



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

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:

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; James Parrish, Eric Kozielski, Tony Elam, and Bobbie Degon, Deltona Water; Gary Daniels and Ruben Nazario, PIO; City Attorney Zackery Good; David Holden, Bob Luthra, Ria Luthra, Sadique Jaffer, Elaina Hilyard, Chris Potts, Vanessa Ballard, Jose Campuzano and Keith Trace.

Present: 5 - Chair Phyllis Wallace

Member John Cox

Member Leigh Grosvenor

Member Jordan Smith

Member Chad Tate

3. APPROVAL OF MINUTES & AGENDA:

Motion by Chair Phyllis Wallace, seconded by John Cox, to appoint Kyle Nowland, James Parrish and Matthew West as DRC alternatives. The motion carried unanimously.

A. Minutes from May 8, 2025

Motion by Chair Phyllis Wallace, seconded by James Parrish, to approve the May 8, 2025, DRC Minutes as presented. The motion carried unanimously.

B. Minutes from May 22, 2025

Motion by Chair Phyllis Wallace, seconded by John Cox, to approve the May 22, 2025, DRC Minutes 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 Wallace opened and closed public forum, as there was none.

6. OLD BUSINESS:

None.

7. NEW BUSINESS:**A. 00 Auburndale - Private Preschool School - Pre-Application**

Applicant Vanessa Ballard gave an overview of the project, a private pre-school in a 3,150 square foot building. The site is adjacent to an FPL easement. The project features a masonry wall and landscaping that will give separation from the adjoining Auburndale neighborhood. The school is projected to enroll 15 students in total.

Alternate Knight provided the applicant with sections of the Land Development Code regarding Final Site Plan requirements and guidelines for a dumpster enclosure.

City Attorney Good informed the applicant that a daycare would not be a permitted use under the Public zoning classification.

Member Cox, discussed security concerns and suggested that a fence be placed on the property to protect students.

Member Grosvenor informed the applicant that the building would have to be protected by a fire sprinkler system and a hydrant would have to be located within 400 feet of the closest point of the building.

Assistant Fire Marshall, Samuel Schaller, explained that if the building's total maximum occupant load exceeds 100 persons, the corridor from the classrooms would have to be 6 feet in width.

Chair Wallace informed the applicant that the site's utilities is serviced by Deltona North Utilities and therefore must contact Volusia County for utility connection. She also expressed the need for the site to have efficient parking while not using Auburndale Street or surrounding areas for parent drop-off or overflow parking.

Alternate Entwistle informed the applicant of buffer requirements stated in the Land

Development Code.

Attorney Good discussed landscaping buffers.

Deputy Utility Director, Jim Parrish advised the applicant to contact Volusia County Health Department for septic information.

Chair Wallace opened public forum.

Lori Warnicke, Collins Road, expressed her concerns about traffic and if the school intends to have a playground.

The applicant stated that the school will transport students in passenger vans and not a standard school bus. She claims the school will have a playground within the 100 foot clearance from the FPL transmission pole that is on site.

Chair Wallace closed public forum.

B. 2000 Newmark Drive - Subdivision - Pre-Application

The applicant, Chris Potts gave an overview of the project, a 162 townhome unit community. He stated that the Developers Agreement is still active and would like guidance to proceed with development.

Alternate Entwistle stated that the applicant must follow the already-approved Developers Agreement. She provided the applicant with references to landscaping sections 110-808 of the Land Development Code.

Member Grosvenor discussed fire hydrants and drive aisle size requirements.

Chair Wallace informed the applicant that the entire property is in a scrub jay habitat and is located within a Flood Zone A.

Deputy Utility Director, Jim Parrish informed the applicant that it is the developers sole expense to expand the potable line and establish sanitary sewer connection at the intersection of Howland and Courtland Boulevard.

Chair Wallace opened public forum.

Larry French, Arslan Street, expressed his concerns about the impact the development may have on the surrounding area. He claims to have found gopher tortoises, scrub jays and slash pines on the property. He advised city staff to examine the flood plain in the area.

Chair Wallace closed public forum.

C. 591 N SR 415 - Flex-Space - Pre-Application

Applicant Jose Campuzano, presented his plan to develop the commercial space.

Planning Manager, Matthew West advised the applicant to combine both lots and apply for a rezone. He also discussed ingress/egress points for the property and the need to have interconnection through cross access with adjoining properties which is required by the Osteen Village Local Plan.

Alternate Entwistle informed the applicant that Volusia County will have an input in the rezone process.

Member Smith advised the applicant to meet with Planning staff at a later date to decide alternative uses for the property.

Deputy Utility Director, Jim Parrish informed the applicant that connections for water, wastewater and reclaimed water is located on the property. He stated that a private lift station would be required because there isn't gravity sewer on property.

Chair Wallace opened public forum.

Lori Warnicke, Collins Road, expressed the need for the standards of the JPA to be honored by City staff and developers.

Chair Wallace closed public forum.

D. Hickory Lakes Preserve - Subdivision - Pre-Application Meeting

Applicant, Keith Trace gave an overview of the project, a RPUD approved in April 2021 with a total of 189 units.

Discussion occurred about traffic studies, tree surveys and environmental mitigation plans.

Deputy Utility Director, Jim Parrish advised the applicant to install a back up generator on the lift station. He explained that the potable system must be looped and not contain dead ends.

Member Grosvenor discussed fire hydrants, access points and drive aisle requirements.

Project Engineer, David Holden explained that all roads within the development are measured at 24 feet wide along with an additional 2 feet of curb.

Chair Wallace opened public forum.

Mark Rizzo, D Ranch Preserve, spoke regarding the Comprehensive Plan. He expressed concerns about the preservation of wildlife and the possibility of flooding being the result of the proposed development.

Member Smith stated the proposed plan was previously approved by City Commission in April 2021.

Lori Warnicke, Collins Road, advised that City staff, developers and Volusia County work together to make the community better.

Sue Berks, Kove Estates, expressed her concerns about wildlife preservation.

Glenda Ross, Enterprise Osteen Road, spoke about flooding concerns and requested the proposed development be smaller.

Terry Konash, Lush Lane, discussed overcrowding in local schools due to an overflow of children. She requested that a new traffic study be conducted.

Larry French, Arslan Street, expressed the need for water absorption as it relates to the cutting down of trees.

Michael Weitz expressed concerns about potential flooding, and traffic overflow.

Scott Seidl, Enterprise Osteen Road, requested that the developer extend the buffer. He questioned if Enterprise Osteen Road will be widened. He claims to have seen gopher tortoises in the area.

Kelly Seidl, Enterprise Osteen Road, spoke about her love for the area. She encouraged staff and attendants to drive down Enterprise Osteen Road to observe the beauty of the area.

Chair Wallace closed public forum.

City Attorney Good explained that the Developers Agreement and Master Development Plan were already approved by City Commission in April 2021. He stated that staff does not have the ability to remove entitlements that were already granted.

The applicant expressed his intentions to coordinate with D Ranch. He assured staff and attendants that developers will work to minimize any impacts the project may have on Enterprise Osteen Road.

8. STAFF COMMENTS:

None.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

10. ADJOURNMENT:

The meeting was adjourned at 10:27 am.

Phyllis Wallace, Committee Chair

ATTEST:

David Webster Jr, Committee Secretary