



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Development Review Committee

---

Thursday, November 14, 2024

9:00 AM

2nd Floor Conference Room

---

**A. The Informational and 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:** 4 - Chair Phyllis Wallace  
Member Leigh Grosvenor  
Member Jordan Smith  
Member Chad Tate

Also present: Samuel Schaller, Fire Safety; Jonathan Knight, Jessica Entwistle, Brandon Hatch and David Webster, Planning and Development Services; Bobbie Degon and Tony Elam, Deltona Water; Gemma Torcivia, City Attorney; Robert Gierke, Retail Development Properties; William DePetris, David Russo, Mills Short Associates; Keith Trace, Taylor Brock, Stringfellow Planning; Mike Patel, La Familia Mart; Felipe Campos, and Eliezer Perez.

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

**A. Minutes from September 19, 2024**

**Motion by Phyllis Wallace, seconded by Jordan Smith to approve the Minutes of September 19, 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. 2792 Howland Blvd - Pre-Application Meeting - Rezone**

Applicant Eleizer Perez gave summary of his difficulty in selling his 3 parcels of land because 1 parcel contains a single-family home but is zoned as Commercial.

Alternate Entwistle stated the city has less than 8% Commercial and rezoning to Residential would not be supported. She recommended to combine all 3 lots into one to make development more feasible.

Discussion occurred about the history of the parcels and potential uses.

Member Cox recommended that the applicant work with a professional commercial real estate broker to attract the best client.

Member Smith advised the applicant to combine the 3 lots. He stated that Planning will work with the office of Economic Development to market the property to potential suitors.

**B. Halifax Crossings Blvd - Pre-Application Meeting- Amendment**

Applicant Keith Trace presented his proposal to amend the Development Agreement for the commercial zoning. He stated that the original DA showed a half acre minimum, however it was changed to 1.5 acres, and the applicant is requesting to update the minimum to 1 acre.

Discussion occurred regarding the amendment and landscaping.

Alternate Entwistle informed the applicant that staff researched when it was changed.

**C. 625 Howland Blvd - Pre-Application Meeting - Final Site Plan**

Applicant David Russo presented the conceptual plan and elevation.

Co-applicant William DePetris asked if the City required a landscaping plan.

Alternate Knight advised the applicant to review Section 110-808.

Discussion occurred about building materials, structure and color schemes.

Member Grosvenor advised that a hydrant would need to be installed.

Staff Member Elam stated the applicant needs to adjust the stop sign at Howland Blvd as it needs to be a larger size.

**D. 265 Enterprise Road - Pre-Application Meeting - Final Site Plan**

Applicant Felipe Campos gave an overview of his proposal to construct a light auto body repair shop using a pre-fabricated metal building.

Member Smith stated the applicant's business is a permitted use however the proposed building style does not comply with the Enterprise Overlay District.

Alternate Entwistle gave an overview of the property, including the location of a cemetery at the rear of the property and the need for parking adjustments to accommodate the operation.

Chair Wallace stated that storm water retention will be required and to speak with Volusia County.

Member Tate advised the applicant to get with engineers at BMI to amend the building for it to follow the Enterprise-Overlay District design and structure standards.

Member Grosvenor stated the applicant may need to install hydrants since the Deltona Water Department's hydrants are for private use.

Discussion about ingress/egress occurred.

**E. 271 Fort Smith - Pre-Application Meeting - Final Site Plan**

Applicant Mike Patel gave an overview of his proposal to operate a lounge at the rear section of the existing mini grocery mart.

Alternate Entwistle spoke about staff needing the dimensions of the store and lounge to determine the parking requirements necessary as there are only 10 spots available.

Discussion occurred regarding the alley.

Applicant stated he may use the neighboring vacant lot for parking.

Alternate Entwistle informed the applicant of storm water improvements that must be performed in order to utilize the vacant lot for parking.

Member Grosvenor advised that additional assessments must be performed by City

Officials before approval of the project.

**8. STAFF COMMENTS:**

None.

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

None.

**10. ADJOURNMENT:**

The meeting adjourned at 10:02 am.

---

Phyllis Wallace, Committee Chair

ATTEST:

---

David Webster Jr, Committee Secretary