



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, May 22, 2025

9:00 AM

2nd Floor Conference Room

1. CALL TO ORDER:

The meeting was called to order at 9:00 am.

- 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:

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 Jake Spendlove, PIO; City Attorney Gemma Torcivia; City Attorney Zackery Good; Patti Sholar, Pedro Felipe, Shaman Foradi, Piercyn Sanchez, and Steven Becker.

Present: 5 - Chair Phyllis Wallace
Member John Cox
Member Leigh Grosvenor
Member Jordan Smith
Member Chad Tate

3. APPROVAL OF MINUTES & AGENDA:

None.

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.

A. Dairy Queen and Restaurant - Final Site Plan Approval - 2953 Howland Blvd.

Brandon Hatch spoke regarding Final Site Plan Application SP24-0010, received by staff on July 1, 2024. The application proposes the construction of a 2,617-square-foot Dairy Queen restaurant and drive through with a 2,042-square-foot sit down restaurant, located at 2953 Howland Boulevard within the C-1, Retail Commercial Zoning District. After five rounds of review, staff, the City's traffic consultant, and Volusia County have deemed the Final Site Plan acceptable for approval. Staff finds that Application SP24-0010 complies with the City of Deltona's Land Development Code, Comprehensive Plan, and applicable Florida Statutes.

Staff recommends approval of the Final Site Plan, subject to the conditions outlined in the revised Development Order, which includes updates based on Fire Department comments.

7. NEW BUSINESS:

A. 700 and 704 Fort Smith Boulevard - Food Hall - Pre-application Meeting

Applicant Felipe Silva stated that he intends to construct a tiki hut to be used as a dining hall, with a food truck on-site to prepare food and juices.

Brandon Hatch, Planner I, informed the applicant that a Combination of Lots application would be required. He advised the applicant to review applicable sections of the Land Development Code. Mr. Hatch also explained that a fully functioning, permanent restroom facility would be required, and portable restrooms would not be permitted.

A discussion occurred regarding security of the tiki hut. The applicant stated that all supplies would be securely stored inside the locked food truck.

Deputy Utility Director James Parrish advised the applicant to contact the Volusia County Health Department regarding septic system requirements, as sanitary sewer service is not available in the area.

B. 561 N. SR 415 - Storage Facility and Retail - Pre-application Meeting

Applicant Daniel Petroski stated that he would like to construct a storage facility. He expressed that he is not interested in annexing into the City of Deltona and has concerns regarding the permitted uses within the Osteen Mixed Use Village (OMV) zoning designation.

Planning Manager, Matthew West explained that a warehouse or storage facility is not a permitted use under the Joint Planning Agreement (JPA) zoning for the OMV area.

Member Smith informed the applicant that the City is obligated to adhere to JPA standards in coordination with Volusia County. He advised that annexation into the City would be required if the applicant intends to connect to City utilities to support the proposed business.

Deputy Utility Director James Parrish informed the applicant that both sanitary sewer and a water main are located near the property. He added that a private lift station would be necessary to connect to the City's utility infrastructure.

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

Alternate Entwistle explained that a Subdivision Exemption application would be required if the applicant wishes to create a standalone parcel. She also advised the applicant to review Section 75-1 of the Land Development Code for Final Site Plan submittal requirements.

Discussion took place regarding parking and the connection to potable water.

Member Grosvenor discussed the applicable parking and drive aisle requirements for the proposed development.

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

Applicant Piercyn Sanchez proposed a residential community consisting of lots ranging from 40 to 50 feet in width. Chair Wallace confirmed that the property is located in unincorporated Volusia County and noted that she was unaware of any formal approvals from the County.

Deputy Utility Director James Parrish explained that utility service would be provided by the City of Deltona and would need to be extended to serve the proposed community.

Mr. Sanchez inquired whether staff would support an increase in site density.

Member Smith stated that the proposed lot sizes are inconsistent with the surrounding area and that the development must comply with the Enterprise Local Plan. He indicated that staff would support a rezoning to either RE-1 or RPUD, with a minimum lot size of one acre.

Discussion followed regarding setbacks, lot size requirements, and the process for submitting a Comprehensive Plan Amendment and Rezoning application.

Chair Wallace opened public comment.

Steven Becker, a resident of Sheryl Drive, stated that his property is near the proposed development and expressed that the proposal does not align with the Future Land Use

designation of the area.

Debbie Rawlison, a resident of St. Jude Lane, voiced her dissatisfaction with the project and thanked staff for upholding the standards of the Enterprise Overlay.

Terry Luise, a resident of Lush Court, emphasized the need for smart, thoughtful development in the area.

Chair Wallace closed public forum.

The applicant informed the Committee that the project application will be withdrawn.

8. STAFF COMMENTS:

None.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

10. ADJOURNMENT:

The meeting adjourned at 9:54 am.

Phyllis Wallace, Committee Chair

ATTEST:

David Webster Jr, Committee Secretary