



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, August 14, 2025

9:00 AM

2nd Floor Conference Room

1. CALL TO ORDER:

[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): 282 746 415 165 8

Phone Conference ID: 169 876 197#

Meeting passcode: 5Gj6Tj7R

Join Meeting:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2MxOTM5YjEtNWQzNS00MDIxLThkNmItYzA1N2U0ZTA0ZjQz%40thread.v2/0?](https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2MxOTM5YjEtNWQzNS00MDIxLThkNmItYzA1N2U0ZTA0ZjQz%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)

[context=%7b%22Tid%22%3a%226a79fd65-87d2-498e-9a3d-d9e9a25de730%22%2c%22Oid%22%3a%220b8ff7b3-b823-4162-8a3f-75d29f4427af%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2MxOTM5YjEtNWQzNS00MDIxLThkNmItYzA1N2U0ZTA0ZjQz%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)

[https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2MxOTM5YjEtNWQzNS00MDIxLThkNmItYzA1N2U0ZTA0ZjQz%40thread.v2/0?](https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2MxOTM5YjEtNWQzNS00MDIxLThkNmItYzA1N2U0ZTA0ZjQz%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)

[context=%7b%22Tid%22%3a%226a79fd65-87d2-498e-9a3d-d9e9a25de730%22%2c%22Oid%22%3a%220b8ff7b3-b823-4162-8a3f-75d29f4427af%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2MxOTM5YjEtNWQzNS00MDIxLThkNmItYzA1N2U0ZTA0ZjQz%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)

2. ROLL CALL:

3. APPROVAL OF MINUTES & AGENDA:

[Minutes of July 10, 2025](#)

Attachments: [Minutes of July 10, 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. [273 Enterprise Rd - Storage Facility - Pre-Application](#)

Background:

Applicant: Jennifer Smart
 4020 Edgewater Drive
 Orlando, FL 32804

Project Name: Bright Side Storage

Project Type: Storage Facility

Project Acreage: 5.19 Acres

Current Zoning: I, Industrial with Enterprise Commercial Overlay

Future Land Use: I, Industrial

Reference: PAR25-0007

Tax Parcel No.: 8130-46-00-00-61

Property Location: Parcel located directly south of Deltona Water building.

Background: The applicant is proposing a self-storage facility comprised of five (5) buildings. The proposed development will have parking, landscaping, on-site stormwater management and two(2) full access driveways onto Enterprise Road.

Attachments: [Project Narrative](#)
 [Conceptual Plan](#)

B. [271 Fort Smith Boulevard - Change of Use for Restaurant - Pre-Application](#)

Background:

Applicant: Jasmarie Rosa
 1878 Providence Blvd
 Deltona, FL 32725

Project Name: El Coqui Bakery

Project Type: Restaurant
Project Acreage: 15,000 SF
Current Zoning: C- 1, Commercial Retail District
Future Land Use: C, Commercial
Reference: PAR25-0008
Tax Parcel No.: 8130-42-25-0150
Property Location: 271 Fort Smith Blvd. Quarter mile east of the Fort Smith and Courtland Boulevard intersection.
Background: The applicant is proposing a restaurant and bakery.

Attachments: [Internal Plan](#)
[Sketch Plan](#)

C. [2100 Saxon Boulevard - Grocery Store - Final Site Plan](#)

Background: **Applicant:** Makenzie Debo
1780 US-522
Selinsgrove, PA 17870
Project Name: Publix Redevelopment Expansion
Project Type: Grocery store
Project Acreage: 10.28 Acres
Current Zoning: BPUD
Future Land Use: C, Commercial
Reference: PAR25-0009
Tax Parcel No.: 8130-42-25-0150
Property Location: East of Interstate-4, west of Finland Boulevard.
Background: Demolition of the existing grocery store and construction of a new grocery store in the same location. The parking lot will be improved to provide a new parking layout and cart return sections. No net change in impervious coverage or existing stormwater system is expected.

Attachments: [Publix Geometry Plan](#)
[Other-Publix 70x30 SFS Final v1](#)

D. [210 Little Palm Court - Subdivision - Pre-Application](#)

Background: **Applicant:** Piercyn Sanchez
4700 Millenia Blvd
Orlando, FL 32839
Project Name: Horseshoe Estates
Project Type: Subdivision
Project Acreage: 41.83 Acres

Current Zoning: PD with Volusia County within Enterprise Community Overlay

Future Land Use: Volusia County Rural

Reference: PAR25-0010

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: Applicant is proposing the development of an Equestrian Community consisting of 46 residential lots spanning across 48 acres with a mix of 1-Acre and ½ acre lots.

Attachments: [Horseshoe Estates - Narrative v1](#)
[Horseshoe Estates - Lot Layout v1](#)

E. [2819 Elkcam Boulevard - Commercial Space - Pre-Application](#)

Background:

Applicant: Shenika Thomas
711 Executive Drive
Winter Park, FL 32789

Project Name: Elkcam Park

Project Type: Restaurant - Commercial Space

Project Acreage: 1.03 Acres

Current Zoning: C-1, Commercial Retail District

Future Land Use: C, Commercial

Reference: PAR25-0011

Tax Parcel No.: 8130-74-41-0040, 8130-74-41-0050, 8130-74-41-0060, 8130-74-41-0070, 8130-74-41-0080, 8130-74-41-0090, 8130-74-41-0100, 8130-74-41-0110, 8130-74-41-0120

Property Location: East of Lake Halen Osteen Road and Elkcam Boulevard intersection. West of Florida Drive. North of Fernwood Street and Alley 1915.

Background: The proposed project is a site development effort comprising nine adjacent 5,000 square foot lots, totaling approximately 1.03 acres. The site will feature a combination of restaurant space and open botanical garden-style venue. The development emphasizes sustainable and aesthetic design, integrating pedestrian-friendly walkways, shaded outdoor setting, and spaces intended for public engagement and recreation.

Attachments: [Project Narrative v1 \(2\)](#)
 [Schematic Concept v1](#)
 [Site Plan and Buildings](#)

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.