



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, March 12, 2026

9:00 AM

2nd Floor Conference Room

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:

1. CALL TO ORDER:

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

2. ROLL CALL:

Also present: Brandon Hatch, Milton Robles, Nicole Robles, David Webster, Freshteh Somji, Daryl Cooley, Nelly Kerr, and Matthew West, Planning and Development Services; James Parrish, and Tony Elam, Deltona Water; Ryan Runte, Elaina Hilyard, and Scott Teeters.

Present: 5 - Chair Jordan Smith
Member John Cox
Member Leigh Grosvenor
Member Chad Tate
Member Dino Lucarelli

Absent: 1 - Vice Chair Phyllis Wallace

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of February 26, 2026

4. OLD BUSINESS:

A. Catalina Pointe 2nd Revision - Final Site Plan - DRC Approval

Alternate Entwistle, spoke regarding application SP25-0016, the second revision to the Catalina Pointe Final Site Plan. The application was submitted on October 31, 2025. The application underwent 4 review cycles with the final submittal received on March 4, 2026. All issues have been resolved with City Staff; therefore, staff is recommending the DRC approve application No. 25-0016 subject to the following conditions:

1.) The applicant must reimburse the City for the costs of legal review. An invoice was submitted to the applicant on February 10, 2026 for a total of \$700.

2.) A Business Tax Receipt shall be applied for before a Certificate of Occupancy can be issued.

Motion by Chad Tate, seconded by John Cox to approve Catalina Pointe 2nd Revision with the conditions stated in the development order and below. The motion carried unanimously.

5. NEW BUSINESS:

A. 3150 Howland Blvd - Commercial - Pre-Application Meeting

Planner 1, Freshteh Somji discussed parking, landscaping requirements, dumpster enclosures, and design-architectural standards. She presented the applicant with updated the impact fee table. She also highlighted the Final Site Plan application process along with the fees associated with the submittal.

Member Grosvenor discussed fire hydrants and mandated that a new flow test be performed and documented.

Deputy Utility Director, Jim Parrish discussed the need for verification that the storm-water on-site will not be compromised by the new building.

Member Tate informed the applicant that a separate permit for demolition will be required.

6. STAFF COMMENTS:

None.

7. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

8. ADJOURNMENT:

The meeting was adjourned at 9:30 am.

Jordan Smith, Committee Chair

ATTEST:

David Webster Jr, Committee Secretary