



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, December 12, 2024

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:

1. CALL TO ORDER:

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

2. ROLL CALL:

Present: 5 - Chair Phyllis Wallace
Member John Cox
Member Leigh Grosvenor
Member Jordan Smith
Member Chad Tate

Also present: Samuel Schaller, Sharon Shivers, Fire Safety; Jonathan Knight, Jessica Entwistle, Brandon Hatch and David Webster, Planning and Development Services; Bobbie Degon and Tony Elam, Deltona Water; Robert Gierke, Retail Development Properties; Joe Neal, Ryan Fallin and Mark Adams, Blurock Commercial and Avid Group; Phil Bellmany, Calvary Real Estate Group LLC; Jose Ferrer, Daniel Jorge Management; Michael Mather, Total Lot Care; Brooke Quttaineh, Mordy Weissman and Betty Brown.

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of November 14, 2024

Motion by Phyllis Wallace, seconded by Jordan Smith to approve the Minutes of November 12, 2024, as presented. The motion carried unanimously.

4. PRESENTATIONS/AWARDS/REPORTS:

None.

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.

Chair Phyllis Wallace opened and closed public forum, as there was none.

6. OLD BUSINESS:

None.

7. NEW BUSINESS:

A. 2942 Cardinal Street - Multifamily Units - Pre-Application Meeting

Applicant Jose Raul Ferrer presented the conceptual site plan on two and three story apartments, floor plans were also displayed.

Alternate Entwistle advised the applicant on landscaping and parking requirements as well as the need for a dumpster enclosure per LDC Section 110-808(J)

Member Smith stated the development must be mixed use.

Chair Wallace spoke about the parcel being located in a Flood Zone A. Discussion about trees and landscaping occurred.

Member Grosvenor explained the requirements for sprinklers and drive aisles.

Member Cox inquired about the rates of the apartments. The applicant stated the apartments are intermediate apartments, not for low-income.

Discussion occurred about mixed used regulation updates that will be coming in 2025.

B. 887 Deltona Blvd - Funeral Home - Final Site Plan

Brandon Hatch, Planner 1, asked the applicant about the floor plan and spoke regarding the property not meeting code standards for 70% of impervious surface.

Discussion occurred about the viewing rooms, number of potential gatherers and its correlation with parking.

The applicant asked about overflow parking and a shuttle bus from a nearby church being utilized to avoid overcrowding. Assistant Fire Marshall Samuel Schaller advised that a parking agreement would be needed to grant the shared parking.

Chair Wallace advised the applicant to get an updated survey of the property and to check for storm water history.

Member Cox asked the applicant about the type of preparations intending to be done on the property.

Chair Wallace stated that research would be done to see if sanitary sewer is available to accommodate preparations on property as septic systems may not work.

D. Lot 1 - Howland Marketplace - Pre Application Meeting

Applicants Ryan Fallin and Robert Gierke presented the concept of Lot 1 for a Chipotle and 2 retail shops.

Brandon Hatch, Planner 1, inquired about the purpose of the drive-thru lane shown on the plan.

Mr. Fallin stated this is a mobile pickup lane and only for prepaid orders.

Chair Wallace discussed parking requirements.

E. 1200 Deltona Blvd - Deltona Plaza - Pre Application Meeting

Applicant Mordy Weissman gave overview of the project and intentions on improving the property. He stated he would like to and give back to the local community.

Discussion about parking occurred.

Alternate Entwistle stated that a traffic study and plat will be needed.

8. STAFF COMMENTS:

None.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

10. ADJOURNMENT:

The meeting adjourned at 10:04 am.

Phyllis Wallace, Committee Chair

ATTEST:

David Webster Jr, Committee Secretary