



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, August 14, 2025

9:00 AM

2nd Floor Conference Room

1. CALL TO ORDER:

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

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: Brandon Hatch, Milton Robles, Nicole Robles, David Webster, Daryl Cooley, Nelly Kerr, and Matthew West, Planning and Development Services; Kyle Nowland, Building Services; James Parrish, Eric Kozielski, Tony Elam, Deltona Water; City Attorney Zackery Good; Chad Linn, Alejandro Gutierrez, Piercyn Sanchez, Randy Holihan, Adan Ordonez, Jeremy Anderson, Eric Glissey, Geoff Summit, and William Joe Fisher.

Present: 3 - Chad Tate
John Cox
Leigh Grosvenor

Absent: 2 - Jordan Smith
Phyllis Wallace

3. APPROVAL OF MINUTES & AGENDA:

Minutes of July 10, 2025

Motion by Alternate Jessica Entwistle, seconded by James Parrish, to approve the July 10, 2025, DRC Minutes as presented. The motion carried unanimously.

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.

Member Entwistle opened and closed public forum, as there was none.

6. OLD BUSINESS:

None.

7. NEW BUSINESS:

A. 273 Enterprise Rd - Storage Facility - Pre-Application

Civil Engineer, Jeremy Anderson presented the conceptual plans for a 5 unit storage facility.

Matthew West, Planning Manager, expressed concerns of school drop off area being located directly across from the site.

Discussion occurred about traffic. Project Engineer, Eric Glissey, assured staff that the applicant will work with Volusia County to formulate plans for traffic mitigation.

Mr. Glissey requested that staff allow a section along the southeast side of the development to not be gated.

Deputy Utility Director, James Parrish discussed potable water and utility connections.

Assistant Fire Marshall, Samuel Schaller discussed hydrants and sprinkler systems.

Alternate Entwistle provided insight to the Final Site Plan submittal process.

B. 271 Fort Smith Boulevard - Change of Use for Restaurant - Pre-Application

The applicant, Jasmarie Rosa presented the concept for a restaurant and bakery.

Brandon Hatch, Planner 1, discussed parking, landscaping and the need for a lot combination with a neighboring parcel in order to increase parking spaces.

Deputy Utility Director, James Parrish, advised the applicant that a dumpster enclosure would be required. He informed the applicant that the parcel is on septic and not sanitary sewer.

The applicant expressed interest in using the second floor space to host events.

Assistant Fire Marshall, Sam Schaller discussed a change of use being needed for the project.

C. 2100 Saxon Boulevard - Grocery Store - Final Site Plan

Project Engineer, Randi Holihan, presented plans to demolish an old grocery store and replace it with a new and improved grocery store.

Discussion occurred about the original BPUD development agreement.

Discussion occurred about ingress/egress to the property.

D. 210 Little Palm Court - Subdivision - Pre-Application

The applicant proposed an equestrian style community consisting of 46 residential lots of spanning across 48 acres with a mix of 1-acre and 1/2 acre lots.

Alternate Entwistle discussed annexation, traffic methodology studies, and the need to have a community meeting before any public meetings could occur.

City Attorney Good explained the details of the moratorium.

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.

Alternate Entwistle opened public comments.

Lori Warnicke, Collins Road, expressed her satisfaction with the project.

Terry Pearson, Lush Lane, stated that she is pleased with the size of the lots.

Alternate Entwistle closed public comments.

E. 2819 Elkcarn Boulevard - Commercial Space - Pre-Application

The applicant proposed a site featuring a combination of restaurant space and open botanical garden-style venue.

Brandon Hatch, Planner 1, recommended the applicant to apply for rezone from Commercial to PUD. He also discussed architectural standards.

Member Entwistle informed the applicant that drive aisles need to be wider.

Deputy Utility Director, Jim Parrish, discussed water connections. He informed the applicant that a fire hydrant is required to be placed every 300 feet.

Economic Director, John Cox, discussed the uses and impacts of the proposed commercial space.

Discussion occurred about ingress/egress to the property in correlation to the main thoroughfare.

Member Grosvenor discussed parking and drive aisle size requirements.

8. STAFF COMMENTS:

None.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

10. ADJOURNMENT:

The meeting was adjourned at 10:42 AM.

Phyllis Wallace, Committee Chair

ATTEST:

David Webster Jr, Committee Secretary