

City of Deltona

2345 Providence Blvd. Deltona, FL 32725

Agenda

Development Review Committee

Chair Phyllis Wallace
Member Jessica Entwistle
Member Leigh Grosvenor
Member Chad Tate
Alternate Member Bobbie Degon
Alternate Member Tony Elam
Alternate Member Jonathan Knight
Alternate Member Kyle Noland
Alternate Member Samuel Schaller
Alternate Member Sharon Shivers

Thursday, August 1, 2024

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): 229 216 303 838

Phone Conference ID: 563 686 702#

Meeting passcode: mwNUFr

Join Meeting:

https://teams.microsoft.com/l/meetup-join/19%3ameeting ZTk0N2

MwNjktOGJIZi00ZmE2LWE4YzktMDEzNjczMmRiMDg4%40thread.v

2/0?

<u>context=%7b%22Tid%22%3a%226a79fd65-87d2-498e-9a3d-d9e9a</u> 25de730%22%2c%22Oid%22%3a%226a6feb3d-8f04-41ea-a32b-7e

0c1585a07d%22%7d>

- 1. CALL TO ORDER:
- 2. ROLL CALL:
- 3. APPROVAL OF MINUTES & AGENDA:
- **A.** Minutes of July 18, 2024

Attachments: Minutes of July 18, 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:

A. Halifax Pond Expansion - SP23-0012 - DRC Approval for Final Site Plan

Background: Applicant: Kris Rowley

Zev Cohen & Associates 300 Interchange Blvd. Suite: C

Ormand Beach, FL 32174

Project Name: Halifax Pond Expansion

Project Type: Final Site Plan **Project Acreage:** +/- 8.15

Current Zoning: Mixed-Use Planned Unit Development (MPUD)

Reference: Final Site Plan **PARCEL NO.:** 8106-08-00-0001

Property Location: Halifax Crossing Boulevard. Northeast of

the Howland Boulevard and Halifax Crossings Boulevard Intersection.

Background:

The Applicant is seeking DRC Approval for the Final Site Plan of the

Halifax Pond Expansion Project.

Attachments: DRC Staff Report SP23-0012 Halifax Pond Expansion

SP23-0012 - Halifax Pond Expansion DO updated

B. Catalina Pointe - SD23-0018 - DRC Approval for Final Plat

Background: Applicant: David Holden

Quigg Engineering

600 North Broadway Ave. Unit: 301

Bartow, FL 33830

Project Name: Catalina Pointe
Project Type: Final Plat
Project Acreage: +/- 25.57

Current Zoning: Retail Commercial District (C-1)

Reference: Final Plat

PARCEL NO.: 8109-00-00-0064

Property Location: 2965 Howland Boulevard

Background:

The Applicant is seeking DRC Approval for the Final Plat of the

Project on 2965 Howland Boulevard.

Attachments: SD23-0018 DRC Staff Report Final Plat Catalina Pointe

SD23-0018 Final Plat Subdivsions D.O

C. Snow Drive Tract A - Residential - Subdivision Exception Meeting

Background: Applicant: Nicholas Ralph-Ortueta

Fowey Investments 3300 Bird Ave, 107 Miami, FL 33133

Project Name: Snow Drive

Project Type: Plat

Project Acreage: A +/- 1.31

Current Zoning: Single-Family Residential (R-1)

Reference: N/A

PARCEL NO.: 8130-54-00-0010

Property Location: Snow Dr

Background:

The applicant is applying for a subdivision exception with the plan of splitting the parcel into two separate parcels for future residential

use.

Attachments: 1 Location Map

4 Zoning Map

6 FEMA Flood Zone Map

<u>8 Wetlands Map</u>

9 Contour Map

SUBDIVISION EXEMPTION Tract A Snow Drive DRAFT

7. NEW BUSINESS:

A. Mission Sent - 840 Deltona Boulevard Suite T and V - Pre-Application Meeting

Background: Applicant: Deborah Lively.

Mission Sent

Project Name: Mission Sent
Project Type: Final Site Plan
Project Acreage: +/- 2.74

Current Zoning: Retail Commercial District (C-1)

Reference: N/A

PARCEL NO.: 8036-14-00-0030

Property Location: 840 Deltona Boulevard

Background:

The Applicant is interested in having a place of worship/assembly on

the property in Suite T and V.

Attachments: Mission Sent - Preliminary Information

840 Deltona Blvd - Aerial

840 Deltona - Zoning

840 Deltona - Front View

Suite T - Layout Drawing

Unit T - Entrance Picture

Unit T - Front Room Picture

Suite V - Layout Drawing

Unit V - Entry Picture

Unit V - Front Room Picture

B. <u>Laundromat - 3150 Howland Boulevard / 3200 Howland Boulevard -</u> Pre-Application Meeting

Background: Applicant: Belinda st. Hilaire

Project Name: Laundromat
Project Type: Final Site Plan
Project Acreage: +/- 1.37

+/-0.29

Current Zoning: Retail Commercial District (C-1)

Reference: N/A

PARCEL NO.: 8130-46-00-0061

8106-06-10-0190

Property Location: 3150 Howland Boulevard.

3200 Howland Boulevard.

Background:

The applicant is interested in developing a Laundromat at 3150

Howland Boulevard or at 3200 Howland Boulevard.

Attachments: 3150 Howland - AERIAL

3150 Howland - Zoning

23FL003 2.0 Site T5R-2.0 v1

01-Sealed Survey v1

3200 Howland Blvd - AERIAL 3200 Howland Blvd - Zoning

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.