



# 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, May 22, 2025

9:00 AM

2nd Floor Conference Room

---

#### 1. CALL TO ORDER:

- 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): 286 270 144 411 9

Phone Conference ID: 142 249 067#

Meeting passcode: Sz6Rj6a9

Join Meeting:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZTU1NmNhYmUtMDU1YS00YjY0LTg4Y2YtNzRlM2QzMjliZTgz%40thread.v2/0?context=%7b%22Tid%22%3a%226a79fd65-87d2-498e-9a3d-d9e9a25de730%22%2c%22Oid%22%3a%220b8ff7b3-b823-4162-8a3f-75d29f4427af%22%7d%3e](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTU1NmNhYmUtMDU1YS00YjY0LTg4Y2YtNzRlM2QzMjliZTgz%40thread.v2/0?context=%7b%22Tid%22%3a%226a79fd65-87d2-498e-9a3d-d9e9a25de730%22%2c%22Oid%22%3a%220b8ff7b3-b823-4162-8a3f-75d29f4427af%22%7d%3e)

#### 2. ROLL CALL:

#### 3. APPROVAL OF MINUTES & AGENDA:

#### 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:

**A. [Dairy Queen and Restaurant - Final Site Plan Approval - 2953 Howland Blvd.](#)****Background:**

**Applicant:** Harry Newkirk  
1230 N. US Highway 1, Suite 3  
Ormond Beach, FL 32174

**Project Name:** Dairy Queen restaurant with drive-thru and sit-down restaurant

**Project Type:** Final Site Plan

**Project Acreage:** 1.79-acres

**Current Zoning:** C-1, Retail Commercial District

**Reference:** N/A

**Tax Parcel No.:** 8130-39-13-0110

**Property Location:** 2953 Howland Boulevard

**Background:** Please refer to the Staff Report and Development Order.

**Attachments:**

[Staff Report - SP24-0010 - Dairy Queen](#)  
[D.O. - SP24-0010 - Dairy Queen](#)

**7. NEW BUSINESS:****A. [700 and 704 Fort Smith Boulevard - Food Hall - Pre-application Meeting](#)****Background:**

**Applicant:** Paul Holub  
PO Box 730086  
Ormond Beach, FL 32173

**Project Name:** N/A

**Project Type:** Final Site Plan

**Project Acreage:** 0.34-acre

**Current Zoning:** C-1, Retail Commercial District

**Reference:** N/A

**Tax Parcel No.:** 8130-19-07-0150 and 8130-19-07-0140

**Property Location:** 700 and 704 Fourt Smith Boulevard

**Background:** The applicant is interested in a food hall concept with a Tiki Hut, Picnic Tables, and a Food truck.

**Staff Comments:**

- Will require a **Combination of Lots application**.
- **Chapter 75** - Final Site Plan will be required, that includes all of the noted Final Site Plan submittal minimums including an illumination plan for the property.
- **Section 110-315** - C-1 Zoning and Setback Information, need

survey to determine current conditions of property and sizing.

- **Section 110-808** - Landscaping requirements. Property is surrounded by residential R1 property on the north, east, and south side.
- **Section 110-828** - Off-street parking and loading requirements based upon proposed development size including any indoor and outdoor seating area.
- **Section 110-829** - Off-street circulation, parking dimensions, and loading facilities. Please note the alleyway cannot be used for primary means of business operations.
- **Requires Right of Way of use permit for access to property.**

**Zoning Map:**

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

**B.    [561 N. SR 415 - Storage Facility and Retail - Pre-application Meeting](#)**

**Background:**

**Applicant:**             Daniel Petroski

**Project Name:**        N/A

**Project Type:**         Annexation

**Project Acreage:**      0.34-acre

**Current FLU:**         Volusia County Osteen Mixed Use Village

**Current Zoning:**      Volusia County Osteen Mixed Use Village

**Reference:**            N/A

**Tax Parcel No.:**      9207-05-00-0027

**Property Location:**    561 N. SR 415, Osteen, FL 32764

**Background:**         The applicant is interested in building a storage facility with RV covered spots and retail shop.

**Staff Comments:**

- Access and FDOT permitting. As currently functioning, the site is limited to right turning movements. To introduce left turning movements would require FDOT approval to modify the median. Without a median modification, large RVs and boat trailers would need to make u-turns at the median openings north and south of the site which is not desirable. A median modification to allow left turning movements does not appear to meet FDOT median opening spacing requirements.
- Coordination with Volusia County regarding the JPA is

necessary.

- Architectural standards may be applied to proposed buildings on the site. Architectural standards may include building colors, façade treatments, roof design and glazing.
- PUD zoning would be the appropriate zoning process. RV and personal storage, however, do not appear to be uses consistent with Mixed Use Village land use. Staff is not likely to support the storage use. Any development on the site must be consistent with the Osteen Local Plan.
- Wetlands and water appear to cover the eastern portion of the property. Further environmental analysis will be required during the process.
- The following code sections should be consulted to process the annexation, **rezoning, comprehensive plan amendment and site plan applications:**
  - **Chapter 75** - Site Plan requirements.
  - **Section 110** - Zoning Permitted Uses
  - **Section 110-1101** - Amendments to the Official Zoning Map and Comprehensive Plan Amendments Procedures.
  - **Section 98** - Wetland Protection regarding wetland buffers and requirements.
  - **Section 110-319** - PUD's which has new requirements. Staff can provide that to you by email, as it has not been updated online yet.
  - Will require a Final Plat application for a subdivision, review **Section 106-31**.
  - **Section 74** - new requirements for a community meeting before any public hearings can be scheduled.
  - **Section 110-808** - Landscaping requirements
  - **Section 110-828** - Off-street parking and loading
  - **Section 110-829** - Off-street circulation, parking dimensions, and loading facilities.

FDOT 2024 AADT for SR 415 adjacent to site is 23,500

Volusia County 2022 AADT for SR 415 Table

**Zoning Map:**

**Attachments:**

## Aerial

## Site Plan Sketch

## Frontal

## Osteen Mixed Use Village Classification

**C. 605 Courtland Boulevard- Commercial Building with Drive-Thru -**  
**Pre-Application Meeting**

**Background:**

**Applicant:** Geoff Summitt

3667 Simonton Place

Lake Mary, FL 32746

**Project Name:** N/A

**Project Type:** Subdivision Exemption and Final Site Plan

**Project Acreage:** 7.57-acres including Publix

**Current Zoning:** C-1, Retail Commercial District

**Future Land Use:** Commercial

**Reference:** N/A

**Tax Parcel No.:** 8136-03-00-0010

**Property Location:** 605 Courtland Boulevard

**Background:** The applicant is interested in subdividing the southwest portion that is undeveloped into a small commercial building with a possible drive thru.

**Staff Comments:**

- Subdivision Exemption application will be required to split this parcel, please review section 106-27.
- Please review the following codes regarding development of the parcel.
  - Section 75-1 - Final Site Plan
  - Section 110-315 - C-1, Retail Commercial District
  - Section 110-808 - Landscaping Requirements
  - Section 110-808(j) - Dumpster Enclosure
  - Section 110-828 - Parking Regulations
  - Section 110-829 - Off-street circulation, parking dimensions and loading facilities
- Staff will provide the draft architectural standards for commercial properties.

### Zoning Map:

**Attachments:**

605 Courtland Pre-App Narrative v1 (1)

Deltona Commons CP v1 (2)

**D. 210 Little Palm Drive - Single Family Homes - Pre-Application Meeting**

**Background:**

**Applicant:** Piercyn Sancez, Luxer Development

4700 Millenia Blvd, Suite 260

Orlando, FL 32839

**Project Name:** Poinsetta Holdings

**Project Type:** Site Plan

**Project Acreage:** 41.83-acres

**Current Zoning:** RPUD with Volusia County with Enterprise  
Community Overlay

**Future Land Use:** Volusia County Rural

**Reference:** N/A

**Tax Parcel No.:** 9111-03-00-0180, 9111-03-00-0230, 9111-03-00-1880, 9111-03-00-1920, 9111-03-00-1940, 9111-03-00-1960, 9111-03-00-2000, 9111-03-00-2030, 9111-03-00-2040, 9111-03-00-2190, 9111-03-00-3470, 9111-03-00-3050, 9111-03-00-2630, and 9111-03-00-2210

**Property Location:** East of Lush Lane, West of Gatling Avenue,  
South of Doyle Road.

**Background:** The applicant is proposing a residential community  
consisting of 40 and 50-foot lots.

**Staff Comments:**

- Please review the Volusia County's Comprehensive Plan regarding the **Enterprise Local Plan Requirements**, as well as the **Enterprise Community Overlay Zone** in their Land Development Code. These requirements will be required.
- Review the **Future Land Use Element** of the City's Comprehensive Plan.
- Please review the following Sections in the City's Land Development Code:
  - **Section 110-1101** - Amendments to the Official Zoning Map and Comprehensive Plan Amendments Procedures.
  - **Section 98-52** - Wetland Identification regarding wetland buffers and requirements.
  - **Section 110-319** - PUD's which has new requirements. Staff can provide that to you by email, as it has not been updated online yet.
  - **Section 74-** which will require a community meeting before any public hearings can be scheduled.
  - **Section 110-808** - Landscaping requirements
  - **Section 110-828** - Off-street parking and loading
  - **Section 110-829** - Off-street circulation, parking dimensions, and loading facilities.

**Zoning Map:**

**Attachments:**[Summary](#)[Aerial](#)[Site Plan](#)[POINSETTA HOLDINGS - Pre-App Questions](#)**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.*