



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Development Review Committee

Chair Phyllis Wallace

Member John Cox

Member Leigh Grosvenor

Member Jordan Smith

Member Chad Tate

Thursday, December 11, 2025

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): 254 860 915 538 31

Phone Conference ID: 161 312 632#

Meeting passcode: cb7Go2aN

Join Meeting:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_M2Q4YjQyNTAtNTAzMS00MWI4LThjOTAtMjU1MjFiMDM2NmE0%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%3e

1. CALL TO ORDER:
2. ROLL CALL:
3. APPROVAL OF MINUTES & AGENDA:
 - A. [Minutes from November 13, 2025](#)

Attachments: [Minutes of November 13, 2025](#)

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. Osprey Estates - Final Site Plan - DRC Approval for Final Site Plan

Attachments: [Osprey Estates DO Preliminary Plat](#)
[DRC Staff Report - SD24-0016 - Osprey Estates](#)

7. NEW BUSINESS:

A. Moncafé Inc Mobile Coffee Cart - 1200 Deltona Blvd - Pre-Application Meeting

Background:

Applicant: Monica Diaz
991 Victoria Hills Drive S
Deland, FL 32724

Project Name: Moncafé Coffee Cart

Project Acreage: N/A

Current Zoning: C-1, Retail Commercial District

Future Land Use: Commercial

Reference: N/A

Tax Parcel No.: 8130-06-00-0020

Property Location: The property is located at 1200 Deltona Boulevard within the Deltona Plaza.

Background: The proposed project involves leasing a small, previously unoccupied ATM building located within the Deltona Plaza. This structure has existing electrical service and air conditioning, but likely lacks traditional plumbing infrastructure, including water supply and sewer lines. The vision is to utilize this building as a service kiosk to offer residents and commuters a convenient, consistently assessable location for high-quality drinks during morning hours.

Attachments: [Moncafe - City of Deltona Project Narrative](#)
 [Moncafe - City of Deltona Drawings](#)
 [Moncafe - City of Deltona DT Conceptual Plan](#)

B. Little Sprouts Learning Pod School - 830 Courtland Blvd - Pre-Application Meeting

Background: **Applicant:** Kayla Ramirez-Melendez

830 Courtland Blvd

Deltona, FL 32738

Project Name: Little Sprouts Learning Pod

Project Acreage: 10,125 Sq Ft

Current Zoning: R-1, Single-Family Residential

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

Reference: PAR25-0023

Tax Parcel No.: 8130-41-57-0070

Property Location: 830 Courtland Boulevard.

Background: The applicant is requesting approval to operate Little Sprouts Learning Pod; a small, community-oriented support program designed to provide safe, structured and comforting support for children ages 3-8. The pod is intended to support working families by offering individualized attention, academic support, and social development opportunities in a supervised environment, especially for homeschooling children in need of extra support.

Attachments: [Project Narrative v1 \(1\)](#)
[Floor Plan v1 \(1\)](#)
[Survey](#)

C. [Commissary Kitchen - 85 and 87 Courtland Blvd - Pre-Application Meeting](#)

Background:

Applicant: Oscar Castaneda

105 Highland Drive

Deltona, FL 32738

Project Name: Commissary Kitchen

Project Acreage: 15,000 Sq ft

Current Zoning: C-1, Retail Commercial District

Future Land Use: Commercial

Reference: N/A

Tax Parcel No.: 8130-60-06-0080 and 8130-60-06-0070

Property Location: 85 & 87 Courtland Boulevard.

Background: The applicant is proposing to open a full commercial commissary kitchen located inside a pre-engineered steel building. Applicant is requesting a food trailer to be operated on-site full time. The commissary will meet all Florida DBPR and DOH requirements.

Attachments: [Project Narrative](#)
[Driveway](#)

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.