



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Development Review Committee

---

Thursday, May 8, 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:

**1. CALL TO ORDER:**

The meeting was called to order at 9:00 am.

**2. ROLL CALL:**

Alternates present: Alternate Entwistle, Alternate Knight, Alternate Shivers, and Alternate Schaller.

Also present: Jonathan Knight, David Webster, Daryl Cooley, Milton Robles, Nicole Robles, Nelly Kerr, Matthew West, Brandon Hatch, Don Hoppa, Planning and Development Services; Bobbie Degon, Eric Kozielski, and Tony Elam, Deltona Water; City Attorney Zackery Good; Michael Mather, Robert Gierke, Johnny Herbert, Nika Zyranova, Danielle Orville, Brooke Quttaineh, Nico Chami, Aaron Benenson, Joseph Schuemann, Ryan Fallin, and Alan Benenson.

**Present:** 3 - Member John Cox  
Member Leigh Grosvenor  
Member Chad Tate

**Excused:** 2 - Chair Phyllis Wallace  
Member Jordan Smith

**3. APPROVAL OF MINUTES & AGENDA:**

A. Minutes of April 24, 2025.

Motion by Alternate James Parrish, seconded by Leigh Grosvenor, to approve the April 24, 2025, DRC Minutes as presented. The motion carried unanimously.

**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.**

Alternate Entwistle opened and closed public forum, as there was none.

**6. OLD BUSINESS:**

None.

**7. NEW BUSINESS:**

**A. 1200 Deltona Blvd - Fresh Point Meats - Pre-Application Meeting**

Brandon Hatch, Planner 1, provided comments regarding the proposed grocery and meat store. He explained the loading and unloading of products should be done at the rear of the building, and this area should remain clean.

Assistant Fire Marshall, Samuel Schaller confirmed with the applicant that a few interior alterations will be made.

Member Tate advised the applicant that a permit would be needed for walk-in coolers to be installed.

**B. 825 Debary Avenue - Carwash - Pre-Application Meeting**

Applicant Johnny Herbert explained that he intends to demolish the existing single-family home located on one of the parcels and construct a car wash across the combined parcels.

Discussion took place regarding the Final Site Plan review process, the Combination of Lots application, required landscape buffers, and applicable design standards.

Alternate Schaller advised the applicant to increase the width of the drive lane from 12 feet to 16 feet to accommodate fire truck access.

Member Grosvenor provided specifications regarding fire hydrant distance and flow test requirements.

Alternate Knight noted that the adjacent road is controlled by Volusia County and advised the applicant to coordinate with Volusia County Traffic Engineering regarding access from Doyle Road.

Deputy Utility Director Jim Parrish confirmed that potable water is available along the front of the property. He also advised the applicant to coordinate with the Volusia County Health Department to properly abandon the on-site septic tank.

Member Tate informed the applicant that a demolition permit would be required for removal of the existing structure.

**C. Lake Helen Osteen Road - Single Family Development - Pre-Application Meeting**

Applicant, Nika Zyranova gave an overview of the proposal to construct 70 single family homes on 6,000 square foot lots. She explained the proposed development would have 2 access points from Lake Helen Osteen Road.

Alternate Entwistle clarified that, prior to rezoning, the subdivision must be under single ownership. Once the rezoning process is complete, individual lots may be sold to independent buyers.

Discussion took place regarding the rezoning process.

Brandon Hatch, Planner I, advised the applicant that a full environmental study would be required.

Member Entwistle informed the applicant that on-street parking would not be permitted in order to ensure clear access for emergency vehicles.

Further discussion was held regarding whether the community roads would be private or public.

City Attorney Good advised the applicant that while roads may be private, water and sewer utilities cannot be privatized. He explained provisions must be made to ensure the City has access to utilities within the proposed subdivision.

**D. Lot 2 of Howland Marketplace - Pre-application Meeting - 3270 Howland Blvd.**

Applicant, Ryan Fallin provided a visual overview of the proposal to construct a 2,228 square foot fast food restaurant with a drive through.

Alternate Entwistle stated that staff had no comments regarding the proposal at this time and expressed anticipation for the formal submittal.

**8. STAFF COMMENTS:**

None.

**9. BOARD/COMMITTEE MEMBERS COMMENTS:**

None.

**10. ADJOURNMENT:**

The meeting adjourned at 10:09 am.

---

Phyllis Wallace, Committee Chair

ATTEST:

---

David Webster Jr, Committee Secretary