



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, September 11, 2025

9:00 AM

2nd Floor Conference Room

- 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): 268 811 467 403 4

Phone Conference ID: 536 850 88#

Meeting passcode: 9P6X5NB3

Join Meeting:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MWI4NmRjODktMTkyZi00N2RkLWE1YzgtM2Q4YmEwOThiNTMx%40thread.v2/0?context=%7b%22Tid%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 from August 28, 2025](#)

Attachments: [DRC Minutes of August 28, 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:

A. [Wendy's – Final Site Plan – DRC Approval for the Final Site Plan SP25-0006](#)

Background:

Applicant: Ryan Fallin P.E.

1337 S International Pkwy, Ste 1311

Lake Mary, Florida 32746

Project Name: Wendy's

Project Type: Final Site Plan

Project Acreage: 0.84 Acres

Current Zoning: BPUD

Future Land Use: BPUD

Reference: Howland Marketplace BPUD

Tax Parcel No.: 8106-11-00-0020

Property Location: The property is located West of the intersection of Forest Edge Drive and Howland Boulevard, within the Howland Marketplace BPUD.

Background: The applicant is requesting approval of Final Site Plan SP25-0006, to construct an approximate 2,373 square-foot Wendy's restaurant with a drive-thru. Approval of this application by the Development Review Committee (DRC) will authorize the execution and recording of the Development Order and Final Site Plan, thereby allowing the applicant to proceed to schedule a pre-construction meeting and the building permit phase.

Attachments:

[Staff Report - SP25-0006 - Wendy's](#)

[Lot 2 Development Order FD REVISED](#)

B. [Verizon Communications Tower – Final Site Plan – DRC Approval for the Final Site Plan SP24-0015](#)

Background:

Applicant: Scott Henze

300 S Orange Avenue Suite 1600

Orlando, FL 32801

Project Name: Verizon Communications Tower

Project Type: Final Site Plan

Project Acreage: 2.76 Acres

Current Zoning: R1, Single-Family Residential
Future Land Use: Residential Low Density (0-6 Units/Acre)
Reference: SP24-0015
Tax Parcel No.: 8130-38-00-0070
Property Location: The property is located at the Life Fellowship Church of the Nazarene along Courtland Boulevard.
Background: The applicant is requesting approval of Final Site Plan SP24-0015, to construct a 70-foot wireless communications tower. Approval of this application by the Development Review Committee (DRC) Meeting will authorize the execution and recording of the Development Order and site plans, thereby allowing the applicant to proceed to the building permit phase.

Attachments: [Staff Report - SP24-0015 - Verizon Tower](#)
[Revised SP24-0015 - DO 1420 Courtland Blvd](#)

7. NEW BUSINESS:

A. [1316 Ferendina Dr – Single-Family Home – Pre-Application](#)

Background: **Applicant:** James Allen.
8407 Boggy Creek
Orlando, Florida 32824
Project Name: 1316 Ferendina
Project Type: Final Site Plan
Project Acreage: 0.33 Acres
Current Zoning: R1, Single-Family Residential
Future Land Use: Residential Low Density (0-6 units/acre)
Reference: 1316 Ferendina
Tax Parcel No.: 8130-07-79-0150
Property Location: The property is located along Ferendina Drive and Evans Lake.
Background: The applicant is requesting overhead service for the residence. Please see attachments for reference.

Attachments: [PIC Proposed route with Conflicts](#)
[1316FERENDIANPLOTPLAN \(2\)](#)
[WO 57234769 1316 Ferendina Dr PRINT](#)

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.