



# 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, May 28, 2026

9:00 AM

Commission Chambers

---

- 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): 254 709 780 410 88

Phone Conference ID: 885 948 741#

Meeting passcode: 9Sy2Am67

Join Meeting:

[https://teams.microsoft.com/meet/25470978041088?  
p=wIHIOzmpKsCiVuHzPN](https://teams.microsoft.com/meet/25470978041088?p=wIHIOzmpKsCiVuHzPN)

1. CALL TO ORDER:
2. ROLL CALL:
3. APPROVAL OF MINUTES & AGENDA:
  - A. [Minutes from May 14, 2026](#)

**Attachments:** [DRC Minutes May 14, 2026](#)

4. PRESENTATIONS/AWARDS/REPORTS:



**Current Zoning:** County ULI  
**Reference:** PAR26-0020  
**Tax Parcel No.:** 8105-00-00-0410  
**Property Location:** Located north of Howland Blvd at the end of Mountel Avenue.  
**Background:** The applicant is requesting a Land Use and Zoning Change to accommodate 98 single-family units with a minimum size of 5,000 square feet per lot.

**Attachments:** [Narrative](#)  
[Site Plan](#)

C. [Deltona Christian School - PAR26-0017 - Pre-Application Meeting](#)

**Background:** **Applicant:** Derek Walters  
1085 W Morse Blvd  
Winter Park, FL 32789  
**Project Name:** Deltona Christian School  
**Project Type:** Rezone  
**Project Acreage:** 9.20 - acres  
**Current Zoning:** C-1, Retail Commercial District  
**Reference:** PAR26-0017  
**Tax Parcel No.:** 8136-02-00-0150, 8136-02-00-0151, 8136-02-00-0152  
**Property Location:** 935 Howland Boulevard.  
**Background:** Deltona Christian School is proposing new buildings, future sports fields/courts, and access drives on the property.

**Attachments:** [DCS Conceptual Plan](#)  
[DCS Narrative](#)

D. [Iron Valley Real Estate - PAR26-0018 - Pre-Application Meeting](#)

**Background:** **Applicant:** Monica Kapp  
2031 Saxon Blvd, Suite 101  
Deltona, FL 32725  
**Project Name:** Iron Valley Real Estate  
**Project Type:** Site Plan  
**Project Acreage:** 0.40 - acre  
**Current Zoning:** C-2, General Commercial  
**Reference:** PAR26-0018  
**Tax Parcel No.:** 8130-03-38-0060

**Property Location:** 1929 Saxon Boulevard.

**Background:** Proposing a real estate office in this single-family home that is zoned C-2.

**Attachments:** [floor plan and plot plan v1](#)  
[Narrative](#)

**8. STAFF COMMENTS:**

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

**10. 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](mailto: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.*