Retail Commercial District

Future Land Use: Commercial

Reference: PAR25-0016

Tax Parcel No.: 8109-00-00-0062

Property Location: The property is located south of Eloah Estates Rd and north of the Howland Boulevard and Alley 1021 intersection.

Background: The applicant is proposing an 84,240 square-foot industrial building with parking and infrastructure. There will be 3 outparcels.

Attachments: [Site Plan](#)

E. [Hanover - Subdivision - Pre-Application Meeting](#)

Background:

Applicant: Tan Tran
605 Commonwealth Avenue
Orlando, Florida 32803

Project Name: Hanover

Project Type: Preliminary Subdivision Plan

Project Acreage: 158 Acres

Current Zoning: R1-A, Single-Family Classification

Future Land Use: Residential Low Density (0 - 6 units/acre)

Reference: PAR25-0017

Tax Parcel No.: 8111-00-00-0020

Property Location: The property is 1 large square parcel located south of Haulover Boulevard, west of Courtland Boulevard, east of Waco Drive, north of Derby Drive

Background: The applicant is proposing to construct 345+/- unit single-family residential community located on approximately 158 acres. Of the total site area, approximately 153.7 acres are designated as developable land, and 4.3 acres are preserved as wetlands and buffer areas. The community design emphasizes the integration of these natural features into the overall layout, maintaining environmental balance and enhancing visual appeal. The site plan includes a 1.7-acre central amenity area, which will serve as the focal point of community recreation and social activity.

Attachments: [Project Summary v1 \(1\)](#)
[Preliminary Site Plan - Hanover Deltona](#)

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.