



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Development Review Committee

Chair Jordan Smith
Vice Chair Phyllis Wallace
Member John Cox
Member Leigh Grosvenor
Member Chad Tate

Thursday, January 8, 2026

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): 270 008 382 317 35

Phone Conference ID: 303 828 624#

Meeting passcode: Ft6Ft7BH

Join Meeting:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZGQ1MzU2NGEtN2M5Yi00MGY1LWJlYzEtNTc5ZWVjMzRjMwly%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 from December 11, 2025](#)

Attachments: [Minutes of December 11, 2025](#)

4. OLD BUSINESS:
 - A. [Dutch Bros - 2906 Halifax Crossings Boulevard - DRC Approval for Final Site Plan](#)

Background:

Applicant: Michael Flora
P.O. Box 253
Bartow, Florida 33831

Project Name: Dutch Bros

Project Acreage: 1.14 Acres

Current Zoning: Mixed Planned Unit Development (MPUD)

Future Land Use: Activity Center

Reference: SP25-0004

Tax Parcel No.: 8106-08-00-0081

Property Location: 2906 Halifax Crossings Boulevard.

Background: Final Site Plan application to allow a +/-950 square foot quick service drive-thru coffee shop.

Attachments:

[DRC Staff Report - Dutch Bros - SP25-0004](#)
[D.O. - Dutch Bros - SP25-0004](#)

5. NEW BUSINESS:**A. [Cobb Cole - Howland Land Lots - Pre-Application Meeting](#)****Background:**

Applicant: Tequila Nelson
One Daytona Blvd, Suite 600
Daytona Beach, FL 32114

Project Name: Howland Deltona Land Lots

Project Acreage: 20.82 Acres

Current Zoning: R-1, Single-Family Residential

Future Land Use: Residential Low Density (0-6 units/acre)

Reference: PAR25-0022

Tax Parcel No.: 8130-53-00-0110

Property Location: The property is located near Adelia and Howland Blvd.

Background: The applicant is looking to subdivide the parcel into the following areas: (1) Assisted Living Facility. (2) Stormwater Basin to potentially be sold to the city for flood control. (3) Mixed use on Howland featuring a Learning Experience.

Attachments:

[Concept Plan](#)
[Scope of Work](#)
[Project Narrative v1 \(4\)](#)

B. [Carwash - 3174 Howland Boulevard - Pre-Application Meeting](#)

Background:

Applicant: Michael LoSchiavo
3320 Sunset Ridge Ct
Longwood, FL 32779

Project Name: Carwash

Project Acreage: 3.87 Acres

Current Zoning: C-1, Retail Commercial District

Future Land Use: Commercial

Reference: PAR25-0024

Tax Parcel No.: 8108-00-00-0059

Property Location: 3174 Howland Blvd.

Background: The applicant is proposing to split the lot into three parts, each serving a distinct commercial or infrastructure purpose. Parcel 1 will include a carwash. Parcel 2 will be the site of a quick serve or financial retail building. Parcel 3 will be the location of a shared off-site retention area for stormwater.

Attachments:

[Concept Plan](#)
[Topography](#)
[Narrative](#)

C. [Storage Facility - 930 Howland Boulevard - Pre-Application Meeting](#)**Background:**

Applicant: Mimi Torres
1411 Edgewater Drive, Suite 200
Orlando, FL 32804

Project Name: Blackfin

Project Acreage: 8.28 Acres

Current Zoning: C-1, Retail Commercial District

Future Land Use: Commercial

Reference: PAR25-0025

Tax Parcel No.: 8231-00-00-0061

Property Location: Southeast corner of Howland Blvd and Fernanda Drive.

Background: The applicant is proposing to construct a two-story climate-controlled storage facility approximately 74,700 square feet, along with two non-climate-controlled storage facilities of approximately 11,400 and 5,400 square feet and covered RV and boat parking areas. The project will consist of an outparcel tract that will be developed in the future.

Attachments: [Narrative](#)
 [Master Site Plan](#)

6. STAFF COMMENTS:

7. BOARD/COMMITTEE MEMBERS COMMENTS:

8. 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.