



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

Thursday, July 10, 2025

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): 260 713 446 472 5

Phone Conference ID: 195 399 104#

Meeting passcode: ZN7S6Ad6

Join Meeting:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NDJiOGNmMjgtY2JkMi00MzUzLWlzMdAtNmFkMWZjMTU4MTJi%40thread.v2/0?context=%7b%22Tid%22%3a%226a79fd65-87d2-498e-9a3d-d9e9a25de730%22%2c%22Oid%22%3a%22e5d66ce2-ef2d-4764-9428-8bff1261a910%22%7d%3e

1. CALL TO ORDER:
2. ROLL CALL:
3. APPROVAL OF MINUTES & AGENDA:
 - A. [Minutes from June 26, 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. [Store Space - Final Site Plan - DRC Approval for the Final Site Plan SP23-0006](#)

Background:

Applicant: Herb Green

P.O. Box 450006

Kissimmee, FL 34745

Project Name: Store Space

Project Type: Final Site Plan

Project Acreage: 4.48 Acres

Current Zoning: BPUD

Future Land Use: Activity Center

Reference: Store Space

Tax Parcel No.: 8107-06-00-0073

Property Location: The property is located West of Hollywood Boulevard and North Normandy Boulevard and is surrounded by similarly zoned BPUD parcels.

Background: The applicant proposes the development of a +/- 96,150 square foot Self-Storage Facility located within the "Deltona Village" Business Planned Unit Development (BPUD). The subject site is identified by Tax Parcel Number 8107-06-00-0073.

Attachments:

[SP23-0006 - Store Space - Staff Report - Final Revised DO Store Space SP23-0006 Final](#)

B. [Walmart - Final Site Plan - DRC Approval for the Final Site Plan SP24-0017](#)

Background:

Applicant: Audrey Rivera (Rep)

P.O Box 8050 MS 0555

Bentonville, AR 72716

Project Name: Walmart

Project Type: Final Site Plan

Project Acreage: 27.20 Acres

Current Zoning: BPUD

Future Land Use: Commercial

Reference: Walmart BPUD Development Agreement

Tax Parcel No.: 9206-04-00-0010

Property Location: The property is located at 101 Howland Boulevard. The southwest intersection of State Road 415 and Howland Boulevard.

Background: The applicant proposes to expand the delivery and pickup area of the existing Walmart Supercenter located within the "Walmart" Business Planned Unit Development (BPUD). The project includes a 5,163 square foot building addition, restriping and reconfiguration of parking spaces, and enhanced landscaping consistent with the originally approved site development plans.

Attachments: [Walmart Supercenter Expansion D.O. SP24-0017](#)
[SP24-0017 - Staff Report - DRC Final](#)

7. NEW BUSINESS:

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.