



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Development Review Committee

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Thursday, March 21, 2024

9:00 AM

2nd Floor Conference Room

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**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 9:00 am.

#### 2. ROLL CALL:

**Present:** 3 - Phyllis Wallace  
Jessica Entwistle  
Leigh Grosvenor

**Excused:** 1 - Carl Lynch

Also present: Alternate Chad Tate; Alternate Samuel Schaller; Alternate Jonathan Knight; Nelly Kerr, Milton Robles, Planning and Development Services; Sharon Shivers, Fire Safety; James Parrish, Bobbie Degon, and Tony Elam, Deltona Water; Glenn Whitcomb, Interim City Manager; Marsha Segal-George, City Attorney; Kevin Cabrera, Chris Blurton, and Ashley Rosado, Interplan LLC; James Johnson, Shutts & Bowen LLP; Gerri Nelson, Tower Engineering Professionals, Inc.; Jeremiah Bowe, Bowe Business Group; Christopher Germana, Germna Engineering. Sheri Sallade, Mike Sallade, Wendy Martin, Joe Dedick, Jared Jackson, Ramadan Seyam, Sam Zoser, and John Brunoehler.

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

##### A. Minutes of March 7, 2024

**Motion by Jessica Entwistle, seconded by Leigh Grosvenor, to approve the Minutes of March 7, 2024, as presented. The motion carried unanimously.**

#### 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.**

None.

**6. OLD BUSINESS:**

None.

**7. NEW BUSINESS:**

**A. Informational Meeting - 1330 Howland Boulevard - Retail Store**

Chair Wallace explained how the Development Review Committee meetings work, she stated the meetings do not start any timelines. The meeting gives the applicants an opportunity to ask questions regarding their projects before submitting.

Mr. Zoser explained they would like to redevelopment the property into a food market. He spoke regarding items that are currently nonconforming.

Mr. Germana stated he was the engineer for the project and wanted to meet all requirements for the building and plans.

Member Entwistle explained a Variance would not be required as this project is a redevelopment. The frontage on Howland Boulevard would be the exception to the setback and landscape buffer. She stated they would need to relocate the dumpster enclosure and freezer at the rear of the property, as they were impeding on the easement.

Discussion occurred regarding alleyway use, dumpster enclosures, parking, and fire hydrant requirements.

Staff stated the applicant needed to contact Volusia County for the access change.

Member Grosvenor stated the Fire Department would need emergency access to the alleyway.

**B. Informational Meeting- 2160 Wiggley Farms Road- Subdivision of Lots**

Ms. Sallade summarized the properties history and past meetings with staff.

Member Entwistle explained Variances have the requirement of an undue hardship.

Discussion occurred regarding the definition of a Variance and hardship.

Member Entwistle stated a granny flat would be possible, but would be limited to 595

square feet.

Discussion occurred regarding granny flat requirements.

Chair Wallace stated staff would look through the Land Development Code to assist the applicant with either a granny flat or other options.

**C. Pre-application Meeting - 3095 Howland Boulevard - Culver's**

Chair Wallace explained to the applicant Red Fox Run is not a public maintained road, and is currently owned by the church to the west.

Discussion occurred regarding access to Red Fox Run.

The applicant gave an overview of the project. The applicant stated a tree survey, geotech, and environment studies are currently being done.

Chair Wallace stated staff would accept Florida Wildlife Commission's decision regarding the environmental study.

Discussion occurred regarding setbacks, landscape buffer, and parking requirements.

Member Entwistle stated a 12 x 40 loading space would be required, as well as sidewalk access from Howland Boulevard.

Member Grosvenor spoke regarding fire hydrant requirements, sprinkling the building, and the FDC location. She stated a Flow Test would be required before submittal, and to reach out to her to schedule it.

Discussion occurred regarding the building facade and the covered canopy.

**D. Pre-application Meeting - 1420 Courtland Boulevard - Cell Tower**

Mr. Johnson explained he would like to confirm the process for applying for a cell tower.

Discussion occurred regarding the application process and the code process.

Member Entwistle explained there would need to be a Final Site plan, and staff would need to confirm regulations regarding camouflage cell towers.

Chair Wallace asked if any new impervious area would be added, and the applicant stated no.

Discussion occurred regarding support for the cell tower and stormwater concerns.

The applicant requested information regarding a monopole verses a flagpole.

Discussion occurred regarding tree designs and a possibility of having a camouflage

tower.

**8. STAFF COMMENTS:**

None.

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

None.

**10. ADJOURNMENT:**

The meeting adjourned at 10:03 am.

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Phyllis Wallace, Committee Chair

ATTEST:

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Brandon Hatch, Committee Secretary