



# 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*

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Thursday, February 12, 2026

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:](#)

**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): 290 252 633 185 13

Phone Conference ID: 943 623 937#

Meeting passcode: fZ7vG7T8

Join Meeting:

[https://teams.microsoft.com/join/19%3ameeting\\_Yzk3NDVhOGMtNmU2Yi00NzA0LTlkZTctNDg2M2YzOTYzYzEw%40thread.v2/0?context=%7b%22id%22%3a%226a79fd65-87d2-498e-9a3d-d9e9a25de730%22%2c%22oid%22%3a%22e5d66ce2-ef2d-4764-9428-8bff1261a910%22%7d](https://teams.microsoft.com/join/19%3ameeting_Yzk3NDVhOGMtNmU2Yi00NzA0LTlkZTctNDg2M2YzOTYzYzEw%40thread.v2/0?context=%7b%22id%22%3a%226a79fd65-87d2-498e-9a3d-d9e9a25de730%22%2c%22oid%22%3a%22e5d66ce2-ef2d-4764-9428-8bff1261a910%22%7d)

1. CALL TO ORDER:
2. ROLL CALL:
3. APPROVAL OF MINUTES & AGENDA:
  - A. [Minutes from January 22, 2026](#)

**Attachments:** [DRC Minutes January 22, 2026](#)

4. OLD BUSINESS:
5. NEW BUSINESS:

**A. [2501 N Normandy Blvd - IPUD - Pre-Application Meeting](#)****Background:**

**Applicant:** Gwendolyn Nicholas  
200 S Orange Avenue, Suite 600  
Orlando, FL 32801

**Project Name:** I-4 Logistics Park

**Project Acreage:** 65.94 Acres

**Current Zoning:** IPUD

**Future Land Use:** Activity Center

**Reference:** PAR26-0002

**Tax Parcel No.:** 8107-07-00-0001

**Property Location:** The property is located along N Normandy Blvd.

**Background:** The applicant is looking to discuss the next phase of development for I-4 Logistics Park. This phase will include a 1,000,000 -sf high cube distribution facility and associated infrastructure.

**Attachments:**

[C-100 MASTER SITE PLAN v1](#)

[Summary Narrative v1](#)

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