



# 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*

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Thursday, April 24, 2025

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): 233 070 798 501 6

Phone Conference ID: 418 700 245#

Meeting passcode: cX2kS9NQ

Join Meeting:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_OWUyY2JIMDgtMWQyZS00M2MwLTkxYjMtNDEzNTZIMTA3YTII%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/l/meetup-join/19%3ameeting_OWUyY2JIMDgtMWQyZS00M2MwLTkxYjMtNDEzNTZIMTA3YTII%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 March 13, 2025](#)

**Attachments:** [DRC Minutes March 13, 2025](#)

- B. [Minutes from March 27, 2025](#)

**Attachments:** [DRC Minutes March 27, 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. [600 Fort Smith Blvd - School - Pre-Application Meeting](#)****Background:**

**Applicant:** Grisel Torres  
600 Fort Smith Blvd  
Deltona, FL 32738

**Project Name:** Divine Vision Community School

**Project Type:** Final Site Plan

**Project Acreage:** 4.02 Acres

**Current Zoning:** R-1, Single-Family Residential

**Future Land Use:** R-1, Single-Family Residential

**Reference:** N/A

**Tax Parcel No.:** 8134-00-00-0042

**Property Location:** East of Pemberton Avenue, West of Eldron Avenue.

**Background:** The applicant would like to develop a private school.

**Staff Comments:**

- The parcel was once the location of a school.
- Requires City Commission approval.

**Attachments:**

[School Plan 2025-2026](#)

[Aerial](#)

**B. [317 & 321 Fort Smith Blvd - General Office - Pre-Application Meeting](#)****Background:**

**Applicant:** Rashid H Jamalabad, P.E.  
P.O. Box 5378  
Winter Park, FL 32793

**Project Name:** 317 & 321 Fort Smith Retail Space

**Project Type:** Site Plan

**Project Acreage:** 15,000 Square Feet  
**Current Zoning:** C-1, Commercial Retail District  
**Future Land Use:** C-1, Commercial Retail District  
**Reference:** N/A  
**Tax Parcel No.:** 8130-42-25-0030, 8130-42-25-0040  
**Property Location:** East of Fort Smith & Courtland Boulevard intersection, next to Ace Hardware.  
**Background:** The applicant would like to explore various retail and general office requirements for this parcel.  
**Staff Comments:**

**Attachments:** [Concept Site Plan](#)  
[Aerial](#)

C. [3150 Howland Boulevard - Oil Change Facility - Pre-Application Meeting](#)

**Background:** **Applicant:** William E Barfield, Esq  
225 S. Westmonte Drive Suite 2040  
Altamonte Springs, FL 32714  
**Project Name:** 3150 Howland Oil Change Facility  
**Project Type:** Zoning Variance  
**Project Acreage:** 1.37 Acres  
**Current Zoning:** C-1, Commercial Retail District  
**Future Land Use:** C-1, Commercial Retail District  
**Reference:** N/A  
**Tax Parcel No.:** 8108-00-00-0057  
**Property Location:** North side of Howland Blvd approximately 200 feet West of its intersection with Roseapple Avenue. The property is near Grace Baptist Church.  
**Background:** The applicant is requesting a variance from the minimum lot width requirement of 150 feet for automotive uses, to allow for development of the site with a 100-foot lot width.  
**Staff Comments:**

**Attachments:** [Zoning Variance Application](#)  
[Approved Conditional Use Plan](#)

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](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.*