



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Agenda

### Development Review Committee

*Chair Phyllis Wallace*  
*Member Steve Danskine*  
*Member Leigh Grosvenor*  
*Member Carl Lynch*  
*Member Jerry Mayes*  
*Member Ron Paradise*  
*Member Joseph L. Ruiz*

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Thursday, June 2, 2022

9:00 AM

2nd Floor Conference Room

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- A. [In an effort to reduce the possibility of exposure of residents to the COVID-19 \(Coronavirus\) the Development Review Committee meeting will be held in the virtual environment via Webex and can be accessed by the following methods:](#)

**Background:**

**\*\*\*NOTE\*\*\***

The City is dedicated to working hard and keeping our city moving forward, and a top priority during the COVID-19 pandemic is to help maintain the health of our employees and residents. Another top priority is being able to maintain public participation in our City meetings. The Development Review Committee meeting will be held in the virtual environment via Webex and can be accessed by the following methods:

**Webex Meeting Details:**

Meeting number (access code): 2633 840 7436

Meeting password: DRC06022022 (37206022 from phones and video systems)

Join Meeting:

<https://cityofdeltona.my.webex.com/cityofdeltona.my/j.php?>

[MTID=m92247448712ef83c54de28abc718b824](https://cityofdeltona.my.webex.com/cityofdeltona.my/j.php?MTID=m92247448712ef83c54de28abc718b824)

Join by Phone (Tap to call in from a mobile device (attendees only):

[+1-510-338-9438 USA Toll](tel:+15103389438)

Join by video system, application or Skype for business

Dial [26338407436@webex.com](mailto:26338407436@webex.com)

You can also dial 173.243.2.68 and enter your meeting number

Need help? Go to <http://help.webex.com>

Please note your public comments can be submitted via one of the following mediums no later than 9:00 am on May 31, 2022, to ensure they are available for the Committee to review prior to the meeting.

- Email: <mailto:Planning@deltonafl.gov>
- Fax: 386-878-8601

All submitted comments will become part of the official City record, and be attached to the meeting minutes. This is a fluid situation and as procedures change, we will be sure to update you.

**1. CALL TO ORDER:**

**2. ROLL CALL:**

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

**A. [Minutes of May 19, 2022](#)**

**Attachments:**     [DRC Minutes of May 19, 2022](#)

**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. [Application Meeting - 1785 Elkcam Blvd. - Conditional Use](#)**

**Background:**

**Applicant:** Hossein Albekord  
Albekord, Inc.  
**Project Name:** n/a  
**Project Type:** Conditional Use and Final Site Plan  
**Project Acreage:** ± 4.1  
**Current Zoning:** R-1, Single Family Classification  
**Reference:** N/A  
**PARCEL NO.:** 8130-15-00-0020  
**Property Location:** 1785 Elkcam Blvd.  
**Background:**

The application would like to speak to the Committee regarding the current parking and solutions he has come up with to fix the lack of parking for 150 children. He would also like to speak to the Committee regarding upgrading septic vs. connecting to sewer.

**Attachments:**     [1785 Elkcam Blvd. - Parking Adjustment Proposal 2022052](#)

**B. [Pre-application Meeting - 2111 Capri Cir. - Multi-family](#)****Background:**

**Applicant:** Melissa Ortiz  
Stephens Barrios Engineering  
605 Delaney Ave. Unit C  
Deltona, FL 32738

**Project Name:** n/a

**Project Type:** Final Site Plan

**Project Acreage:** ± 1.12

**Current Zoning:** RM-2, Multiple Family Residential Dwelling District

**Reference:** N/A

**PARCEL NO.:** 8130-74-42-0240

**Property Location:** 2111 Capri Circle

**Background:**

Applicant would like to speak to the DRC regarding site development of a two-story apartment building with parking underneath at 2111 Capri Circle. The property is in a flood zone so that will need to be addressed as well.

**Attachments:**

[2111 Capri Cir Research v1](#)  
[nsZM6 22651 survey r1 v1](#)  
[Volusia County Property Appraiser's Office v1](#)  
[2111 Capri Cir 3 4.18.22 v1](#)

**C. [Pre-application Meeting - 689 Deltona Blvd. - Conditional Use](#)****Background:**

**Applicant:** Marrie Sallade  
Exceptional Learning Institute

**Project Name:** Exceptional Learning Institute

**Project Type:** Conditional Use and Final Site Plan

**Project Acreage:** ± 0.74

**Current Zoning:** PB - Professional Business Zoning District

**Reference:** N/A

**PARCEL NO.:** 8036-05-03-0010

**Property Location:** 689 Deltona Blvd.

**Background:**

Exceptional Learning Institute is looking for a space to put a low-capacity (1:10) individualized education private school.

The space at 689 Deltona Blvd would house up to 4 classrooms (40 children maximum). There will be no before or after school care provided. This will be a K - 5 program. There will be no modifications to the outdoor property (no playground put in). The property is already equipped with sprinklers throughout and a fire alarm system.

**Attachments:**     [picture v1](#)  
                              [Survey final v1](#)

**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 Clerk, Joyce Raftery 3 business days in advance of the meeting date and time at (386) 878-8500.*