



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, October 30, 2025

9:00 AM

Commission Chambers

- 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:

2. ROLL CALL:

Also present: Brandon Hatch, Milton Robles, Nicole Robles, David Webster, Daryl Cooley, Nelly Kerr, Matthew West, and Jessica Entwistle, Planning and Development Services; James Parrish, Dino Lucarelli, Eric Kozielski, and Tony Elam, Deltona Water; Kyle Nowland, Building Services, Jerman Wheeler, Beaver Land Clearing LLC; Tan Tran, Trinity Land Development; Tony Iorio, Hanover Land Company; Dave Holden, Quiqq Engineering; Shawn Fortier, KCD Engineering; Richard Paulin, Native Engineering; Bobby and Ria Luthra; and City Attorney Zackery Good.

Present: 4 - Member John Cox
Member Leigh Grosvenor
Member Jordan Smith
Member Chad Tate

Absent: 1 - Chair Phyllis Wallace

3. APPROVAL OF MINUTES & AGENDA:

- A. Minutes from October 9, 2025

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 Smith opened and closed public forum, as there was none.

6. OLD BUSINESS:

None.

7. NEW BUSINESS:

A. 355 Fort Smith Blvd - Tire Shop - Pre-Application

Applicant Richard Paulin gave an overview of the project, an 8-bay tire store with parking and an on-site pond.

Brandon Hatch, Planner 1, provided the applicant with feedback on the project. He stated that it would require a major conditional use, a community meeting and approval from City Commission. He informed the applicant that the lots were separated and needed to be combined. He provided the applicant with sections of the land development code that highlighted parking, landscape buffers, loading zones and architectural design standards required by the city. He reiterated that parking cannot encroach within the landscape buffer.

Mr. Paulin informed the DRC that dumpsters will be emptied on an 'on-call' basis every few days before reaching full capacity. He stated that there will be no overflow of garbage.

Member Grosvenor discussed improving the alley at the rear of the property and possible fire hydrant installation.

Deputy Utility Director, Jim Parrish informed the applicant that a tree survey would be required. He stated that water lines are running on the north and east side of the property. He stated that a private lift station would be required in order to tie into the sanitary sewer that is located along Courtland Boulevard.

City Engineer, Dino Lucarelli advised the applicant that the alley must be improved. He also stated that the access to the property will be "right in - right out" along Fort Smith Boulevard.

B. 241 Fort Smith - Landscape Supply - Pre-Application Meeting

Applicant Jerman Wheeler gave an overview of the project, a landscape supply site.

Planner 1, Brandon Hatch informed the applicant that the proposed business is not a permitted use. He explained that the alley ways connected to the business may have to be improved and cannot be used for main access to and from the property.

Member Smith informed the applicant that the proposal is considered an industrial use based on the permitted use table provided to the applicant.

Mr. Hatch advised the applicant to implement a more retail use to meet C-1 zoning requirements.

City Attorney Good informed the applicant that with an outdoor storage component to retail sales and services within C-1 would still require a conditional use but not an official rezone.

Member Grosvenor discussed drive aisle requirements and fire hydrants.

Deputy Utility Director, Jim Parrish advised the applicant that a tree survey is required. He informed the applicant that a private lift station would be required on-site.

City Engineer, Dino Lucarelli informed the applicant that the primary access to the property will be from Fort Smith Boulevard and the alley way will be a secondary use for access.

C. Pine Ridge - RPUD - Pre-Application Meeting

Project Engineer, David Holden gave an overview of the proposed plan, a 53-lot subdivision with 4,800 square foot lots. The site features a lift station, retention pond, a buffer along Fish Hawk Road, and two (2) access points via easement.

Member Smith discussed the details of Ordinance 29-2025 which established a 9-month moratorium on processing new residential development applications involving multifamily dwellings.

Alternate Entwistle informed the applicant of the new PUD changes within the Land Development Code. She referenced the new architectural standards. She stated that no parking will be allowed in the streets and that a school-board capacity letter will be required.

Member Grosvenor discussed drive aisles and fire hydrants.

Deputy Utility Director, Jim Parrish informed the applicant that a tree survey will be required as well as underground boring for utility connection. He stated that a lift station and generator must be installed on-site.

City Engineer, Dino Lucarelli, advised the applicant that a 100 foot minimum radius would be required from curb-to-curb. He explained that the site's current radius of 60 feet would allow for a speed of 15mph; opposite from the 20mph that is required by the Land Development Code.

Discussion occurred about parking and driveway layouts.

Member Smith opened Public Forum.

Lori Warnicke, Collins Road, expressed that she does not approve of this project, citing traffic issues.

Matilda Morabite, District 6, stated that she does not approve of the project because of potential traffic issues.

Stanley Kuhns, District 4, explained that he does not approve of the project.

John B, Fish Hawk Road, expressed his disapproval of the project and sited traffic being a

problem.

Tricia Hinduja, District 4, stated that project will further burden the city with traffic and infrastructure issues.

Kathy Holley, Fish Hawk Road, requested that the board keep the RE-1 zoning for the area. She cited traffic and access issues at the intersection of Fish Hawk Road and Howland Boulevard.

Jim McCully, District 6, expressed his displeasure with the project. He stated that the DRC should restrict the rezoning of the area.

Commissioner Howington cited parking issues with the proposed development.

Member Smith closed public forum.

D. Catalina Craven - PUD - Pre-Application Meeting

Project Engineer, David Holden gave an overview of the project, three (3) lots with a commercial out-parcel. The site features three (3) lots with 2,000-10,000 square foot buildings on lots 1 and 2 and a 7,500 square foot building on lot 3.

Planning Manager, Matthew West informed the applicant that a traffic study would be required. He advised the applicant to comply with architectural standards. He stated that no burning will be allowed on-site.

Member Grosvenor discussed drive aisles and fire hydrants.

Economic Development Director, John Cox questioned the intent of the commercial out-parcel.

Deputy Utility Director, Jim Parrish informed the applicant that the site's utilities will be serviced by Volusia County.

E. Hanover - Subdivision - Pre-Application Meeting

Applicant Tony Iorio gave an overview of the project, a straight-zoning, conceptual plan of 345 single-family homes on a 158-acre parcel.

Planning Manager, Matthew West explained that a Traffic Impact Analysis needs to be performed. He encouraged the applicant to arrange a community meeting to discuss impacts with the local community. He advised the applicant that burning will not be allowed on-site.

Project Engineer, Shawn Fortier stated that the parcel will be cleared in phases.

Discussion occurred about landscape buffers.

Member Grosvenor discussed drive aisles and fire hydrants.

Economic Development Director, John Cox discussed the details of the project being a public or private partnership.

Deputy Utility Director, Jim Parrish informed the applicant that the parcel is located in a scrub jay habitat. He expressed that a tree survey would be required for any trees that are 6 inches in diameter breast-height or larger. He informed the applicant that a full environmental assessment would be required. He stated that the applicant will be responsible for installing a lift station.

City Engineer, Dino Lucarelli, discussed storm water and floodplain mitigation.

Discussion occurred about the permitting process for tree removals.

Member Smith opened public forum.

Commissioner Howington suggested the applicant consider adding off-street parking if on-street parking is not allowed.

Discussion occurred about parking and drive aisle requirements.

Member Smith closed public forum.

Mr. Iorio stated the project is estimated to take 7 years to complete.

8. STAFF COMMENTS:

None.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

10. ADJOURNMENT:

The meeting was adjourned at 10:30AM.

Phyllis Wallace, Committee Chair

ATTEST:

David Webster Jr, Committee Secretary