



# 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*

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Thursday, December 12, 2024

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): 218 814 419 58

Phone Conference ID: 653 538 531#

Meeting passcode: Pq6cL3H7

Join Meeting:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_OTU3OWJkOTUtNmU4Zi00MjYwLWlxYzAtMzE0NDgzYjM5NTIz%40thread.v2/0?context=%7b%22id%22%3a%226a79fd65-87d2-498e-9a3d-d9e9a25de730%22%2c%22oid%22%3a%22e5d66ce2-ef2d-4764-9428-8bff1261a910%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_OTU3OWJkOTUtNmU4Zi00MjYwLWlxYzAtMzE0NDgzYjM5NTIz%40thread.v2/0?context=%7b%22id%22%3a%226a79fd65-87d2-498e-9a3d-d9e9a25de730%22%2c%22oid%22%3a%22e5d66ce2-ef2d-4764-9428-8bff1261a910%22%7d)

1. CALL TO ORDER:
2. ROLL CALL:
3. APPROVAL OF MINUTES & AGENDA:
  - A. [Minutes of November 14, 2024](#)

**Attachments:** [DRC Minutes November 14, 2024](#)

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. [2942 Cardinal Street - Multifamily Units - Pre-Application Meeting](#)

**Background:**

**Applicant:** Jose Ferrer  
601 N Magnolia Avenue  
Orlando, FL 32801

**Project Name:** Cardinal Street

**Project Type:** Final Site Plan

**Project Acreage:** 1.097 acres

**Reference:** N/A

**Tax Parcel No.:** 8130-74-42-0300

**Property Location:** 2942 Cardinal Street, Deltona 32738

**Background:** The applicant is interested in developing 20 multifamily residential units.

**Attachments:**

[1. SITE PLAN - PACKAGE - signed](#)

B. [887 Deltona Blvd - Funeral Home - Final Site Plan](#)

**Background:**

**Applicant:** Phil Bellmany (Broker)  
Calvary Real Estate Group LLC  
4700 Millenia Blvd. Ste. 175

**Project Name:** Betty L. Brown Funeral Service, LLC

**Project Type:** Final Site Plan

**Project Acreage:** 19,050 Sq Ft

**Zoning:** C-1

**Tax Parcel No.:** 8036-04-01-0050

**Property Location:** 887 Deltona Blvd

**Background:** The applicant is interested in operating a funeral home.

**Attachments:** [Aerial](#)  
[Frontal](#)  
[Site Plan](#)

**D. [Lot 1 - Howland Marketplace - Pre Application Meeting](#)**

**Background:**      **Applicant:**                 Robert Gierke  
Retail Development Properties  
140 E Morse Blvd #J  
Winter Park, FL 32789

**Project Name:**                 Lot 1 Howland Marketplace

**Project Type:**                 Final Site Plan

**Project Acreage:**                 8,100 Sq Ft

**Zoning:**                         BPUD

**Tax Parcel No.:**                 810606090450

**Property Location:**                 3280 Boxelder Street, Howland Marketplace

**Background:**                 The applicant would like to use retail space for a restaurant.

**Attachments:**      [Howland Marketplace Site Plan 12.12.2024](#)

**E. [1200 Deltona Blvd - Deltona Plaza - Pre Application Meeting](#)**

**Background:**                 **Applicant:**                 Michael Mather  
Property Manager

**Project Name:**                 Deltona Plaza

**Project Type:**                 Site Plan

**Project Acreage:**                 12.97

**Zoning:** C-1

**Tax Parcel No.:** 8130-06-00-0020

**Property Location:** 1200 Deltona Blvd

**Background:** The applicant would like to do replat of the current layout.

**Attachments:** [Deltona Plaza Plat 2020.150 SP1](#)

**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](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.*