



# 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*

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Thursday, January 23, 2025

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): 263 622 484 614

Phone Conference ID: 989 115 312#

Meeting passcode: fH6xm7P7

Join Meeting: <https://teams.microsoft.com/meet/263622484614?p=lpyDa1s9cd8tLnkQyh>

**1. CALL TO ORDER:**

**2. ROLL CALL:**

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

- A. [Minutes from January 9, 2025](#)

**Attachments:**     [DRC Minutes January 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:****A. [Vineland Reserve - Townhomes - DRC Approval for the Final Site Plan](#)****Background:**

**Applicant:** Anand Jobalia  
Jobalia Development Group  
444 Seabreeze Blvd Unit 805  
Daytona Beach, FL 32118

**Project Name:** Vineland Reserve Phase 1

**Project Type:** Final Plat

**Project Acreage:** 20.30 Acres

**Reference:** N/A

**Tax Parcel No.:** 9112-00-00-0020

**Property Location:** Northeast intersection of Peach Creek Drive  
and Doyle Road.

**Background:** Please see staff report.

**Attachments:**

[Staff Report - SD24-0012 - Vineland Reserve Final Plat](#)  
[Vineland Reserve D.O.](#)

**7. NEW BUSINESS:****A. [3174 Howland Blvd - Car Wash - Pre-Application Meeting](#)****Background:**

**Applicant:** Althea McDavid  
Landis Evans + Partners  
3810 Northdale Blvd Ste 100  
Tampa, FL 33624

**Project Name:** Wash City

**Project Type:** Final Site Plan

**Project Acreage:** 3.87 Acres

**Reference:** N/A

**Tax Parcel No.:** 8108-00-00-0059

**Property Location:** 3174 Howland Blvd

**Background:** The applicant is interested in developing a car wash.

**Attachments:** [Site Plan](#)  
[PFS and IF Calc](#)

**B. [935 Howland Blvd - School - Pre-Application Meeting](#)**

**Background:** **Applicant:** Phillip Herchenroder  
DCS Principal  
1200 Providence Blvd  
Deltona, FL 32725

**Project Name:** Deltona Christian School

**Project Type:** Rezone

**Project Acreage:** 10.71 Acres

**Reference:** N/A

**Tax Parcel No.:** 8136-02-00-0150

**Property Location:** 935 Howland Blvd

**Background:** The owner is interested in expanding the private school by adding a gym and outdoor court.

**Attachments:** [DCS Master Planning Package](#)  
[DCS Combined Property Card Info](#)  
[DCS Boundary and Topographic tree](#)

**C. [2087 Laredo Drive - Lot Split - Pre-Application Meeting](#)**

**Background:** **Applicant:** Antonio Jimenez  
6188 Deltona Blvd  
Deltona, FL 32725

**Project Name:** 2087 Laredo - Lot Split

**Project Type:** Subdivision Exemption

**Project Acreage:** 2.04 Acres

**Reference:** N/A

**Tax Parcel No.:** 8113-02-01-0040

**Property Location:** 2087 Laredo Drive

**Background:** The applicant would like to split one (1) parcel into two (2).

**Attachments:**

[Survey](#)

[LIDAR Map - Elevations](#)

[Aerial - 2087 Laredo](#)

**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.*