



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, January 9, 2025

9:00 AM

2nd Floor Conference Room

[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): 293 277 518 679

Phone Conference ID: 203 835 223#

Meeting passcode: zg79cv28

Join Meeting:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTU5Y2QyY2MtMDcyYy00YzExLTk0ZTYtYTY1ZDM5ODUyMzli%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 12, 2024](#)

Attachments: [DRC Minutes December 12, 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:**

A. [3095 Howland Blvd. - Culvers - DRC Approval for the Final Site Plan](#)

Background:

Applicant: John Masiarczyk
2025 Adelia Blvd
Deltona, FL 32725
Project Name: Culvers
Project Type: Final Site Plan
Project Acreage: 2.7 Acres
Current Zoning: C-2, General Commercial
Reference: N/A
Tax Parcel No.: 8108-00-00-0056
Property Location: 3095 Howland Blvd
Background: Please see the Staff Report and Development Order..

Attachments:

[Culvers Development Order](#)
[SP24-0012 - Staff Report - DRC](#)

7. **NEW BUSINESS:**

A. [1689 N Normandy Blvd - Gas Station - Pre-Application Meeting](#)

Background:

Applicant: Paul Holub
PO Box 730086
Ormond Beach, FL 32173
Project Name: Murphy's Gas Station
Project Type: Site Plan
Project Acreage: 2.06 Acres
Current Zoning: C-1, Retail Commercial District
Reference: N/A
Tax Parcel No.: 8130-03-25-0410
Property Location: 1689 N. Normandy Blvd (Southeast corner of Saxon/N. Normandy)
Background: The applicant is interested in developing a gas station.

Attachments: [2800SF Building V4.0 Prototype Rendering \(Program Rec](#)
[P-BASE Concept 1 Model \(1\)](#)
[Survey Deltona Lakes Investors LLC v1](#)

B. [3026 Howland Blvd. - Pre-application Meeting - Final Site Plan](#)

Background:

Applicant: Chris Casey
150 S Palmetto Ave
Dayton each, FL 32114
Project Name: Astute Children’s Academy
Project Type: Final Site Plan
Project Acreage: 1.37 Acres
Current Zoning: C-2, General Commercial
Reference: N/A
Tax Parcel No.: 8130-03-25-0410
Property Location: 3026 Howland Blvd
Background: The applicant is interested in developing a daycare facility, the Conditional Use application was approved by City Commission recently.

Attachments: [8-354-23 Boundary Survey](#)
[Final Site Plan Sheet](#)

C. [1240 East Normandy Blvd. – Pre-application Meeting – Final Site Plan](#)

Background:

Applicant: Scott McGrath
690 Deltona Blvd
Deltona, FL 32725
Project Name: Northridge Academy
Project Type: Final Site Plan
Project Acreage: 15,000 Sq Ft
Current Zoning: C-1, Retail Commercial District
Reference: N/A
Tax Parcel No.: 8132-01-01-0030
Property Location: 1240 East Normandy Blvd
Background: The applicant is proposing a daycare and sign improvements.

Attachments: [Aerial](#)
[Front](#)
[Sign improvements](#)
[User floor 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.