



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Development Review Committee

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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:

1. CALL TO ORDER:

The meeting was called to order at 9:00 am.

2. ROLL CALL:

Also present: Dinelia Santana, Nashla Merced, Renee Cairney, and Vanessa Sauzo, Planning and Development Services; Sharon Shivers, Fire Safety; Tobborah Cottingham and William Lopez-Colon, Public Works; Damaris Miranda, Housing and Community Development; Kat Kyp, Building Department; Marrie Sallade, Exceptional Learning Institute; Carlos Barrios, Kaveh Albekord, and Hossein Albekord.

**Present:** 6 - Chair Phyllis Wallace  
Member Steve Danskine  
Member Leigh Grosvenor  
Member Carl Lynch  
Member Jerry Mayes  
Member Ron Paradise

**Excused:** 1 - Member Joseph L. Ruiz

3. APPROVAL OF MINUTES & AGENDA:

**Motion by Ron Paradise, seconded by Leigh Grosvenor, to approve the Minutes of May 19, 2022, as presented. The motion carried unanimously.**

A. Minutes of May 19, 2022

4. PRESENTATIONS/AWARDS/REPORTS:

None.

**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.

Chairperson Wallace opened and closed public forum as there were none.

**6. OLD BUSINESS:**

None.

**7. NEW BUSINESS:**

**A. Application Meeting - 1785 Elkcam Blvd. - Conditional Use**

Mr. Albekord explained that he brought this application back to DRC to discuss parking and connection to sewer.

The Committee explained they would like the applicant to connect to sewer. They explained there is a private lift station in the alley way which should be inexpensive for them to connect to.

Discussion occurred regarding a drop-off zone and adding four (4) new parking spaces.

The Committee explained the applicant may need to add an additional five (5) inches to their drop off to allow room for fire vehicles.

Discussion occurred regarding parking and signage requirements.

The Committee explained the applicant would need to submit a current survey with the Conditional Use Application.

**B. Pre-application Meeting - 2111 Capri Cir. - Multi-family**

Mr. Barrios explained the multifamily building would be three (3) stories, with parking on the bottom level.

Discussion occurred regarding the provided fire lane, parking, and base flood elevation for the property.

The applicant requested to attend another pre-application meeting with the DRC once their plans have been changed with recommendations from the Committee.

The Committee reminded the applicant that all fill would need to be offset for the floodplains and to look at their floodplain storage versus their stormwater storage.

Discussion occurred regarding fire safety and the entrance needing to be extended.

**C. Pre-application Meeting - 689 Deltona Blvd. - Conditional Use**

Ms. Sallade explained this property would be used as a low capacity school for special needs.

The Committee explained with the current zoning, the applicant would need a Conditional Use Application to use this location as a school.

Discussion occurred regarding the current use of the building, access, and parking.

The Committee explained the applicant would need a current survey for the application and explained the application process.

Ms. Shivers spoke regarding the fire alarm system monitor.

**8. STAFF COMMENTS:**

None.

**9. BOARD/COMMITTEE MEMBERS COMMENTS:**

None.

**10. ADJOURNMENT:**

The meeting was adjourned at 10:01 am.

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Chairperson, Phyllis Wallace

ATTEST:

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Board Secretary, Jessica Entwistle