



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, June 12, 2025

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): 293 388 035 935 4

Phone Conference ID: 958 814 138#

Meeting passcode: 53W9Qq3H

Join Meeting:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MjY5NTEzNmQtYjQ5Mi00NjQwLTg0ZjktNjNiZDE1ZDc4ZjRj%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 May 8, 2025](#)

Attachments: [DRC Minutes of May 8, 2025](#)

- B. [Minutes from May 22, 2025](#)

Attachments: [DRC Minutes of May 22, 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:**

7. **NEW BUSINESS:**

A. [00 Auburndale - Private Preschool School - Pre-Application](#)

Background:

Applicant: Asdrubal Polanco
1437 Marsh Meadow Lane
Davenport, FL 33896

Project Name: Private preschool

Project Type: Site Plan

Project Acreage: 1.01 Acres

Current Zoning: P, Public Use Classification

Future Land Use: P, Public Use Classification

Reference: N/A

Tax Parcel No.: 8130-53-00-0010

Property Location: South of Auburndale Street, East of Providence Boulevard.

Background: The applicant is proposing to develop a 3,150 square foot building that will operate as a preschool.

Attachments:

[Project Narrative - 00 Auburndale St](#)

[00 Auburndale St - Conceptual Site Plan - Preschool](#)

B. [2000 Newmark Drive - Subdivision - Pre-Application](#)

Background:

Applicant: Christopher Potts, (PE)
643 SW 4th Avenue, Suite 220
Gainesville, FL 32601

Project Name: Newmark Estates

Project Type: Site Plan

Project Acreage: 45.22 Acres

Current Zoning: RPUD

Future Land Use: RPUD

Reference: N/A

Tax Parcel No.: 8124-00-00-0010

Property Location: East of Newmark Drive and Courtland Boulevard intersection

Background: The applicant is proposing to develop a 162-lot subdivision.

Attachments: [Concept Plan](#)
[Newmark Estates RPUD D.A.](#)

C. [591 N SR 415 - Flex-Space - Pre-Application](#)

Background:

Applicant: Jose Campuzano
1103 Aaron Drive
Deltona, FL 32725

Project Name: Flex-Space

Project Type: Site Plan

Project Acreage: 3.84 Acres

Current Zoning: A-3(C) - OMV (Osteen Mixed Use Village Classification)

Future Land Use: OMV (Osteen Mixed Use Village Classification)

Reference: N/A

Tax Parcel No.: 9207-05-00-0010 and 9207-05-00-0011

Property Location: East of SR 415, West of "The Savannah"

Background: The applicant is proposing to construct a flex-space for office and storage purposes.

Attachments: [Conceptual Site Plan](#)

D. [Hickory Lakes Preserve - Subdivision - Pre-Application Meeting](#)

Background:

Applicant: Keith Trace, PIB
21 N Summerlin Ave, Orlando, FL 32801
Orlando, FL 32801

Project Name: Hickory Lakes Preserve

Project Type: Subdivision

Project Acreage: 110.43 Acres

Current Zoning: RPUD

Future Land Use: Residential Low Density

Reference: N/A

Tax Parcel No.: 9113-00-00-0201, 9113-00-00-0200, and 9113-00-00-0021.

Property Location: South of Enterprise-Osteen Road, West of SR 415

Background: The applicant is proposing a subdivision with 189 detached single family residential lots, each with a minimum lot size of 6,000 square feet.

Attachments: [Hickory Lakes MDP](#)
[Recorded DA 05.10.2021](#)

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.