



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Development Review Committee

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Thursday, June 26, 2025

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:**

**1. CALL TO ORDER:**

The meeting was called to order at 9:04 am.

**2. ROLL CALL:**

Also present: Jonathan Knight, 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; John Wanamaker, Pablo Penuela and Louis Anthony Vigliotti.

**Present:** 3 - Member John Cox  
Member Leigh Grosvenor  
Member Chad Tate

**Absent:** 2 - Chair Phyllis Wallace  
Member Jordan Smith

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

**A. Minutes from June 12, 2025**

**Motion by Alternate Matthew West, seconded by James Parrish, to approve the June 12, 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.**

Alternate West opened and closed public forum, as there was none.

## 6. OLD BUSINESS:

### A. **Catalina Pointe - Final Site Plan - DRC Approval for the Final Site Plan- SP25-0002**

Jonathan Knight spoke regarding Final Site Plan application SP25-0002, for Catalina Pointe Residential Planned Unit Development, a proposal to develop +36.6 acres comprised of two properties located at 2965 Howland Boulevard and 1580 Catalina Boulevard. The Final Site Plan application was received in March of 2025, and completed two rounds of review. Staff deemed the Final Site Plan application to comply with all standards established within the Catalina Pointe RPUD Development Agreement. As a condition of this approval, the applicant shall submit a building permit application for review and approval. Secondly, the applicant shall provide a detailed construction phasing narrative prior to any horizontal construction.

Deputy Utility Director James Parrish presented corrections that needed to be made to the Development Order as follows:

Section G5: The owner should contact Volusia County Utilities.

Section H3: Should reference the Volusia County Utilities department, not Del North.

Section 13A: All Florida Department of Environmental Protection application forms submitted to the County of Volusia County utilities.

Section 13B: Specifications shall be submitted to Volusia County Utilities.

City Attorney Good recommended the Development Review Committee to approve and accept the Catalina Pointe Residential Planned Unit Development SP25-0002, based on the conditions stated by staff.

**Motion by Matthew West, seconded by James Parrish to approve Catalina Pointe at 2965 Howland Boulevard with conditions stated in the development order and by the Development Review Committee. The motion carried unanimously.**

## 7. NEW BUSINESS:

### A. **00 Sunday Drive - Rezone - Pre-Application**

Applicant John Wanamaker presented the project, a site plan that was developed in 2006 that would accommodate a bank, general office and restaurant.

Alternate Knight provided the applicant with sections of the Land Development Code regarding Final Site Plan requirements and fees. He recommended the applicant to rezone to a commercial planned unit development.

Member Grosvenor informed the applicant that the restaurant building would have to be protected by a fire sprinkler system if the occupancy should exceed 100.

The applicant expressed his intention to remove the restaurant from the site plan and come up with an alternate use.

Deputy Utility Director James Parrish informed the applicant of the property being in flood zone X and the need for environmental surveys to be conducted on the property. He also informed the applicant that a force main for sanitary sewer would have to be connected from the intersection of Howland Boulevard and State Road 415 to the proposed site.

## **B. 00 Howland Boulevard - Rezone - Pre-Application**

Applicant Pablo Penuela gave an overview of the project, a request to rezone the parcel to a mixed use development.

Brandon Hatch, Planner 1, provided comments regarding the project. He provided the applicant with various Land Development Code sections that discussed wetland protection, public hearing information and rezone requirements.

The applicant explained that the housing on site will be suited for students or the local workforce.

City Attorney Good informed applicant that under new code requirements, all multifamily developments must have a commercial component. He also informed the applicant that the final site plan application must be submitted in full before June 30, 2025 before a proposed moratorium takes effect on all residential development including those that are mixed-use.

Member Grosvenor informed the applicant that if the property contains commercial elements that it would require an 8 inch water main meanwhile a residential-use would need a 6 inch water main. She discussed fire hydrant and drive aisle requirements.

Alternate West discussed ingress and egress for the property.

Deputy Utility Director James Parrish provided comments on the property. He informed the applicant that the property is heavily compromised by water retention. He advised the applicant to seek permits from Volusia County for access to the property from Howland Boulevard.

## **8. STAFF COMMENTS:**

None.

## **9. BOARD/COMMITTEE MEMBERS COMMENTS:**

None.

**10. ADJOURNMENT:**

The meeting was adjourned at 9:48 am.

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Phyllis Wallace, Committee Chair

ATTEST:

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David Webster, Committee Secretary