



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Development Review Committee

Chair Phyllis Wallace
Member Leigh Grosvenor
Member Jordan Smith
Member Chad Tate

Thursday, November 14, 2024

9:00 AM

2nd Floor Conference Room

- A. [The Informational and Pre-application meeting is held both in person and in a virtual environment via Microsoft Teams and can be accessed by the following methods:](#)

Title:

The Informational and 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): 220 502 563 406

Phone Conference ID: 198 732 010#

Meeting password: vnMmzb

Join Meeting:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MDBjODNhNWUtNGIzZC00YWE5LWJjNjEtOTc2NzlkOWQ3OTI2%40thread.v2/0?context=%7b%22Tid%22%3a%226a79fd65-87d2-498e-9a3d-d9e9a25de730%22%2c%22Oid%22%3a%22e5d66ce2-ef2d-4764-9428-8bff1261a910%22%7d%3e%3e

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVAL OF MINUTES & AGENDA:

- A. [Minutes from September 19, 2024](#)

Attachments: [Minutes September 19, 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:**

7. **NEW BUSINESS:**

A. [2792 Howland Blvd - Pre-Application Meeting - Rezone](#)

Background:

Applicant: Eliezer Perez
 Owner
 2792 Howland Blvd
 Deltona, FL 32738

Project Name: 2792 Howland Blvd Rezone

Project Type: Rezone

Project Acreage: 39,832 Sq Ft

Reference: N/A

Tax Parcel No.: 813053030050, 813053030040, 813053030060

Property Location: 2792 Howland Blvd

Background: The applicant would like to rezone parcels from C1 to R1.

Attachments: [Aerial](#)

B. [Halifax Crossings Blvd - Pre-Application Meeting- Amendment](#)

Background:

Applicant: Caylee DeFries
 Stringfellow Planning and Design
 2735 Woodside Avenue
 Winter Park, FL 32789

Project Name: Halifax Crossings Replat

Project Type: Final Plat

Project Acreage: 109.71

Reference: N/A

Tax Parcel No.: 810608000110

Property Location: Halifax Crossings Blvd

Background: The applicant wants to update Exhibit C (Master Development Plan) to accommodate a modified layout. Update to Exhibit E (Roadway cross sections). The applicant is also requesting changes to Commercial District Standards to include modifications to the minimum commercial lot size.

Attachments: [Rerecorded DA Halifax Crossings MPUD with Exhibits](#)

C. [625 Howland Blvd - Pre-Application Meeting - Final Site Plan](#)

Background:

Applicant: William B. DePetris III
Mills, Short & Associates
700 22nd Place
Vero Beach, FL 32960

Project Name: Strickland Oil Change

Project Type: Service Station Type A

Project Acreage: 38,639 sq ft

Reference: N/A

Tax Parcel No.: 813062080150

Property Location: 625 Howland Blvd

Background: The project proposes to construct a 1,671 square foot Strickland Oil Change facility with three (3) bays and seven (7) parking spaces. The project will include onsite stormwater retention, landscaping sanitary sewer and water connections to existing municipal system. There are two entrances to the site located off Fort Smith Blvd and Howland Blvd.

Attachments: [Survey](#)
[Aerial](#)

D. [265 Enterprise Road - Pre-Application Meeting - Final Site Plan](#)

Background:

Applicant: Felipe Campos
Owner

1567 Ferendina Drive
Deltona, FL 32725

Project Name: Enterprise Auto Repair

Project Type: Final Site Plan

Project Acreage: 36,155 Sq Ft

Reference: N/A

Tax Parcel No.: 813046000060

Property Location: 265 Enterprise Road

Background: The applicant wants to construct an automobile repair shop.

- Attachments:** [29258 CONSTRUCTION PLANS](#)
[29258 Sealed Building Drawings](#)
[29258 Sealed Foundation](#)
[Aerial](#)
[Anchor Bolt Plan](#)
[Building](#)
[Drawing](#)

E. [271 Fort Smith - Pre-Application Meeting - Final Site Plan](#)

Background: **Applicant:** Mike Patel
Owner
271 Fort Smith Blvd
Deltona, FL 32725

Project Name: 786 Food Store & Lounge LLC

Project Type: Final Site Plan

Project Acreage: 15,000 Sq Ft

Reference: N/A

Tax Parcel No.: 8130422500150

Property Location: 271 Fort Smith Blvd

Background: The applicant wants to operate a lounge on the

premises.

Attachments:

[Aerial](#)

[Front View](#)

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.