

# **City of Deltona**

2345 Providence Blvd. Deltona, FL 32725

Agenda

# **Development Review Committee**

Thursday, June 6, 2024	9:00 AM	2nd Floor Conference Room
	Member Leigh Grosvenor Member Chad Tate	
	Member Jessica Entwistle	
	Chair Phyllis Wallace	

- 1. CALL TO ORDER:
- 2. ROLL CALL:
- 3. APPROVAL OF MINUTES & AGENDA:
- A. Minutes of May 16, 2024

Attachments: Minutes of May 16, 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. <u>The DRC and Informational/Pre-application meeting is held both in person and</u> <u>in a virtual environment via Microsoft Teams and can be accessed by the</u> <u>following methods:</u>

# Background:\*\*\*NOTE\*\*\*The meeting will be held in the virtual environment via Microsoft Teams<br/>and can be accessed by the following methods:<br/>Meeting Details:<br/>Meeting number (access code): 229 913 959 680<br/>Phone Conference ID: 476 313 037#<br/>Meeting passcode: bQ2Uua

Join Meeting:

<https://teams.microsoft.com/l/meetup-join/19%3ameeting OGNjN2E0 MTctYTIxMS00YzRjLWJhOGEtMzdIYzE5Y2NhOTRi%40thread.v2/0? context=%7b%22Tid%22%3a%226a79fd65-87d2-498e-9a3d-d9e9a2 5de730%22%2c%22Oid%22%3a%226a6feb3d-8f04-41ea-a32b-7e0 c1585a07d%22%7d>

# 7. NEW BUSINESS:

A. <u>La Casa Del Rey Jesús Deltona - 1240 E. Normandy Blvd. - Pre-Application</u> Meeting

Background:	Applicant:	Paulo Santacruz	
		El Rey Jesús Orlando	
		5235 Hoffner Ave,	
		Orlando, FL 32812	
	Project Name:	La Casa Del Rey Jesús Deltona	
	Project Type:	Final Site Plan	
	Project Acreage:	+/- 0.34	
	Current Zoning:	Retail Commercial (C-1)	
	Reference: N/A		
	PARCEL NO.: 8132-01-01-0030		
	Property Location: 1240 E. Normandy Blvd.		

# **Background:** The applicant would like to speak with staff about the potential of

utilizing the property at 1240 E. Normandy Blvd. as a place of worship.

Attachments: 1240 E Normandy Aerial 1240 E Normandy Zoning Prayer Room Concept Plan

# B. <u>825 Fort Smith Blvd. - Pre-Application Meeting</u>

<u>Background:</u>	Applicant:	Ronda Kelton	
		Servicemaster Fire & Water Restoration, Inc.	
		2622 Carolyn St,	
		Deltona, FL 32738	
	Project Name:	825 Fort Smith Blvd.	
	Project Type:	Final Site Plan	
	Project Acreage:	+/- 0.65	
	Current Zoning:	Retail Commercial (C-1)	
	Reference: N/A		
	PARCEL NO.:	8130-19-02-0010	
	Property Locatio	n: 825 Fort Smith Blvd.	

### Background:

The applicant is interested to learn more about the feasibility of doing a commercial development on the property.

# Attachments:825 Fort Smith - AERIAL825 Fort Smith - ZONING

# C. The View Deltona - 2202 Conway Dr. - Pre-Application Meeting

Background: **Applicant:** Robyn Davila-Usher **EXO** Limited 4776 New Broad Street, Suite 100, Orlando, FL 32814 **Project Name:** The View Deltona **Final Site Plan Project Type: Project Acreage:** +/- 0.84 **Current Zoning:** Multi-Family Residential, Medium Density (RM-1) **Reference:** N/A PARCEL NO.: 8130-74-42-0030 Property Location: 2202 Conway Dr.

# Background:

The applicant would like to speak with staff to discuss an apartment complex development on 2202 Conway Drive.

- Attachments: 2202 Conway AERIAL 2202 Conway Zoning 2202 Conway Survey 2202 Conway LANDSCAPE 2202 Conway SITE PLAN
- D. Dutch Bros Halifax Crossings Blvd. Pre-Application Meeting

<u>Background:</u>	Applicant:	Brooke Dunahugh Cole Valley Partners	
		2188 SW Park Place, Suite 100,	
		Portland, OR 97205	
	Project Name:	Dutch Bros	
	Project Type:	Final Site Plan	
	Project Acreage:	+/- 0.62	
	Current Zoning:	Business Planned Unit Development (BPUD)	
	Reference: N/A		
	PARCEL NO.:	8106-08-00-0081	
	Property Locatio	<b>n:</b> Halifax Crossings Blvd.	

## Background:

The applicant would like to speak with staff to discuss the development of a Dutch Bros Coffee Shop on the property.

# Attachments: CVP Deltona Pre App Letter Halifax Crossing Aerial Halifax Crossing Zoning Halifax Crossing Master Development (Conceptual) Dutch Bros Site 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.