



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Development Review Committee

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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:**

**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 Shaller, Fire Safety; Jonathan Knight, Jessica Entwistle, Brandon Hatch and David Webster Jr, Planning and Development Services; James Parrish, Bobbie Degon and Tony Elam, Deltona Water; Zackery Good, City Attorney; Althea McDavid, Landis & Evans Partner, Ravi Alur, Aspire Engineering; Pam and Harold Chenowith, Wash City; Constance Silver, Tri 3 Civil Engineering Design Studio Inc; Phil Herchenroder, Deltona Christian School, and Antonio Jimenez.

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

**A. Minutes from January 9, 2025**

**Motion by Phyllis Wallace, seconded by Chad Tate to approve the Minutes of January 9, 2025, 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.**

None.

**6. OLD BUSINESS:**

**A. Vineland Reserve - Townhomes - DRC Approval for the Final Plat**

The item was tabled.

**7. NEW BUSINESS:**

**A. 3174 Howland Blvd - Car Wash - Pre-Application Meeting**

Project Engineer, Althea McDavid, gave an overview of the project to construct a 5910 square foot, fully automated car wash with 12 prep stalls and 36 vacuum stalls.

The owners, Pam and Harold Chenowith, confirmed that there is an access agreement in place with Grace Baptist Church.

Ms. McDavid assured that a traffic study will be submitted with the application.

Alternate Entwistle discussed enhanced landscaping, drive aisles and the architectural design standards being finalized for developers to comply with once approved.

Deputy Utility Director, Jim Parrish, advised the applicant to speak with Volusia County regarding utilities.

Member Grosvenor discussed drive aisles for emergency vehicle access.

Discussion occurred about proportionate fair share and impact fees for Howland Boulevard; in which City Attorney Good, confirmed that the city has no control over the proportionate fair share that is determined by the county. There will be no agreement between the city and developer to lower the fees set by the county.

**B. 935 Howland Blvd - School - Pre-Application Meeting**

Project Engineer, Constance Silver, presented the conceptual plan for the expansion of Deltona Christian School. She discussed previous requests to rezone 2 commercial parcels on the property to RE-1.

Member Smith expressed the City's need to preserve as much commercial property as possible and inquired if the school would be interested in selling their commercial parcels.

The applicant, Phillip Herchenroder, expressed that the school is not interested in selling

the parcels but would consider acquiring the vacant parcel located west of the existing school building.

City Attorney Good advised the applicant, the City Commission's goal is to preserve commercial parcels and the need for the property to have unified zoning.

Member Smith advised the applicant to schedule with Economic Development and Planning staff to discuss the actions needed to expand the school.

Members of the public expressed their support for the school expanding.

**C. 2087 Laredo Drive - Lot Split - Pre-Application Meeting**

Discussion occurred about the lot splitting into 2 parcels.

Chair Wallace advised the applicant that the property is impacted by high ground water and the granting of the lot split does not guarantee that it can be built on.

**8. STAFF COMMENTS:**

None.

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

None.

**10. ADJOURNMENT:**

The meeting adjourned at 9:43 am.

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Phyllis Wallace, Committee Chair

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David Webster, Recording Secretary