



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Development Review Committee

Chair Phyllis Wallace
Member Jessica Entwistle
Member Leigh Grosvenor
Member Carl Lynch

Thursday, April 18, 2024

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): 244 926 457 233

Phone Conference ID: 518 403 891#

Meeting passcode: dKgEFS

Join Meeting:

[<https://teams.microsoft.com/l/meetup-join/19%3ameeting_Yml5ZmRiZTYtMzFiMC00OTdmLWE5NmQtMjU4ZWJhMzgzMWE1%40thread.v2/0?context=%7b%22Tid%22%3a%226a79fd65-87d2-498e-9a3d-d9e9a25de730%22%2c%22Oid%22%3a%220b8ff7b3-b823-4162-8a3f-75d29f4427af%22%7d>](https://teams.microsoft.com/l/meetup-join/19%3ameeting_Yml5ZmRiZTYtMzFiMC00OTdmLWE5NmQtMjU4ZWJhMzgzMWE1%40thread.v2/0?context=%7b%22Tid%22%3a%226a79fd65-87d2-498e-9a3d-d9e9a25de730%22%2c%22Oid%22%3a%220b8ff7b3-b823-4162-8a3f-75d29f4427af%22%7d>)

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVAL OF MINUTES & AGENDA:

A. [DRC Minutes April 4, 2024](#)

Attachments: [Minutes of April 4, 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. [Pre-Application Meeting - Comprehensive Plan Amendment and Rezone](#)

Background:

Applicant: Greg Hudak, PE
Hudak Engineering, Inc.
1344 Hardy Ave,
Orlando, FL 32803

Project Name: N/A

Project Type: Comprehensive Plan Amendment and Rezone

Project Acreage: +/- 15.25

Current Zoning: Volusia County Rural Residential - RR(C)

Reference: N/A

PARCEL NO.: 9206-00-00-0020

Property Location: N SR 415, DELTONA 32764

Background:

The applicant would like to speak with staff regarding the property to the east of the Howland and SR-415 intersection. The applicant would like to rezone the property for commercial uses and speak with staff regarding the wetlands. The property has a Future Land Use of Urban Low Density and zoning from Volusia County.

Attachments:

[15 ac 415-HOWLAND TOPO](#)
[15 ac conceptual](#)
[Segovia Wetland Flag Exhibit 2-7-2024](#)
[Property Appraisers View - Parcel 920600000020](#)
[Zoning Overview - Parcel 920600000020](#)

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.