



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Development Review Committee

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Thursday, April 4, 2024

9:00 AM

2nd Floor Conference Room

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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:**

**Present:** 4 - Chair Phyllis Wallace  
Member Jessica Entwistle  
Member Leigh Grosvenor  
Member Carl Lynch

Also present: Alternate Samuel Schaller; Alternate Sharon Shivers; Alternate Jonathan Knight; Nelly Kerr, Milton Robles, Planning and Development Services; James Parrish, Bobbie Degon, and Tony Elam, Deltona Water; City Attorney, Marsha Segal-George; Robert Nieves, Demitrich Auto Center; Bennet Sebastian, Invision Construction Development; Ed Durruthy, Resolute Development Group; and Cameron Hoch, Mabon Management Group.

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

A. Minutes of March 21, 2024

**Motion by Jessica Entwistle, seconded by Leigh Grosvenor, to approve the Minutes of March 21, 2024, as presented. The motion carried unanimously.**

**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.

None.

## 6. OLD BUSINESS:

### A. 2838 Howland Blvd. - Demitrich Auto Center - Final Site Plan update

Alternate Knight gave an overview of the project speaking about the current issues, and the actions needed to be taken to ensure codes compliance.

Mr. Nieves spoke about the history of the tire shop, and suggested barbed wire above the current eight (8) foot fence to make it ten (10) feet high in total to meet code requirements.

Staff stated they will look into this matter to see it is feasible.

Discussion occurred regarding existing landscape, buffers, and the requirements needed to resubmit.

Alternate Schaller spoke about fire issues, proper storage requirements, and three (3) expired permits on the property.

Member Lynch stated he would work with the applicant to assist in the closing of all expired permits.

Discussion occurred regarding parking requirements.

Chair Wallace stated a handicap parking space is required. Mr. Nieves stated he will work to come into compliance with all outstanding issues.

## 7. NEW BUSINESS:

### A. Pre-application Meeting - Wolf Pack Run - Final Site Plan

Mr. Sebastian gave history of location, and overview of the proposed project.

Member Entwistle stated flex space is permitted on the property. She explained the setback requirements, and the parking requirements depend on the usage of the property.

Discussion occurred regarding parking options for the property.

Member Entwistle stated the dumpster enclosure is required to match the building.

Discussion occurred about the aesthetic of the building, pond water management, and utilities on the property.

Member Grosvenor stated a fire hydrant will need to be within 400 feet of the building.

Chair Wallace stated the property will require a tree survey to provide an overview of what

is currently left on the property.

Discussion occurred about a curb cut and driveway access on Wolf Pack Run.

**B. Informational Meeting - Multiple Fort Smith Properties - Rezone**

Mr. Durruthy gave an overview of the properties they are interested in, and requested information on possibly rezoning them to residential zoning to allow for construction of homes on the properties. He stated D.R. Horton wants to build on the properties, and gave presentation showcasing their size, zoning, location, and the surrounding areas current usage. He stated all properties are currently zoned C-1 retail commercial and he is interested in rezoning them to R1-B, single family residential.

Member Entwistle stated the City currently has less than 8% commercial zoning, and this would not be well received.

Discussion occurred regarding the potential issues of rezoning the lots, and how the rezone may be perceived by the community.

Member Entwistle stated a Comprehensive Plan Amendment would be needed for R1-B zoning, because it is medium density.

Mr. Durruthy spoke further about the history of the parcels, and the current challenges facing the zoning, as well as their time on the market.

**8. STAFF COMMENTS:**

None

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

None

**10. ADJOURNMENT:**

The meeting adjourned at 9:54 am

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Phyllis Wallace, Committee Chair

ATTEST:

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Brandon Hatch, Committee Secretary.