



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

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:

1. CALL TO ORDER:

The meeting was called to order at 9:00 am.

2. ROLL CALL:

Also present: Jessica Entwistle, Jonathan Knight, Brandon Hatch, Milton Robles, Nicole Robles, David Webster, Daryl Cooley, Nelly Kerr, and Matthew West, Planning and Development Services; Kyle Nowland, Building Services; James Parrish, Eric Kozielski, Tony Elam, Bobbie Degan, Public Works; City Attorney Zackery Good, Reginald Reid, Alan Carpenter, and Firass Embaby.

Present: 4 - Chair Phyllis Wallace
Member Leigh Grosvenor
Member Jordan Smith
Member Chad Tate

Absent: 1 - Member John Cox

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes from June 26, 2025

Motion by James Parrish, seconded by Leigh Grosvenor to approve the Minutes of June 26, 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.

Chair Phyllis Wallace opened and closed public forum, as there was none.

6. OLD BUSINESS:

A. Store Space - Final Site Plan - DRC Approval for the Final Site Plan SP23-0006

Jonathan Knight, Planner 1, spoke regarding Final Site Plan Application SP23-0006, a proposal to construct a +96,150 square foot Climate Controlled Self Storage Facility on a +4.48 acre property within the Deltona Village Business Planned Unit Development (BPUD), located at 2610 Normandy Boulevard. The Final Site Plan application for the proposed project was submitted on May 3, 2023. Following six (6) rounds of review, City staff determined that the application satisfies all applicable development requirements and standards of BPUD zoning and City Land Development Code. As a condition of this approval, prior to the commencement of construction activities, the applicant shall submit a complete building permit application to the City of Deltona Building Department for review and approval, in accordance with applicable codes and regulations.

Motion by James Parrish, seconded by Jordan Smith to approve Store Space at 2610 Normandy Boulevard with the conditions stated in the development order and by the Development Review Committee. The motion carried unanimously.

B. Walmart - Final Site Plan - DRC Approval for the Final Site Plan SP24-0017

Jonathan Knight, Planner 1, spoke regarding Final Site Plan application SP24-0017, a proposal to construct a 5,163 square foot addition to an existing Walmart Supercenter located on a 27.20-acre property within the Walmart Business Planned Unit Development (BPUD), located at 101 Howland Boulevard. The original Final Site Plan was approved in July 2005. Final Site Plan application for the proposed addition was submitted on November 20, 2024. Following four (4) round of technical review, City staff determined that the application satisfies all applicable development requirements and standards of the BPUD zoning and City Land Development Code. Prior to the commencement of construction activities, the applicant shall submit a complete building permit application to the City of Deltona Building Department for review and approval, in accordance with applicable codes and regulations.

Member Grosvenor presented corrections that needed to be updated to the Development Order as follows:

1. Conditions of Approval: Remove entry #9 and replace with the statement; "Fire department access roads shall maintain a clear width of 24 feet and vertical clearance of 17 feet. The locations of any plantings shall consider the full growth of trees and landscaping, ad shall not obstruct fire apparatus access, or access to, visibility of, or function of any fire protection equipment."

2. Remove #4, #7, and #8 under limitations.

City Attorney Good recommended the Development Review Committee to approve and accept the Final Site Plan Application SP24-0017, based on the conditions stated by staff.

Motion by James Parrish, seconded by Jordan Smith to approve Walmart at 101 Howland Boulevard with the conditions stated in the Development Order and by the Development Review Committee. The motion carried unanimously.

7. NEW BUSINESS:

None.

8. STAFF COMMENTS:

None.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

10. ADJOURNMENT:

The meeting was adjourned at 9:09 am.

Phyllis Wallace, Committee Chair

ATTEST:

David Webster Jr, Committee Secretary