



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Development Review Committee

Chair Jordan Smith
Vice Chair Phyllis Wallace
Member John Cox
Member Leigh Grosvenor
Member Dino Lucarelli
Member Chad Tate

Thursday, June 25, 2026

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:](#)

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): 254 347 961 738 417

Phone Conference ID: 774 076 485#

Meeting passcode: UF9RP7hC

Join Meeting:

<https://teams.microsoft.com/meet/254347961738417?p=AGK3ENJeKOxjrj07RtO>

1. CALL TO ORDER:
2. ROLL CALL:
3. APPROVAL OF MINUTES & AGENDA:
 - A. [Minutes of June 11, 2026](#)

Attachments: [DRC Minutes June 11, 2026](#)

4. OLD BUSINESS:
5. NEW BUSINESS:
 - A. [Fresh Point Meat - PAR26-0022 - Pre-Application Meeting](#)

Background:

Applicant: Ariel De Jesus
271 Fort Smith Blvd
Deltona, FL 32738

Project Name: Fresh Point Meat

Project Type: Site Plan

Project Acreage: 15,000 Sq Ft

Current Zoning: C-1, Retail Commercial District

Reference: PAR26-0022

Tax Parcel No.: 8130-42-25-0150

Property Location: Located near Fort Smith Blvd and Alley 1184.

Background: The applicant is proposing a meat and butcher shop at the site.

Attachments:

[Freshpoint Plot Plan](#)
[Parking drawing v1](#)

B. [Coffee Shop - Howland Marketplace - Pre-Application Meeting](#)**Background:**

Applicant: Ryan Fallin, PE
333 S Garland Ave, Suite 1300
Orlando, FL 32801

Project Name: Howland Marketplace Coffee Shop

Project Type: Site Plan

Project Acreage: 0.84 +/- acres

Current Zoning: BPUD

Reference: Howland Marketplace Lot 2

Tax Parcel No.: 8106-11-00-0020

Property Location: Located within Howland Marketplace Lot 2.

Background: The applicant is proposing a coffee shop.

Attachments:

[Concept Plan BRD26001.00 A](#)

6. STAFF COMMENTS:**7. BOARD/COMMITTEE MEMBERS COMMENTS:****8. ADJOURNMENT:**

NOTE: If any person decides to appeal any decision made by the Board/Body 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.