



# 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 16, 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): 2632 074 1626

Meeting password: DRC06162022 (37206162 from phones and video systems)

Join Meeting:

[<https://cityofdeltona.my.webex.com/cityofdeltona.my/j.php?MTID=me71f83eff38cc54a5f5c3cfc44caf764>](https://cityofdeltona.my.webex.com/cityofdeltona.my/j.php?MTID=me71f83eff38cc54a5f5c3cfc44caf764)

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 [26320741626@webex.com](tel:26320741626)

You can also dial 173.243.2.68 and enter your meeting number

Need help? Go to [<http://help.webex.com>](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 June 14, 2022, to ensure they are available for the Committee to review prior to the meeting.

- Email: [<mailto:Planning@deltonafl.gov>](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 June 2, 2022](#)**

**Attachments:**     [Minutes of June 2, 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. [Pre-application Meeting - 820 Deltona Blvd. - Fantastic Learning Academy](#)**

**Background:**

**Applicant:** Jeff Davis  
212 W. Troy St. Suite B  
Dothan, FL 36303

**Project Name:** Fantastic Learning Academy

**Project Type:** Final Site Plan

**Project Acreage:** ± 1.4

**Current Zoning:** C-1, Retail Commercial

**Reference:** N/A

**PARCEL NO.:** 8036-14-00-0020

**Property Location:** 820 Deltona Blvd.

**Background:**

This location would be used as the Child Daycare. The maximum number of kids would be approximately 135, ages ranging from 3 months to 12 years old (after school program), with the adult teacher number being approximately 10. The operation hour is 6:30 am to 6:30 pm. The applicant has already operated two (2) Child Daycare locations in Winter Springs and Lake Mary over a couple of years and

will open another one in Sanford soon. This project would bring approximately 10-20 working positions and provide quality child care service to the local communities.

**Attachments:**     [220418-LIU-820 Deltona Blvd-32725-Schematic Floor Plan Survey - 820 Deltona](#)

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

**Background:**

**Applicant:**

Carlos Barrios  
Stephens Barrios Engineering  
605 Delaney Ave. Unit C  
Deltona, FL 32738

**Project Name:** Villa Capri

**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 attended the June 2, 2022 DRC Meeting regarding this property. The applicant has submitted a new concept plan and would like to speak to the Committee again regarding the property before moving forward.

**Attachments:**     [22-017 Concept 2 6.2.22](#)  
                              [22-017 Concept 2 Truck Turn 6.2.22](#)

**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.*

