



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Agenda

### Development Review Committee

*Chair Jordan Smith*  
*Vice Chair Phyllis Wallace*  
*Member John Cox*  
*Member Leigh Grosvenor*  
*Member Dino Lucarelli*  
*Member Chad Tate*

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Thursday, March 26, 2026

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): 264 686 914 183 62

Phone Conference ID: 375 974 967#

Meeting passcode: 3Hn2UY7m

Join Meeting:

<https://teams.microsoft.com/meet/26468691418362?p=HdVbTq1BrcTFM9ev9J>

**1. CALL TO ORDER:**

**2. ROLL CALL:**

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

- A. [Minutes from March 12, 2026](#)

**Attachments:**

[DRC Minutes March 12, 2026](#)

**4. OLD BUSINESS:**

- A. [3141 Howland Blvd - Commercial - Pre-Application Meeting](#)

**Background:**

**Applicant:**

Kris Rowley

300 Interchange Blvd, Suite C

Ormond Beach, FL 32176

**Project Name:** LEHA Business Park

**Project Acreage:** 10.10 Acres

**Current Zoning:** BPUD

**Future Land Use:** Commercial

**Reference:** SP25-0001

**Tax Parcel No.:** 8108-00-00-0014

**Property Location:** 3141 Howland Blvd

**Background:** The applicant requests approval of Final Site Plan SP25-0001 to construct an approximate 82,141 square feet of self-storage warehouse, 75 RV parking spaces, 21,750 square feet of Office Building, and 3,750 square feet of medical offices.

**Attachments:** [D.O. LEHA BUSINESS PARK - SP25-0001 Staff Report - SP25-0001 - LEHA Business Park](#)

## 5. NEW BUSINESS:

### A. [3150 Howland Blvd - Commercial - Pre-Application Meeting](#)

**Background:** **Applicant:** Chris Ralph  
10151 Deerwood Park Blvd, Suite 200  
Jacksonville, FL 32256

**Project Name:** Take 5 Oil Change

**Project Acreage:** 1.37 Acres

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

**Future Land Use:** Commercial

**Reference:** PAR26-0005

**Tax Parcel No.:** 8108-00-00-0057

**Property Location:** 3150 Howland Blvd

**Background:** The 1.37-acre property will be developed to include a Take 5 Oil Change on the eastern half of the site, with a future commercial development pad on the western half of the site. The 1,700SF Take 5 Oil Change will consist of 3 drive-thru oil change bays, customers do not exit their vehicles.

**Attachments:** [Project Summary v1 \(2\)](#)  
[Take 5 Deltona-FL-Concept Site Plan v1](#)

## 6. STAFF COMMENTS:

**7. BOARD/COMMITTEE MEMBERS COMMENTS:****8. 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.*