



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Agenda

### Development Review Committee

*Chair Phyllis Wallace*  
*Member Jessica Entwistle*  
*Member Leigh Grosvenor*  
*Member Chad Tate*

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Thursday, June 6, 2024

9:00 AM

2nd Floor Conference Room

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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. [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): 229 913 959 680

Phone Conference ID: 476 313 037#

Meeting passcode: bQ2Uua

Join Meeting:



**Background:**

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

**Attachments:** [825 Fort Smith - AERIAL](#)  
[825 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  
**Project Type:** Final Site Plan  
**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](#)**Background:**

**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 Location:** 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](mailto: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.*