

The primary purpose of a pre-application meeting is to provide the applicant or property owner with information regarding the City of Deltona's development review requirements, including land use, zoning, site design, drainage, environmental, floodplain, fire safety standards and utility information. The meeting is an informal discussion with staff from Planning, Public Works, Fire, Economic Development and Building to review potential development plans. The pre-application meeting does not grant any permits, approvals, or development rights. Items requiring a public hearing are subject to Planning and Zoning Board recommendation and City Commission approval.

A. [Red Fox Run - Installation Company - Pre-Application Meeting](#)

Background:

Applicant: Chris Rennebeck

218 Plumosa Road

Debary, Florida 32713

Project Name: Specialty Structures & Installations

Project Acreage: 2.7 Acres

Current Zoning: C-2, General Commercial

Future Land Use: Commercial

Reference: PAR25-0018

Tax Parcel No.: 8108-00-00-0095

Property Location: The property is located along Red Fox Run, near Howland Blvd.

Background: The applicant is proposing 3 buildings for an installation company that sells materials to assist architects, developers and General Contractors. The first building will be a 10,000 square-foot office building. The second building will be a condominium that will be used for storage. The third building will be a 2,000 square-foot showroom that will showcase products for customers.

Attachments:

[Red Fox Site Plan](#)

[Red Fox Run - Buildings](#)

B. [2501 N Normandy Blvd - IPUD - Pre-Application Meeting](#)

Background:

Applicant: Gwendolyn Nicholas

200 S Orange Avenue, Suite 600

Orlando, FL 32801

Project Name: Amazon Site Plan Improvement

Project Acreage: 65.93 Acres

Current Zoning: IPUD

Future Land Use: Activity Center

Reference: PAR25-0019

Tax Parcel No.: 8107-07-00-0001

Property Location: The property is located along N Normandy Blvd.

Background: The proposed improvements consist primarily of improvements in the north and south truck court which involve striping/restriping, proposed inspection sidewalks behind trailer parking stalls and a new truck inspection/security area at the southern truck court.

Attachments: [Site Plans v1](#)
[Project Narrative v1 \(3\)](#)

C. [2942 Cardinal Street - Multifamily - Pre-Application Meeting](#)

Background: **Applicant:** Daniel Oliveira
601 N Magnolia Ave, Unit 200
Orlando, FL 32801

Project Name: Cardinal Street - Apartments

Project Acreage: 1.097 Acres

Current Zoning: RM-2 (Multiple Family Residential)

Future Land Use: Residential High Density (12.1 - 20 Units / Acre)

Reference: PAR25-0020

Tax Parcel No.: 8130-74-42-0300

Property Location: The property is located along Cardinal Street, East of Lake Helen Osteen Road.

Background: This project proposes the development of a 20-unit multifamily residential building on a 1.097-acre parcel. Each unit will include a private balcony and in-unit washer/dryer. 12 units will have 1 bedroom + office. 8 units will have 2 bedrooms.

Attachments: [2942 Cardinal Survey](#)
[2942 Cardinal St - Project Summary v1](#)
[2942 Cardinal Site Plan](#)

D. [2932 Cardinal Street - Multifamily - Pre-Application Meeting](#)

Background: **Applicant:** Daniel Oliveira
601 N Magnolia Ave, Unit 200
Orlando, FL 32801

Project Name: Cardinal Street - Apartments

Project Acreage: 0.81 Acres

Current Zoning: RM-2 (Multiple Family Residential)

Future Land Use: Residential High Density (12.1 - 20 Units / Acre)

Reference: PAR25-0021

Tax Parcel No.: 8130-74-42-0290

Property Location: The property is located along Cardinal Street, East of Lake Helen Osteen Road.

Background: This project proposes the development of a 16-unit multifamily residential building on a 1.097-acre parcel. Each unit will include a private balcony and in-unit washer/dryer. 10 units will have 1 bedroom + office. 6 units will have 2 bedrooms or more.

Attachments: [2932 Cardinal St - Project Summary v1](#)
[2932 CARDINAL ST - Site Plan](#)

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.